

<b>WILTON PLANNING AND ZONING COMMISSION</b>	<b>SPECIAL PERMIT APPLICATION</b>	<b>SP#</b>
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**SPECIAL PERMIT DESCRIPTION:** Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.

Section 29- 7-C.3.o to allow the conversion of existing general office space to an  
ambulatory surgical center and medical offices in the building at 60 Danbury Road.

Wilton Medical Realty, LLC	c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT
<b>APPLICANT'S NAME</b>	<b>ADDRESS</b>
Wilton 40/60, LLC	c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT
<b>OWNER'S NAME</b>	<b>ADDRESS</b>
50, 60 and 64 Danbury Road	DE-5
<b>PROPERTY LOCATION</b>	<b>ZONING DISTRICT</b>
50) 1415 58 68	33-50
60) 2042 210 68	33-60 22.27 acres
<b>WLR</b> 64) <b>VOLUME</b> 1415 <b>PAGE</b> 327 <b>TAX MAP #</b> 68 <b>LOT #</b> 33-64 <b>ACREAGE</b>	

**THE FOLLOWING MATERIALS SHALL BE ATTACHED:**

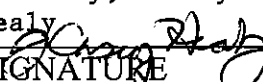
- \* Fifteen (15) complete **COLLATED/FOLDED** sets are required.
- \* All plans shall be equal in sheet size, collated into sets (either stapled or clipped), with **maps folded**, not rolled.
- \* All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item.

- ☒ **VICINITY SKETCH** at a scale of 1"=100' or 1"=200'. Said map shall show all existing zone boundaries, existing buildings and parcels, labeled by their corresponding Tax Map and Lot Number, within 500' of the subject property.
- ☒ **CLASS A-2 SURVEY MAP** of the subject property
- ☒ **SITE DEVELOPMENT PLAN** pursuant to Section 29-11 of the Zoning Regulations
- ☒ **FORM B - ZONING DATA**
- ☒ **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone
- ☒ **LETTER OF TITLE** certifying owner of record as of date of the application
- ☒ **PROOF OF APPLICANT'S LEGAL INTEREST** in property
- ☒ **LIST OF OWNERS WITHIN 500'** of the subject property sorted by Tax Map and Lot #
- ☒ **ONE #10 TOWN OF WILTON ENVELOPE**, provided by the Town at time of application submission, addressed to each owner of real property within 500' (see attached instructions)
- ☒ **TWO #10 (4"x9.5") PLAIN ENVELOPES** addressed to the applicant (No Return Address)
- ☒ **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations
- ☒ **ONE COPY OF THE DEED**
- ☒ **ELECTRONIC SUBMISSION** of all application materials (e.g. Flash drive, PDF email)
- ☒ **\$460 FILING FEE + \$50/Unit or \$50/2000 sq. ft. (Accessory Apartment - \$260)** payable to: Town of Wilton
- ☒ **IS THE SUBJECT PROPERTY LOCATED WITHIN THE WATERSHED BOUNDARY?** YES **(NO)**
- ☒ **IS THE SUBJECT PROPERTY WITHIN THE FLOOD ZONE?** **(YES)** NO

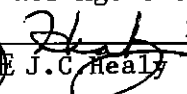
**THE APPLICANT** understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

**THE UNDERSIGNED WARRANTS** the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

Wilton Medical Realty, LLC by its Agent Gregory and Adams, P.C.

By: J. Casey Healy  2-19-20 jhealy@gregoryandadams.com 203-571-6304  
 APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

Wilton 40/60, LLC by its Agent Gregory and Adams, P.C.

By:  2-19-20 jhealy@gregoryandadams.com 203-571-6304  
 OWNER'S SIGNATURE J.C. Healy DATE EMAIL ADDRESS TELEPHONE

**For Planning and Zoning Department Use Only:**

Mandatory Referrals - Jurisdiction/Agency		
Village District Design Advisory Committee (VDDAC):	Yes	No
Architectural Review Board (ARB):	Yes	No
Western Connecticut Council of Governments (WestCOG):	Yes	No
South Norwalk Electric and Water Company (SNEW) Designated Public Watershed:	Yes	No
First Taxing District Water Department Designated Public Watershed:	Yes	No
State-Designated Aquifer Protection Area:	Yes	No
Adjoining Community Notification:	Yes	No

<b>WILTON PLANNING AND ZONING COMMISSION</b>	<b>FORM B - ZONING DATA</b>
Include the following data on the required Site Development Plan, as well.	

50, 60 and 64 Danbury Road	22.27± acres
<b>PROPERTY ADDRESS</b>	<b>LOT ACREAGE</b>
DE-5	1,136 l.f.
<b>ZONING DISTRICT</b>	<b>LOT FRONTAGE</b>

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	—	435,602	—	435,602
BUILDING FOOTPRINT [SF]	—	206,796	—	206,796
BUILDING COVERAGE [SF/%] (round up)	25% maximum	21.3%	—	21.3%
BUILDING HEIGHT [FT - Story]	4 stories/55'	3 stories/ 50.53'	—	3 stories/ 50.53'
FLOOR AREA RATIO (F.A.R.)	N/A	—	—	—
PARKING SPACES (round up)	1,207	1,422	—	1,422
LOADING SPACES	2	2	—	2
SITE COVERAGE [SF/%]	50% maximum	49.96%	—	49.96%

<b>OFF-STREET PARKING AND LOADING CALCULATIONS</b>
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Please provide the specific calculation used to determine the minimum required off-street parking and loading spaces pursuant to the Zoning Regulations.

<b><u>PARKING CALCULATION</u></b> (Use separate page, if necessary)  See Parking Calculation attached.
<b><u>LOADING CALCULATION</u></b> (Use separate page, if necessary)  See Loading Calculation attached.

<b><u>PLAN OF CONSERVATION AND DEVELOPMENT</u></b>  Please indicate on separate page how this proposal complies with the Plan of Conservation and Development.
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<b>THE UNDERSIGNED WARRANTS</b> the truth of all statements contained herein: Wilton Medical Realty, LLC by its Agent Gregory and Adams, P.C.	
By: J. Casey Healy APPLICANT'S SIGNATURE	2-19-20 DATE

**Wilton Medical Realty, LLC**  
**Application for Special Permit**  
**50, 60 and 64 Danbury Road, Wilton, CT**

**Business Uses - Parking and Loading Calculation**

Section 29-8.B.5.b (3) –

General business as professional offices, non-medical:

250,508 sq. ft. / 300 sq. ft. of Gross Floor Area 835

Section 29-8.B.5.b (6) –

Medical or dental offices:

74,398 sq. ft. / 200 sq. ft. of Gross Floor Area 372

Total Parking Spaces Required 1,207

Section 29-8.B.7.a –

Off Street Loading Requirements

Offices over 125,000 sq. ft. of Gross Floor Area 2

Total Loading Spaces Required 2

**Wilton Medical Realty, LLC**

**Application to Amend Special Permit**

**Premises: 60 Danbury Road, Wilton, Connecticut**

**Statement of Compliance with Plan of Conservation and Development**

The Property is within The Wilton Corporate Park condominium on land consisting of 22.27 acres in area and is located in a Design Enterprise District (the “**DE-5 Zone**”). Wilton 40/60 LLC owns the Property and it has authorized Wilton Medical Realty, LLC to convert existing general office space to an ambulatory surgical center and medical offices in the building located at 60 Danbury Road. Medical offices are a permitted use in the DE-5 Zone (reference being made to Section 29-7.C of the Zoning Regulations). The conversion of the existing general office space to an ambulatory surgical center and medical offices is compatible with the Wilton 2019 Plan of Conservation and Development – adopted on September 23, 2019 and effective October 1, 2019 (the “**Town Plan**”) which notes that the South Wilton area in which the Property is located contains the most commercial and highest density and intensity land uses within the Town (reference being made to page 95 the Town Plan under the heading “South Wilton”). The Town Plan goes on to state that due to the availability of infrastructure and proximity to highways, South Wilton is one of the Town’s priority development areas (reference again being made to page 95 of the Town Plan under the heading South Wilton).