

**WILTON PLANNING AND
ZONING COMMISSION**

**SPECIAL PERMIT
APPLICATION**

SP#

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-

APPLICANT'S NAME

ADDRESS

OWNER'S NAME

ADDRESS

PROPERTY LOCATION

ZONING DISTRICT

WLR

VOLUME

PAGE

TAX MAP #

LOT #

ACREAGE

THE FOLLOWING MATERIALS ARE REQUIRED:

* Please see **SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID** at:

[Application Forms / Materials | Wilton CT](#)

* All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item. Maps should be **folded, not rolled**.

_____ **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 any portion of subject property, sorted by Tax Map and Lot #

[See online GIS instructions at: [owner list 500 ft gis directions.pdf \(wiltonct.org\)](#)]

_____ **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations

_____ **ONE COPY OF THE DEED**

_____ **ELECTRONIC SUBMISSION** of all materials, **consolidated into 1 or 2 PDFs maximum**, emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org

_____ **\$460 FILING FEE + \$50/Unit or \$50/2000 sq. ft. (Accessory Apartment - \$260)** payable to: Town of Wilton

_____ **ENVELOPES**, addressed to each property owner within 500' of any portion of subject property.

[See "Envelopes Instructions" at: [envelopes instructions 0.pdf \(wiltonct.org\)](#)]

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.

Maria Fomina 2/15/2022 boreandbarkinn@gmail.com (203)943-9955
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE
Camela M. Lins 2/15/2022 officemanagerct@gmail.com
OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE
203-470-5356

For Planning and Zoning Department Use Only:

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

**Cannon House, LLC
436 Danbury Road
Wilton, CT 06897
(203) 470-5356**

Mr. Michael Winn
Director of Planning & Land Use Management
Town of Wilton
238 Danbury Road – Town Hall Annex
Wilton, CT 06897

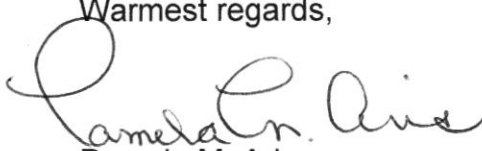
February 11, 2022

Dear Director of Planning & Land Use Mgmt. Michael Winn:

As the owner of the property located at 15 Cannon Road, Wilton, CT, I am writing to inform you that Bone and Bark Inn has my permission to apply to the Town of Wilton for a special permit for the use of the property as a premier facility for safe and reliable pet sitting, dog walking, and boarding services.

It is with the greatest pleasure that Cannon House, LLC, welcomes Bone and Bark Inn, which is already a proven asset to the families of Wilton in the extraordinary care of their pets.

Warmest regards,

A handwritten signature in cursive script, appearing to read "Pamela M. Aris".

Pamela M. Aris
President
Cannon House, LLC
436 Danbury Road
Wilton, CT 06897

WILTON PLANNING AND ZONING COMMISSION

FORM B - ZONING DATA

Include the following data on the required Site Development Plan, as well.

15 Cannon Road

2.22/96,780 sf

PROPERTY ADDRESS

LOT ACREAGE

R-2A

217.2'

ZONING DISTRICT

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	N/A	6,527 SF	No Change	6,527 SF
BUILDING FOOTPRINT [SF]	N/A	3,190 SF= 3.3%	No Change	3,190 SF=3.3%
BUILDING COVERAGE [SF/%] (round up)	9,670 SF/ 10%	3,190 SF = 3.3%	No Change	3,190 SF= 3.3%
BUILDING HEIGHT [FT - Story]	Max 2.5 Stories 35'	2.5 Stories/26'	No Change	2.5 Stories/26'
FLOOR AREA RATIO (F.A.R.)	N/A	0.067	No Change	0.067
PARKING SPACES (round up)	6 growing to 15	15	No Change	15
LOADING SPACES	N/A	0	No Change	0
SITE COVERAGE [SF/%]	35%	10,396SF =10.7%	No Change	10,396/10.7%

OFF-STREET PARKING AND LOADING CALCULATIONS

Please provide the specific calculation used to determine the minimum required off-street parking and loading spaces pursuant to the Zoning Regulations.

PARKING CALCULATION (Use separate page, if necessary)

LOADING CALCULATION (Use separate page, if necessary)

PLAN OF CONSERVATION AND DEVELOPMENT

Please indicate on separate page how this proposal complies with the Plan of Conservation and Development.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:


APPLICANT'S SIGNATURE2/11/22
DATE

Bone and Bark Inn
15 Cannon Road
Special Permit Application

Proposed Use:

Bone and Bark Inn is a State licensed dog retreat currently operating in Wilton CT owned by residents. They are looking to relocate their business which employs 5 people to the property known as 15 Cannon Rd. We are seeking a special permit as an “adaptive use of historical structure per section 29-5-A-30. The Cannon house whose property has frontage on Cannon Road between Danbury Road and Pimpewaug road will be maintained intact in its entirety.

The “Cannon House” at 15 Cannon Road in Wilton, CT offers the ideal facility for our program “as is”. Thus, we do not anticipate making any changes, improvements, construction, or alterations to either the interior or exterior of the building, or to the site other than to add dog runs which by design are not permanent structures and will avoid the wetlands.

The building’s configuration is uniquely well-suited for our needs, offering a diversity of spaces that allows for comfortable dog boarding and a variety of separation solutions. Moreover, the building’s prior use as ABC Wilton’s charitable educational residential facility is sufficiently aligned with our use as a dog boarding facility that the building already has in place key components for schools under the fire code including (importantly) sprinklers throughout the building, a centrally monitored fire detection systems and multiple modes of egress from each floor. The natural setting and environment are ideal compliments to our program. Our use will also reduce the impact to the natural environment relative to the prior use, through our reduced water usage/design flow requirements. See below.

Suitability of the site for use as a dog boarding facility:

15 Cannon Road is zoned R-2A. Schools are permissible uses, with special permit, in zone R-2A. The site is located on a secondary road, has a building coverage below 10% and a site coverage under 35%, in accordance with the regulations set forth in Section 29-5.C. The site is conveniently located close to Danbury Road while being well set back from traffic and neighbors offering privacy for the dogs as well as mitigating any effect their presence would have on the community. Further, mature plantings and broad setbacks screen proposed dog runs, the parking area from street view from both Route 7 and Cannon Road.

Proposed Buildings and Uses:

The current buildings on the property consist of a 6,351 square foot building, and a 176 square foot shed located adjacent to the parking lot. No new buildings, construction or changes to the exterior of the buildings are proposed. Neither do we propose to make any changes to the parking lot, driveway or natural environment (see below).

The building as currently configured is very well-suited to our needs and thus no changes to the interior of the building are required for us to begin operating our program. Attached is a floor plan showing how the existing layout of the house will be used by our boarding business, we anticipate

	<p>FREDERICK WILLIAM HOAG ARCHITECT</p>	<p>57 WILTON ROAD 2ND FLOOR WESTPORT, CT 06880 P: 203.557.0803</p>
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making no changes to the interior layout of the house adding only the appropriate floor and wall finishes as required by the state

Owing to the overlap in requirements between dog boarding and residential facilities, the building already meets the fire, health, sanitation, water, parking, landscaping, drainage, and outdoor lighting requirements applicable to our use. See below.

Similarly, no modifications are required for ADA compliance. 15 Cannon Road's ground floor has a wheelchair-accessible entry to accommodate any handicapped employees or clients, and an ADA-compliant bathroom and spaces appropriate for providing all required programming.

Hours of operation:

Bone and Bark operates all year round and our operating hours are from 7:00 AM to 4:00 PM. We have 5 employees of which one is full time, and the others are part time. They are at the INN during hours of operations and there is always someone overnight. Dogs are housed inside and given ample time to socialize and exercise in the dog runs outside always under supervision. Dog runs and fencing are designed so as to be a secure and safe place for the dogs to exercise and play.

Parking, Loading, Traffic Estimates and Circulation:

As noted above, the existing building will not need modification to accommodate a dog kennel for daily drop-offs and occasional overnight stays for area residents to drop-off their dogs. It is anticipated; however, that with the larger facility than their previous location there may be an increase in daily drop-off and pick-ups both during the week and weekends. Under current conditions at the existing facility the daily number of dogs dropped off is approximately 30 dogs; however, it is anticipated at the new location it could be up to 40 dogs daily. The hours of operation will be 7:00 A.M. to 6:00 P.M. for Monday through Saturday and from 7:00 A.M. to 4:00 P.M. on Sundays.

Current experience is that clients will drop-off dogs during a busy hour; therefore, for purposes of this evaluation it is assumed as many as 15 dogs will be dropped off during a weekday peak time period both in the morning and picked up in the afternoon.

Staff includes one full-time person present daily and up to four part-time people on-site; however, during staggered hours. This evaluation assumes two staff arrive during the morning peak hour and depart during the afternoon peak hour to show a conservative approach to estimates for site traffic generation.

Please see the letter submitted by traffic consultant Michael Galante of Hardesty & Hanover for more information regarding traffic estimates, peak volumes, any impacts on Cannon Road and neighboring properties and internal vehicular and pedestrian flows.

Fire and Safety:

There is significant overlap in the fire code requirements between the building's prior use as an educational residential facility and our use as a Dog boarding facility. Importantly, fire sprinklers are already installed throughout the building, serviced by a dedicated water line from Aquarion. Additionally, there are ample egresses, and there is a separate egress from the second-floor hallway directly to the parking lot. Portable fire extinguishers, a centrally monitored alarm system, and exit

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lighting are already installed throughout the building, in accordance with regulations. The dog boarding facility has always operated with an approved evacuation plan and have incorporated practice runs as part of their everyday operation

Both the ground floor and the basement level of Cannon Road offer exit discharge, and ample space exists on these two floors to house all programming activities in accordance with fire code requirements. As calculated under the fire code on a room-by-room basis, 15 Cannon Road has a load occupancy capacity of well over 100 occupants; at most our dog boarding facility will house 5 occupants and 70 dogs.

Signage:

To allow visitors to locate the building, one free-standing identification sign will be placed on Cannon Road, 5 feet back from the eastern corner of the driveway, in accordance with the regulations.

Outdoor Lighting:

No changes will be made to the building's current outdoor lighting, which provide for safe access to the front and back of the building. We will utilize timers to ensure that no lighting will be illuminated after 11 pm or before 6 am, in accordance with the regulations.

Water and Septic requirements:

No changes will be made to the current septic or water supply systems. All animal waste is collected regularly and disposed according to state regulation by an outside service. 15 Cannon Road is already hooked to and receiving town water from Aquarion, including potable drinking water, aswell as a separate water supply for its fire sprinklers. There are no anticipated increases to the existing services.

Section 19-13-B100a(a)(3) of the Public Health Code regulations defines a "change of use" requiring permit approval as ***"any structural, mechanical or physical change to a building which allows the occupancy to increase; or the activities within the building to expand or alter such that, when the building is fully utilized the design flow or required effective leaching area will increase."*** We will not be making any changes to the interior or exterior of the building.

Public Health Department:

No changes will be made to the current septic or water supply systems. 15 Cannon Road already receives clean drinking water from Aquarion, and individual drinking bowls will be provided in accordance with the regulations.

Refuse collection:

Refuse collection will continue to be coordinated with other tenants of 436 Danbury Road, through the existing on-site receptacles. Consistent with our curriculum's focus on environmental stewardship, we will implement educational programming to reduce waste and therefore the volume of trash to be collected. As stated above all dog feces will be carted away by a separate service and not impact the on-site utilities

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Landscaping and Fencing:

Bone and Bark will preserve the property's natural environment. Indeed, 15 Cannon Road's natural setting is a big part of the property's appeal for our dog boarding use. We intend to take advantage of the Eco diversity on the property to further support our program, which heavily emphasizes opportunities for our residents to commune with the outdoors. We have been careful to layout our dog runs so as not to interfere with the existing wetlands on the property as well as to reduce the intensity of use and to enhance privacy.

Our use on the site will not require any changes to the existing parking areas or driveway access. Our use of the space will both benefit from and continue to preserve 15 Cannon Road's physical and visual screening from both Route 7 (by way of the buildings and improvements at 436 Danbury) and Cannon Road (by way of the naturally recessed vernal pond, large mature evergreen and deciduous trees and large setback on the north side of the property). Care will be taken to maintain the natural screening from neighboring properties, which improves both the safety and privacy of our students. As is, these mature plantings already provide screening and shade cover for the property's parking area, as required under the zoning regulations.

Because the site is set so far back from both Danbury and Cannon Roads to the north and west of the property, and is buffered by dense thickets to the east of the property,

Wetlands:

A vernal pond is located on the north end of the 15 Cannon Road lot, and there is a small portion designated as wetlands in the south-east corner of the lot. Preservation of these ecosystems will be an affirmative goal of our science curriculum.

Section 4.3 of those Regulations provides that a permit is required for all activities involving "filling, dredging, clearcutting, grading, excavation, erection of structures or any other use of a wetland, watercourse, or regulated area not specifically permitted." The only manner in which we would use the wetlands on the property is to further those goals, through conservation and walking trails. These are expressly permitted uses under Inland Wetlands and Watercourse Regulations Section 4.2.

Similarly, Section 2.1.z. provides,

"Regulated Activity" means any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration, or pollution, of such wetlands and watercourses, but shall not include the specified activities in section 4 of these Regulations. Furthermore, any clearing, grubbing, filling, grading, paving, excavating, construction, depositing or removal of material and discharging of stormwater on the land within one hundred (100) feet of a wetland or within one hundred (100) feet of a watercourse is a regulated activity.

	<p>FREDERICK WILLIAM HOAG ARCHITECT</p>	<p>57 WILTON ROAD 2ND FLOOR WESTPORT, CT 06880 P: 203.557.0803</p>
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We will not engage in any “regulated activity” on the property. Specifically,

- o We will not be making any changes or alterations to the property, including but not limited to those portions of the property that are designated as wetlands or regulated areas.
- o We will not make any use of the property that involves the removal or deposition of material, clearing, grading, paving, filling, excavating or any other regulated activities.
- o We will not be engaging in any activities involving the “removal or deposition of material, or any obstruction, construction, alteration or pollution, of such wetlands and watercourses.”

Stormwater Management; Soil Erosion and Sedimentation Control:

We will not be constructing any new structures, making any changes to the exterior of the buildings or the topography of the site or otherwise disturbing the existing soil erosion and/or stormwater management systems.

Section 29-9.A.2 of the Zoning code provides that a Soil Erosion and Sedimentation Control Plan is required for any “land development which is cumulatively more than one-half acre in area.” Section 29-9.A.3 defines “Development” as “any construction or grading activities to improved or unimproved real estate.”

We will not be engaging in any construction or grading activities.

Sec. 29-9.A.1 further provides that the purpose for requiring the Control Plan as part of Site Plan approval is “To minimize soil erosion and sedimentation resulting from land use changes which cause the disposition of sediment in storm drains, ditches, watercourses and ponds, increases the potential of flooding and reduces water quality and supply.” Emphasis added.

The change from an educational residential facility to a dog boarding facility will not “cause the disposition of sediment” or otherwise “increase the potential of flooding.” To the contrary, the change from an educational residential facility to dog boarding facility will reduce the property’s demand on the public water supply and its outflows of wastewater, by nature of its reduced design flow requirements. Thus, our use as a dog boarding facility will be less intensive than the prior educational use.

	<p>FREDERICK WILLIAM HOAG ARCHITECT</p>	<p>57 WILTON ROAD 2ND FLOOR WESTPORT, CT 06880 P: 203.557.0803</p>
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Bone and Bark inn
15 Cannon Road
Additional Special Permit Requirements for Adaptive use of historical structures
29-5.C.5

Eligibility Criteria:

Eligibility Criteria for Adaptive Use:

- (1) Structures eligible for Adaptive Use shall have historical and/or architectural significance to Wilton. The Commission shall issue findings as such based upon evidence submitted;*
- (2) Eligible properties on which the structure is, or is to be, located shall have either:*
 - (a) a minimum of 100 feet of frontage on Danbury Road, or for property not meeting the frontage requirement, eligibility may be granted if a portion of an existing, principal, historic and/or architecturally significant structure is located within 100 feet of Danbury Road or*
 - (b) possess frontage on Cannon Road when such frontage is situated between Danbury Road and Pimpewaug Road; and,*
- (3) Eligibility may be granted to any building having historical and/or architectural significance which shall be moved onto a property meeting the location requirements specified above, subject to all other requirements of these Regulations.*

15 Cannon Road is located between Danbury road and Pimpewaug road

Eligible Uses for Adaptive Use

- (1) Structures may be used for business, professional or business enterprise purposes. Nonresidential uses which require a substantial departure from a residential use appearance or that generate significantly higher traffic levels on a regular basis or that conflict with the character of the area shall not be permitted.*
- The building, including the shed located on the property, is currently 3.2%; the sum total of land covered with buildings plus paved areas is 11.9%.*

15 Cannon Road as it exists has a coverage of 10.7% and we are proposing no changes to this coverage nor any major change to the buildings on site

Landscape Treatment: The following shall be required, in addition to the requirements of 29-8.C.

- (1) As part of the Adaptive Use review, the Commission shall take care to ensure that no site elements of noteworthy or historical value such as stone walls, outstanding vegetation or other similar site features shall be damaged, removed or altered significantly.*
- (2) A landscape plan shall be designed so as to enhance the appearance of the existing structure(s) and surrounding property and appropriate to the historical character of the property. The Commission shall take care to ensure that the selection and siting of plantings, lighting, paving, site furnishings, signage and parking shall be harmonious with the surrounding environment.*
- (3) Planting shall be provided for their beauty, appropriateness and functional value. Vegetation such as hedgerow, shrubs and small trees shall be provided as screens and buffers which help reduce visual clutter, aid in unifying the landscape and screen*

objectionable views. Indigenous plant materials shall be used. Planting species shall be varied in their texture, color and size.

(4) Driveway, parking and walkway paving shall be functional, low maintenance and visually compatible to the existing structure(s). The selection and use of paving materials shall consist of a stable material, such as: crushed stone, gravel, rolled oil and stone, concrete and/or brick pavers. The Commission may approve use of bituminous-concrete (asphalt) for those uses found to generate higher volumes of traffic or where potential safety considerations 29-5.C.

96 are found to exist. Travelways shall be well groomed and planted appropriately so as to screen visual impacts and provide site unity. Transitions in paving patterns or materials shall provide a smooth and continuous surface.

(5) All exterior signage shall be in accordance with the requirements of 29-8.A.7.d.(3), and shall be in a style compatible with the existing architecture of the site.

(6) There shall be no outside storage or exterior display, advertising or other visible evidence of such use except as in accordance with 29-5 C.5 f(5) above.

(7) All exterior lighting shall be in accordance with the requirements of 29-9.E., and shall be in a style compatible with the existing architecture of the site.

15 Cannon Road as operated by Bone & Bark Inn will meet all of these requirements

There is no off-street parking or loading area in 15 Cannon Road's front yard (namely, the area between the building and Cannon Road).

All off-street parking and drop-off / pick-up loop are accessed via the existing driveway from Cannon Road and are located to the west of the principal building, between the building and the gravel driveway leading to Aquarion's adjacent property. The full length of the parking area is screened from view from both the access road and the adjacent lot (436 Danbury Road) by a mature hedge of bushes.

The parking area is fully screened from view from Cannon Road by its deep setback and mature plantings, and it is blocked from view from Danbury Road by the buildings located at 436 Danbury Road.



Bone and Bark Inn Academy 15 Cannon Road
Environmental Impact Statement
29-10.A.5

A. *The extent to which the proposed development is compatible with the objectives of the Town's Plan of Development:*

Bone and Bark Inn's proposed use of 15 Cannon Road complies with and will further important aims of the Plan of Conservation and Development (POCD).

- Revitalize a vacant commercial property in Cannondale's historic mix of uses supporting a residential environment
 - "Human & Economic Environment" Objective 3.2
 - "Built Environment" Objective 3.1.2

Bringing Bone and Bark Inn to this building is in keeping with the town's goal of encouraging mixed-use development of an appropriate scale and design to Cannondale.¹

Bringing Bone and Bark Inn to 15 Cannon Road will also revitalize this long-vacant Cannondale property, while preserving its structure and the site.² 15 Cannon Road has sat vacant for three years prior to its purchase by the present owners, who also own the adjacent property at 436 Danbury Road and are supportive of this use. While zoned residential, the property has for most of its history been utilized for educational and other adaptive uses, including a general store, blacksmith's shop and dairy store. Its current layout was designed for educational purposes and is therefore less attractive for single family residential use. The property's use as a dog boarding facility would also provide an appropriate transitional buffer between Danbury Road's commercial district and the residential areas of Cannondale.

- Preserve Wilton's historical resources and cultural landscapes
 - "Natural & Historical Environment" Objectives 2.4.3, 4.1, 4.3, 4.4

Our use is both consistent with and furthers the town's objectives related to the rich history of the community, Cannondale and 15 Cannon Road itself. We will not be making any changes to the site or the exterior of the building, and at most very minor changes to the interior of the building, which is extremely well-suited to our needs "as is." We will also be preserving the site's natural screening from Cannon Road, thus maintaining the road's scenic and rural feel.³

¹ See POCD "Built Environment" Objective 3.1.2.

² See POCD "Built Environment" Goal No. 3 generally and "Human & Economic Environment" Objective 3.2.

³ See POCD "Natural & Historical Environment" Objective 4.3.

Our use of 15 Cannon Road will both protect and preserve the important environmental ecosystems on the site, consistent with the POCD's priority on protecting Wilton's abundant natural resources.⁴ No changes are proposed to the exterior, no construction is required, and no changes anticipated to the landscaping.⁵

B. *The extent to which any sensitive environmental features on the site may be disturbed and what measures shall be taken to mitigate these impacts. Consideration shall be given to steep slopes (including erosion control), drainage ways and vegetation and any other land feature considered to be significant.*

We will not be doing any new construction or making changes to the site's paved areas, grounds or setting and will not be conducting any activities that could disturb the site's sensitive environmental features, including its wetlands, vernal pond, or the steep slopes that lead to them. Our use of the space will both benefit from and continue to preserve the large mature evergreen and deciduous trees that screen the property from Cannon Road and from the 19 Cannon Road lot to the east.

Further, we will put efforts in place to begin containing the overgrowth of wild raspberry, garlic mustard and other invasive species within this long-neglected property, thus reducing the crowding of native plants and improving the health of the site's important ecosystems.

C. *The impact of the proposed development on the water supply, sanitary sewer and stormdrainage system of the Town and an indication of improvements that may be necessitated by the project.*

We will not be making any changes to the structure's current septic or water supply systems, to the building's exterior or to the site, including its stormwater management systems, and no improvements by the Town are necessary for this change of use.

15 Cannon Road already receives town water from Aquarion, including potable drinking water, as well as a separate water supply for its fire sprinklers.

Further, this change of use from an educational residential facility for 10 boys to dog boarding facility will reduce the impact to the Town's water supply, sanitary sewer and storm drainage systems. By way of example, the property's design flow requirements will reduce by at least half, from 825 gallons per day to a maximum of 432 gallons per day.

D. *Analysis of vehicular and pedestrian traffic impact on the street system and proposed methods of handling situations where the street system is found to be inadequate.*

Please see the letter submitted by Michael Galante of Hardesty & Hanover, finding that our proposed use of the property for dog boarding facility will not have a negative impact on the surrounding street system.

E. *Statement of how the proposed project will affect various Town services such as police, fire, schools and recreation.*

We anticipate that the shift to a dog boarding facility will decrease the property's demand for town services relative to the prior use. This will significantly reduce the hours for which safety services need to be provided for the children, removing the risks and complexity inherent to attending to risks that might arise in a group residential setting while the children are asleep. In the unlikely event that emergency services are required, the property can be accessed through both the 15 Cannon Road driveway and the connected 436 Danbury Road driveway and parking area, thus increasing access to the site. Additionally, a ramp leads along the property's southern border and down a gently sloped hill to the lower level of the building, should additional emergency access be required

Environmental Impact

15 Cannon Road Bone & Bark Inn



FREDERICK WILLIAM HOAG
ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P: 203.557.0803

F. *Alternatives to mitigate adverse impacts.*

We do not anticipate that our dog boarding facility will have any negative environmental impacts, especially given that we do not intend to engage in any new construction or changes to the building or the site. We are committed to supporting the Town of Wilton and the surrounding neighborhood and look forward to collaborating to resolve any unanticipated impacts that may arise.

⁴ See POCD “Natural & Historic Environment” goals and objectives generally.

⁵ See POCD “Natural & Historic Environment” Objective 2.4.

⁶ See same.

⁷ See generally, POCD “Human & Economic Development” Goal 3.

⁸ See POCD “Built Environment” Objective 3.1.2.

⁹ See POCD “Human & Economic Environment” Objective 3.1.2.



February 10, 2022

Ms. Maria Farinas
Warrior Walkers, LLC
525 Danbury Road
Wilton, Connecticut 06897

**Subject Traffic Evaluation – Proposed Bone and Bark Inn Dog Facility – 15 Cannon Road,
Wilton, Connecticut (F5564.00)**

Dear Ms. Farinas:

As requested, we have conducted an evaluation of a proposed reuse of an existing building located at 15 Cannon Road for a Dog Kennel-type facility for daycare and occasionally overnight care for dogs. This current facility will relocate from 525 Danbury Road in Wilton.

This Traffic Evaluation is suitable for submission to the Town and provides a description and better understanding of potential traffic-related impacts to adjacent roadways, with the reuse of a building located on Cannon Road, a short distance east of Danbury Road.

Project Understanding

As noted above, the existing building will accommodate a dog kennel for daily drop-offs and occasional overnight stays for area residents to drop-off their dogs. The anticipated use is similar to the existing facility located at 525 Danbury Road. It is anticipated; however, that with the larger facility there may be an increase in daily drop-off and pick-ups both during the week and weekends. Under current conditions at the existing facility the daily number of dogs dropped off is approximately 30 dogs; however, it is anticipated at the new location it could be up to 40 dogs on a daily basis. The hours of operation will be 7:00 A.M. to 6:00 P.M. for Monday through Saturday and from 7:00 A.M. to 4:00 P.M. on Sundays.

Current experience is that clients will drop-off dogs during a busy hour and; therefore, for purposes of this evaluation it is assumed as many as 15 dogs will be dropped off during a weekday peak time period both in the morning and picked up in the afternoon.

Staff includes one full-time person present on a daily basis and up to four part-time people on-site; however, during staggered hours. This evaluation assumes two staff arrive during the morning peak hour and depart during the afternoon peak hour to show a conservative approach to estimates for site traffic generation.

Roadways

The site is located on the south side of Cannon Road and to the immediate east of the Danbury Road signalized intersection. It has access to only Cannon Road; however, there is an internal connection to other development fronting on Danbury Road, but there is no internal connection available to clients and staff at 15 Cannon Road.

The following is a brief description of nearby and adjacent roadways:

- Cannon Road – This is an east-west, Town-maintained roadway. One travel lane is provided in each direction and includes a double yellow centerline. Lane widths are approximately 12 feet for each direction. It begins to the west at the signalized intersection with Danbury Road, which is also designated U.S. Route 7. Cannon Road continues in an easterly direction providing direct access to the site and crossing at an at-grade railroad crossing (one track) for the Danbury Line of Metro-North to the east of the site. Continuing east of the Cannondale Train Station, this road terminates at a T-type intersection with Pimpewaug Road. This is an all-way STOP sign controlled intersection, with Cannon Road continuing in a northerly direction at this intersection.

The Cannondale Train Station is located to the east of the site and immediately north of Cannon Road. As noted above, there is an at-grade railroad crossing for trains at the Train Station located immediately north of Cannon Road. All commuter parking is north of Cannon Road and adjacent to the Train Station.

Land use along this road is all commercial, including the site, the Cannondale Train Station and adjacent commuter parking. Commercial buildings are located to the immediate east of the at-grade railroad crossing, with all access to Cannon Road.

Although Cannon Road does not have a posted speed limit, the posted speed limit on nearby local roadways 25 miles per hour. Further, there is a painted and signed controlled crosswalk located to the immediate east of the at-grade railroad crossing, which serves the commercial buildings and indirectly access to the Train Station parking lot at the Train Station. Based on field observations, recent PEDESTRIAN WARNING and AT-GRAD RAILROAD CROSSING signs were installed in the vicinity of the Train Station and the at-grade railroad crossing. It is noted that there are no sidewalks in the area along Cannon Road or in the vicinity of the crosswalk noted above.

- Danbury Road – As noted above, this is designated U.S. Route 7 and maintained by the Connecticut Department of Transportation (CTDOT). This includes the signalization at the Danbury Road/Cannon Road intersection. In the vicinity of the signalized intersection with Cannon Road it is a four-lane, undivided, major arterial. It includes a traffic signal at the intersection noted above and a controlled crosswalk on the southbound approach to the intersection. Pedestrian control includes a push button operation to change the traffic signal to a green phase to accommodate pedestrians crossing Danbury Road.

This road has a posted speed limit of 40 miles per hour near the intersection noted above; however, includes a reduced speed of 30 miles per hour south of this intersection on Danbury Road in the immediate vicinity of the Wilton School Campuses. Land use along Danbury Road is also commercial; however, includes the Wilton School Campuses, as noted above.

- Pimpewaug Road – This is a local, north-south, Town-maintained roadway. It begins at the intersection with Cannon Road, briefly described above. It has a posted speed limit of 25 miles per hour and includes a double yellow centerline. There are no shoulders or sidewalks on this roadway. The approximate pavement width for the two travel lanes is a total of 20 feet. Land use along this road in the vicinity of the site and south of the intersection with Cannon Road is all residential.

Refer to the attached photographs of Cannon Road and Danbury Road near the site.

Proposed Dog Kennel Activity

The proposal is to repurpose the existing building to accommodate up to 40 dogs on a daily basis and 7 days a week. The hours of operation are 7:00 A.M. to 6:00 P.M., Monday through Saturday and 7:00 A.M. to 4:00 P.M. on Sunday. The staff includes one full-time person and up to four part-time staff, to be present on-site in a staggered format. It is very unlikely that all five employees will be on-site at any one time.

As noted, the anticipated drop-off and pick-up of dogs at the new location will be up to 40 per day. Typically, up to four dogs are dropped off or picked up at any peak period; however, spread out over a period of time generally between 7:00 and 9:00 A.M. with a pick-up between 3:00 to 6:00 P.M. Therefore, any potential impacts to clients dropping off dogs is spread out over a two-hour period in the morning and three-hour period in the afternoon.

For purposes of estimating site generated traffic during a peak hour condition both for a weekday morning, weekday afternoon and a Sunday morning or afternoon, the evaluation assumes 15 clients will drop-off dogs in a one-hour period and, specifically, between 7:00 and 8:00 A.M. during a typical weekday morning. Therefore, if 15 dogs are dropped off the same 15 vehicles exit the site for a total of 30 trips related to clients. At the same time it is assumed two employees arrive during the same one-hour period as a worst case scenario, although very unlikely since staff will be on-site prior to the beginning of dogs being dropped off. To represent a conservative approach it is assumed 2 vehicles arrive and remain on-site for a period of time after the peak drop-off during the morning peak hour. Therefore, overall there will be 32 vehicle trip ends during a weekday morning peak hour at the site driveway.

During a typical weekday afternoon when clients are picking up their dogs 15 vehicles will arrive and 15 vehicles will exit for 30 vehicle trip ends during a one-hour period, which is assumed to a worst case scenario occurring between 5:00 and 6:00 P.M. Again, it is assumed two staff will exit during the same one-hour period and; therefore, the total vehicle trip ends for the site driveway will be 32 vehicles.

For a Sunday morning condition, which is assumed to occur between 8:00 and 9:00 A.M. there will be the same patterns and number of vehicles entering and exiting, which totals 28 vehicle trip ends during the Saturday morning peak hour. During a Sunday afternoon it is likely that the peak time for pick-up will occur between 3:00 and 4:00 P.M. since the facility will close at 4:00 P.M. Therefore, the same 28 vehicle trip ends will occur during the one-hour period accounting for clients arriving and picking up a dog and two staff members departing at the end of the business day. The summary of traffic patterns is outlines in the attached Table 1.

Distribution and Assignment of Site-Generated Traffic

A detailed traffic analysis has not been completed for the proposed reuse of an existing building located on the Subject Property. However, it is assumed a major of the site traffic will arrive and depart towards Danbury Road and a smaller percentage traveling to the east from the site on Cannon Road.

Cannondale Train Station Schedule

The current available train schedule indicates that during the morning peak periods this is either a train or bus service (during certain hours) stopping at the Cannondale Train Station. The current available schedule indicates that there is a southbound train to New York at 7:52 A.M. and again at 8:24 A.M., with bus service at the 9:24 A.M. typical train arrival at the Train Station.

During the return trip to Danbury at the Cannondale Train Station there is bus service at 8:14 A.M. and again at 9:49 A.M. There is train service to Danbury at 4:33 P.M. stopping at the Cannondale Train Station. The sporadic use and number of trains crossing Cannon Road is considered minimal and would not have any direct impact on the additional vehicles that may use Cannon Road at the at-grade railroad crossing.

Site Access Considerations

Based on a field visit, more than adequate sight distance is available at the existing site driveway to Cannon Road and in both directions. However, it may be appropriate to periodically trim vegetation along the edge of the road to enhance any sightlines in either direction on Cannon Road from the existing site driveway.

Potential Traffic Impact

The use of the existing building for the dog kennel will generate a low amount site traffic generation throughout the morning peak period and again at the end of the day. Throughout the day there is anticipated very low level of added traffic with clients dropping off a dog; however, for a worst case scenario it is assumed a majority of the animals dropped off between 7:00 and 9:00 A.M. and picked up at approximately 3:00 to 6:00 P.M. Therefore, if up to 15 dogs are dropped off and picked up during the peak hour for a typical weekday and 13 dogs on a typical Sunday the added traffic to Cannon Road, Danbury Road and Pimpewaug Road could be as many vehicle trip ends during any one peak hour period. As noted above, up to four clients will drop-off a dog in a one-hour period or at the same time. However, this evaluation assumed up to 15 dogs are dropped off or picked up during a one-hour period, with the potential of a few dogs being dropped off at the same time. Dog drop-off and pick-up operations are typically staggered with no real significant peak period within any peak time period on any given day.

Based on this evaluation and observations on area roads, the additional traffic spread out over a period of time should have a minimal impact to area roads and not require any modifications to the existing traffic signal timing plan at the Danbury Road/Cannon Road intersection. However, it is important to note that any train arrival or departure may generate a very short peaking period of commuters exiting the Cannondale Train Station and traveling to Danbury Road or to the east to a residential neighborhood. There may be a short term delay at the Cannon Road approach to Danbury Road due to commuter/train traffic; however, the addition of a low number of vehicles entering or exiting the site should have a minimal and no measurable increase in traffic delay at the signalized intersection or at the site driveway. However, it is important to note that it is acknowledge that at the time of a train arrival in the morning when commuters are driving to the Train Station there could be a short-term delay of motorists traveling on Cannon Road in front of the site driveway to access Danbury Road at the signalized intersection. A red signal at the Cannon Road approach to Danbury Road could result in a short-term queue of vehicles on Cannon Road. However, the traffic signal timing plan set up by CTDOT accommodates this traffic with detectors and will adjust the green time, as necessary. However, it is important to note that the traffic signal timing for this intersection is coordinated

with the traffic signal located at Olmstead Hill Road intersection, located to the immediate north of the Cannon Road signalized intersection on Danbury Road.

Findings

The proposal to relocate the dog facility from 525 Danbury Road to 15 Cannon Road will result in an insignificant impact to Cannon Road and the Danbury Road signalized intersection. In some respects the traffic related to the existing facility is already on nearby roadways and specifically Danbury Road during the same time periods evaluated in this Traffic Evaluation letter.

It is anticipated that a conservative 32 vehicle trip ends could be added to area roads during any one of the peak hours related to activities at the facility. This traffic added to Cannon Road or Danbury Road will result in no required changes to traffic signal timing plans for Danbury Road signalized intersections near the site or any modifications to Cannon Road and specifically at the site driveway. As noted above, it would be appropriate to maintain vegetation near the site driveway to Cannon Road to provide adequate sightlines for motorists exiting the site driveway.

Internally the activities related to staff parking and client parking can be accommodated in the existing parking area serving the building. There are no recommended modifications needed from a traffic operational point of view.

Respectfully submitted,



Michael A. Galante
Director of Traffic
Hardesty & Hanover, LLC

Enclosure

Table 1
Bone and Bark Inn
15 Cannon Road
Wilton, Connecticut

TIME PERIOD	PEAK HOUR	VEHICLES			
			Enter	Exit	Total
Weekday Morning	7:00 to 8:00 A.M.	15 drop-off 2 Staff	17	15	32
Weekday Afternoon	5:00 to 6:00 P.M.	10 pick-up 2 staff	15	17	32
Saturday Morning	8:00 to 9:00 A.M.	13 drop-off 2 staff	15	13	28
Saturday Afternoon	3:00 to 4:00 P.M.	10 pick-up 2 staff	13	15	28

Notes: Weekday operating hours – 7:00 A.M. to 6:00 P.M.
 Weekend operating hours – 7:00 AM. To 4:00 P.M.
 Staff – One full-time, 4 part-time staff.
 Total daily drop-off/pick-up – 30 to 40 dogs.
 Typical some time drop-off/pick-up – 3 to 4 clients.
 Drop-off/pick-up staggered through the day.

Hardesty & Hanover, LLC

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Image capture: Aug 2019 © 2022 Google

Wilton, Connecticut

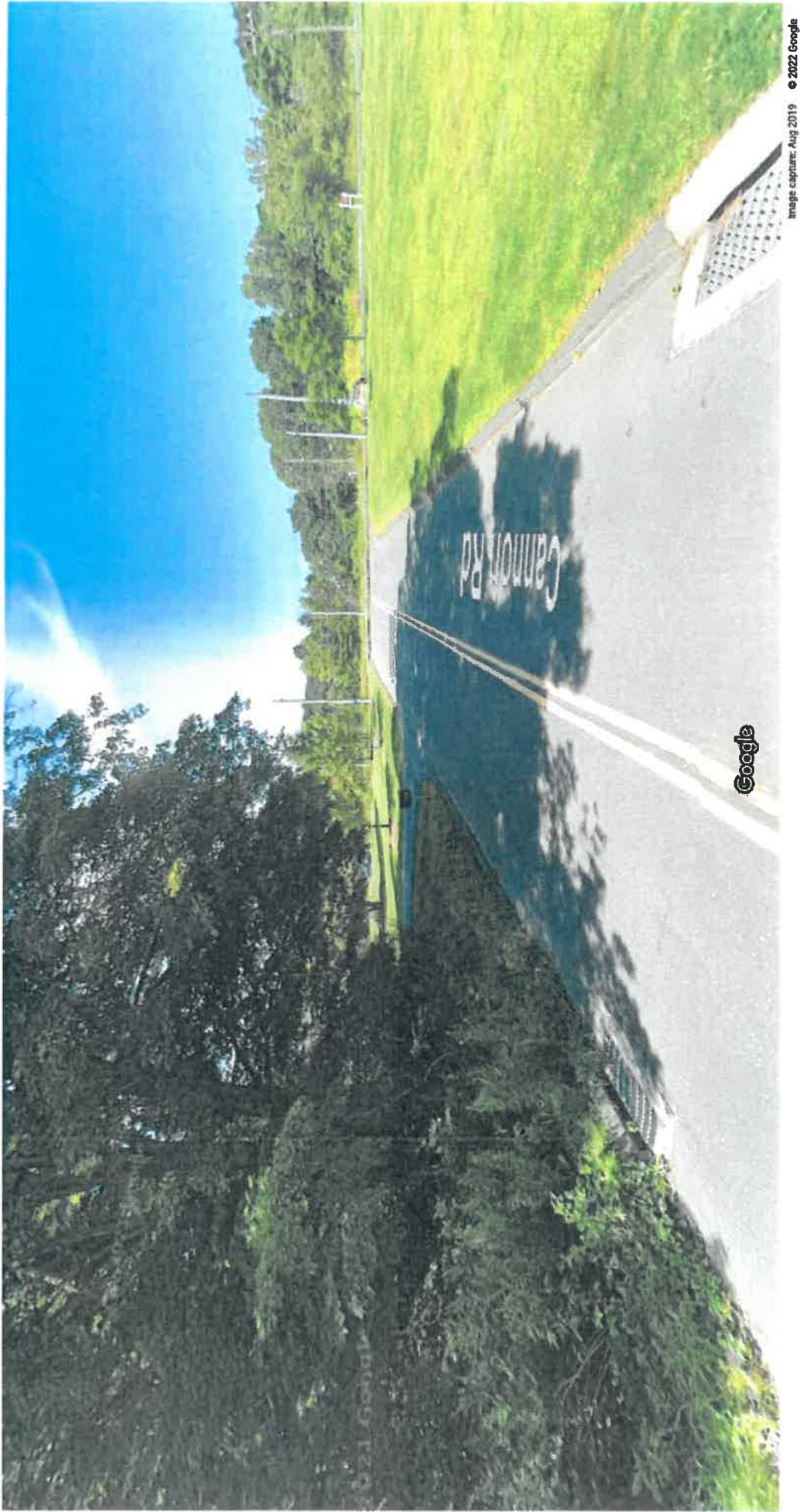
Google

Street View - Aug 2019



5 Cann
wilton,

15 Cannon Rd



Wilton, Connecticut

Google

Street View - Aug 2019



Google Maps 2 Cannon Rd



Image captured Aug 2019 © 2022 Google

Wilton, Connecticut

Google

Street View - Aug 2019



Google Maps 2 Cannon Rd

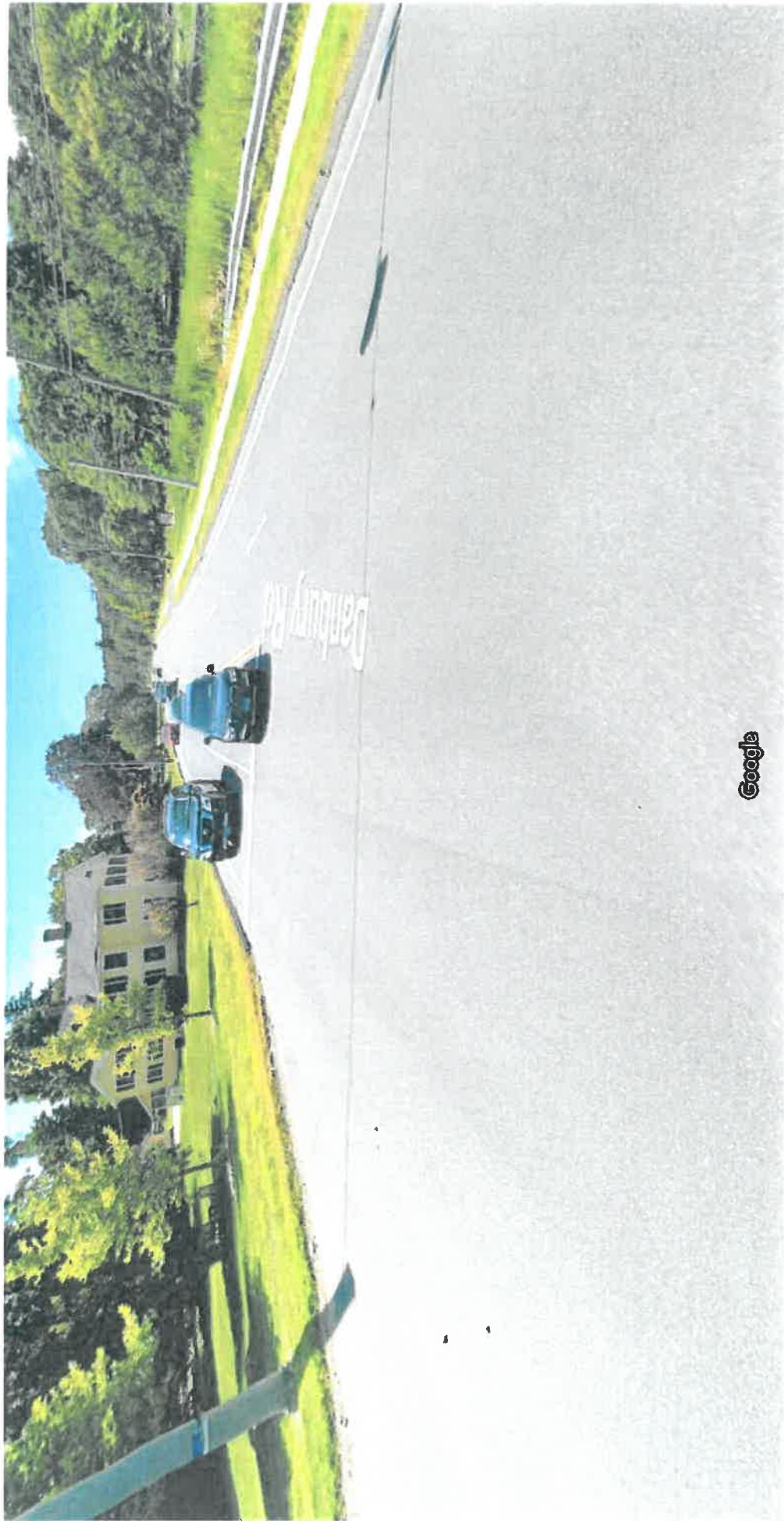


Image capture: Aug 2019 © 2022 Google

Wilton, Connecticut

Google

Street View - Aug 2019



Google Maps 2 Cannon Rd

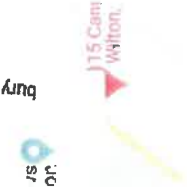


Image captured: Aug 2019 © 2022 Google

Wilton, Connecticut

Google

Street View - Aug 2019



Google Maps 2 Cannon Rd

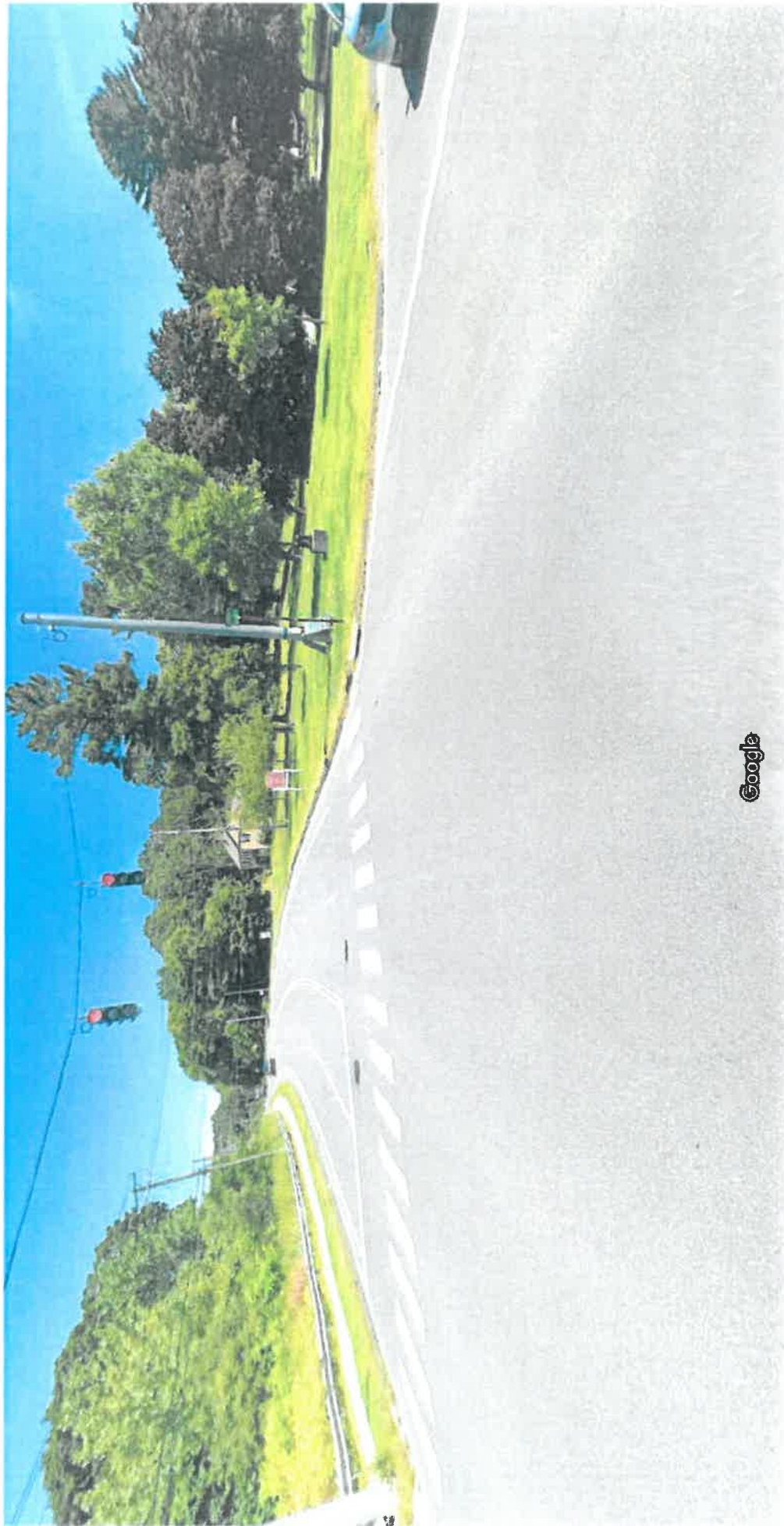
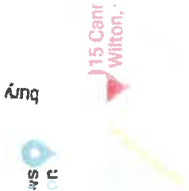


Image capture: Aug 2019 © 2022 Google

Wilton, Connecticut

Google

Street View - Aug 2019



Google Maps 22 Cannon Rd



Image capture: Aug 2019 © 2022 Google

Wilton, Connecticut

Google

Street View - Aug 2019



Google Maps 24 Cannon Rd



Image captured Aug 2019 © 2022 Google

Wilton, Connecticut

Google

Street View - Aug 2019



Google Maps 24 Cannon Rd



Image capture: Aug 2019 © 2022 Google

Wilton, Connecticut

Google

Street View - Aug 2019



Go  Maps 24 Cannon Rd



Image capture: Aug 2019 © 2022 Google

Wilton, Connecticut

Google

Street View - Aug 2019



32 Cannon Rd



Image capture: Aug 2019 © 2022 Google

Wilton, Connecticut

Google

Street View - Aug 2019



224 Pimpewang Rd - Google Maps

224 Pimpewang Rd - Google Maps



224 Pimpewang Rd - Google Maps

Deni 15 Wt. 06897 Rd.

11

Google Maps 37 Cannon Rd



Wilton, Connecticut

Google

Street View - Aug 2019



Google Maps 32 Cannon Rd



Image capture: Aug 2019 © 2022 Google

Wilton, Connecticut

Google

Street View - Aug 2019

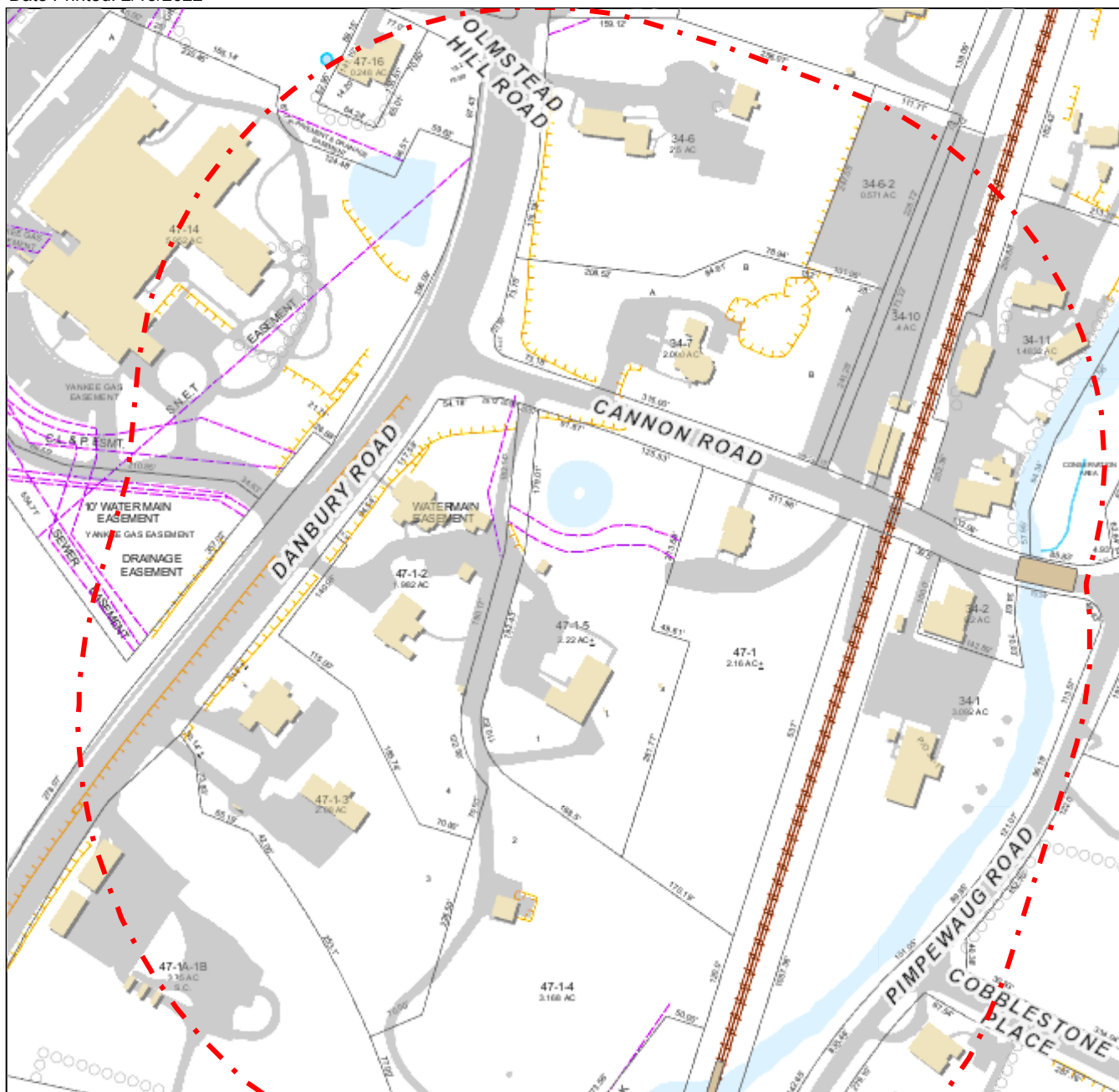
15 Wf 06897
1 Rd, 06897

Town of Wilton

Geographic Information System (GIS)



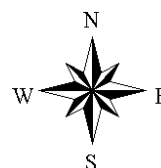
Date Printed: 2/15/2022



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Wilton and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 200 ft



PROFESSIONALS INVOLVED IN THE PROJECT:

Frederick Hoag, Architect
Frederick William Hoag Architect
57 Wilton Road, 2nd Floor
Westport, CT 06880

Michael Galante, Traffic Consultant
Hardesty & Hanover
20 N. Main St, Suite 218
Norwalk, CT 06854

Douglass R. Faulds, Land Surveyor
Ryan and Faulds Land Surveyors
11 Grumman Hill Road
Wilton, CT 06897



FREDERICKWILLIAMHOAG
ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P: 203.557.0803

33-2 AMBLER ELIZABETH R EST OF 333 HURLBUTT ST WILTON CT 06897	34-1 FIDELCO GUIDE DOG FOUNDATION INC 103 VISION WAY BLOOMFIELD CT 06002	34-2 CANNON GRANGE 152 P OF H INC PO BOX 23 WILTON CT 06897
34-4 CONNECTICUT STATE OF D.O.T. 2800 BERLIN TPKE NEWINGTON CT 06111	34-6 444 DANBURY RD ASSOCIATES LLC PO BOX 702 WILTON CT 06897	34-6-1 GUERON DAN & ORLY 450 DANBURY RD WILTON CT 06897
34-6-2 CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131	34-7 GUERON NAVA 2450 NE 196TH ST MIAMI FL 33180	34-9 KING KARLA 20 CANNON RD WILTON CT 06897
34-11 MNG PROPERTIES LLC 2450 NE 196TH ST MIAMI FL 33180	34-12 GUERON NAVA 2450 NE 196TH ST MIAMI FL 33180	34-31 INGRAM DAVID LANE TR (REVOC) 2004 NORTH LAKESHORE DR CHAPEL HILL NC 27514
34-40 JONES STEPHEN R & MARY V 200 PIMPEWAUG RD WILTON CT 06897	46-32-3 HAMPTON BRIAN & RENATA 184 PIMPEWAUG RD WILTON CT 06897	47-1 HANSEN TRYGVE 321 THAYER POND RD WILTON CT 06897
47-1-1 WILTON TOWN OF 238 DANBURY RD WILTON CT 06897	47-1-2 THE CANNON HOUSE LLC PO BOX 15 WILTON CT 06897	47-1-3 TALBOT HOUSE LLC 346 MAIN AVE STE B NORWALK CT 06851
47-1-4 AQUARION WATER COMPANY OF CT 600 LINDLEY ST BRIDGEPORT CT 06606	47-4 CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131	47-1A-1B CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131
47-14 WILTON MEADOWS LIMITED PRTRNSHIP 25250 ROCKSIDE RD BEDFORD HGTS OH 44146	47-14-1 WILTON RETIREMENT HOUSING LLC 25250 ROCKSIDE RD BEDFORD HGTS OH 44146	47-16 RUSSELL MARY V 411 OLMSTEAD HILL RD WILTON CT 06897
47-14A CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131	34-10 CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131	46-11A DEBENIGNO MARY CONSTANCE 65 CHERRY LA WILTON CT 06897
47-1-5 CANNON HOUSE LLC THE 436 DANBURY RD WILTON CT 06897		

February 16, 2022

By e-mail and hand delivery

Planning and Zoning Commission

238 Danbury Road

Wilton, CT 06897

Attn: Mr. Michael Wrinn - Director of Planning and Land Use Management

Re: Warrior Walkers LLC -- Application for Special Permit
Premises: 15 Cannon Road, Wilton, Connecticut

Dear Members of the Commission:

I hereby certify that The Cannon House, LLC owns the title to the above- referenced Premises by virtue of a Warranty Deed from ABC of Wilton, Inc. dated February 17, 2021, and recorded on February 25, 2021, in Volume 2527 of the Wilton Land Records at Page 585. A copy of the Deed is enclosed for your reference.

Respectfully submitted,
The Cannon House LLC

By: Camela M. Ains 2/16/2022
Its: President/Managing Member
Duly authorized

Enclosure

Return to:

Susan Goldman, Esq.
190 Old Ridgefield Road
Wilton, CT 06897



Doc ID: 001236540003 Type: LAN

BK **2527** PG **585-587**

WARRANTY DEED

(statutory form)

ABC of Wilton, Inc., for the consideration of Seven Hundred Thousand Dollars (\$700,000.00), grants to The Cannon House, LLC, all that certain property situated in the Town of Wilton, County of Fairfield and State of Connecticut, more particularly described in Schedule A attached hereto and made a part hereof, with WARRANTY COVENANTS.

SIGNATURES ON FOLLOWING PAGE

Signed this 17th day of February, 2021.

Witnesses:

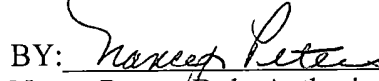


Douglas I Bayer



Christine Courchene

ABC of Wilton, Inc.



BY: Nancy Peters
Nancy Peters, Duly Authorized Agent

STATE OF CONNECTICUT }

}

ss. Town of Wilton

COUNTY OF FAIRFIELD }

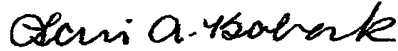
}

The foregoing instrument was acknowledged before me this 17th day of February, 2021, by ABC of Wilton, Inc..



Commissioner of the Superior Court
Douglas I Bayer

CONVEYANCE TAX RECEIVED
TOWN: \$1,750.00 STATE: \$5,250.00



WILTON, CT TOWN CLERK

SCHEDULE A

ALL THAT CERTAIN piece, parcel or tract of land, with any buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, shown and delineated as "1A 2.222 ± Acres" on a certain map entitled "Resubdivision Prepared for Trygve Hansen and Muriel Hansen Wilton, Connecticut Scale 1"=40' May 27, 2003 Ryan and Faulds, LLC Land Surveyors Wilton, Connecticut", which map is on file in the office of the Wilton Town Clerk as map numbered 5504, being the northwesterly portion of Lot #1 on Map No. 3621 on file in the office of the Wilton Town Clerk.

Together with any and all rights and rights of way appurtenant to said Premises.

The Premises are subject to and together with such agreements, liens, and encumbrances as are set forth below:

1. Any restrictions or limitations imposed or to be imposed by governmental authority, including, but not limited to, laws and regulations pertaining to environment, toxic hazards, zoning and planning and inland wetlands and watercourses, of the Town of Wilton, State of Connecticut and United States of America and any agency thereof.
2. Taxes of the Town of Wilton hereafter due and payable.
3. Sewer maintenance charges, water rents, fire district taxes, special assessments, public improvement assessments and any unpaid installments thereof, hereafter due and payable.
4. Notes, notations and setbacks on Maps 3621, 5504 and 5509.
5. The effect, if any, of an easement in favor of The Southern New England Telephone Company dated November 17, 1900 and recorded in Volume 23 at Page 520.
6. The effect, if any, of an easement in favor of The American Telephone & Telegraph Co. dated May 25, 1904 and recorded in Volume 25 at Page 230, and assigned to The Southern New England Telephone Company by instrument dated August 25, 1938 and recorded in Volume 48 at Page 179.
7. Zoning Board of Appeals Legal Notice recorded July 11, 1978 in Volume 305 at Page 271.
8. Rights, easements, reservations, obligations and agreements set forth or referred to in a Warranty Deed from Esther M. Allen to Douglas M. Cott and John D. Paul dated October 12, 1979 and recorded in Volume 336 at Page 24.
9. Rights, easements, reservations, obligations and agreements set forth or referred to in a Warranty Deed from Esther M. Allen to Trygve Hansen and Muriel Hansen dated June 5, 1980 and recorded in Volume 347 at Page 23.
10. Rights, easements, reservations, obligations and agreements set forth or referred to in a Warranty Deed from Esther M. Allen to Main Street South Corporation dated September 14, 1980 and recorded in Volume 353 at Page 282.
11. Special Permit dated November 4, 1985 and recorded in Volume 517 at Page 21.
12. Special Permit Amendment dated June 15, 1987 and recorded in Volume 605 at Page 262.
13. Special Permit Amendment dated October 16, 1989 and recorded in Volume 699 at Page 314.
14. Special Permit Amendment dated October 31, 1989 and recorded in Volume 700 at Page 359.
15. Special Permit Amendment dated October 26, 1992 and recorded in Volume 812 at Page 263.
16. Special Permit Amendment dated May 13, 1996 and recorded in Volume 991 at Page 107.
17. Special Permit dated July 12, 1999 and recorded in Volume 1184 at Page 333.
18. Water Line Easement dated January 19, 2006 and recorded in the Wilton Land Records in Volume 1848 at Page 279.

Received for Record at Wilton, CT
On 02/25/2021 At 12:50:00 pm

Olivia A. Sabank

HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Please send completed form to: National Register and State Register Coordinator,
State Historic Preservation Office, Department of Economic and Community Development,
One Constitution Plaza, 2nd Floor, Hartford CT 06103

* Note: Please attach any additional or expanded information on a separate sheet.

GENERAL INFORMATION

Building Name (Common) Ambler House
Building Name (Historic) Ambler House
Street Address or Location 15 Cannon Road
Town/City Wilton Village _____ County Fairfield
Owner(s) Hansen, Trygve & Muriel ☐ Public ☒ Private

PROPERTY INFORMATION

Present Use: Offices
Historic Use: Residence

Accessibility to public: Exterior visible from public road? ☒ Yes ☐ No

Interior accessible? ☐ Yes ☒ No If yes, explain _____

Style of building Colonial Revival Date of Construction c.1905

Material(s) (Indicate use or location when appropriate):

☐ Clapboard ☐ Asbestos Siding ☐ Brick ☐ Wood Shingle ☐ Asphalt Siding
☐ Fieldstone ☐ Board & Batten ☐ Stucco ☐ Cobblestone ☐ Aluminum Siding
☐ Concrete (Type _____) ☐ Cut Stone (Type _____) ☐ Other _____

Structural System

☐ Wood Frame ☐ Post & Beam ☐ Balloon ☐ Load bearing masonry ☐ Structural iron or steel
☐ Other _____

Roof (Type)

☐ Gable ☐ Flat ☐ Mansard ☐ Monitor ☐ Sawtooth
☐ Gambrel ☐ Shed ☐ Hip ☐ Round ☐ Other _____

(Material)

☐ Wood Shingle ☐ Roll Asphalt ☐ Tin ☐ Slate ☐ Asphalt Shingle
☐ Built up ☐ Tile ☐ Other _____

Number of Stories: 2.5 Approximate Dimensions 27 x 43

Structural Condition: ☒ Excellent ☐ Good ☐ Fair ☐ Deteriorated

Exterior Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Deteriorated

Location Integrity: ☒ On original site ☐ Moved When? _____

Alterations? ☐ Yes ☒ No If yes, explain: _____

FOR OFFICE USE: Town # _____ Site # _____ UTM _____

District: ☐ S ☐ NR If NR, Specify: ☐ Actual ☐ Potential

PROPERTY INFORMATION (CONT'D)**Related outbuildings or landscape features:**

- ☐ Barn ☐ Shed ☐ Garage ☐ Carriage House ☐ Shop ☐ Garden
☒ Other landscape features or buildings: granite hitching post.

Surrounding Environment:

- ☐ Open land ☐ Woodland ☐ Residential ☐ Commercial ☐ Industrial ☐ Rural
☐ High building density ☐ Scattered buildings visible from site

- Interrelationship of building and surroundings:

See continuation sheet.

- Other notable features of building or site (*Interior and/or Exterior*)

See continuation sheet.

Architect N/A Builder N/A

- Historical or Architectural importance:

See continuation sheet.

- Sources:

See continuation sheet.

Photographer Mary E. McCahon Date 4/89

View northeast Negative on File CHC 3:34

Name Mary E. McCahon, Arch. Historian Date 5/89

Organization Wilton Historical Society

Address 249 Danbury Road, Wilton, CT 06897

- Subsequent field evaluations:

Threats to the building or site:

- ☒ None known ☐ Highways ☐ Vandalism ☐ Developers ☐ Renewal ☐ Private
☐ Deterioration ☐ Zoning ☐ Other _____ ☐ Explanation _____

HISTORIC RESOURCE INVENTORY – BUILDINGS AND STRUCTURES

CONTINUATION SHEET

15 Cannon Road, Wilton



Photograph 15 Cannon Road. View northeast.

Interrelationship of Buildings and Surroundings

The house and barn, to which the Cannon Store was attached, is located behind (east) the Miller family homestead. Contributes to the original residential character of Cannondale.

Other Notable Features or Buildings on the Site

The ambitious, picturesque massed, two-and-one-half-story, Colonial Revival house with a broad, cross gable centered on the façade was constructed circa 1905, and it stands basically unaltered despite its conversion to office use. The gable ends are finished with scalloped shingles, pents, and small, six-over-six windows with pedimented architraves as well as decorative bargeboards. A flat-roofed octagonal-ended bay opens to the east and west sides of the house, while the first level of façade is sheltered by a porch (now enclosed) with a cobblestone balustrade and coupled, truncated, Tuscan columns. A rear porch on the west side of the asymmetrically-massed dwelling has colonnettes, and it, too, has been enclosed. A popular period detail, a combination of sidings is

HISTORIC RESOURCE INVENTORY – BUILDINGS AND STRUCTURES

CONTINUATION SHEET

15 Cannon Road, Wilton

used the exterior of the first level being clad with the clapboards while the second level is shingled. The house is set on generous, park-like grounds, which enhance its graciousness. It is part of the Miller family compound located on the south east corner of Cannon and Danbury Roads in the Cannondale section of town.

Historical and Architectural Importance

The property on which this house stands was purchased from William A. Dudley in 1835 by the Cannon family (7:192), and at the time it included the Dudley residence. The house appears on both the 1855 and 1867 maps at the approximate location of the 15 Cannon Road House. In the Wilton Grand Lists, however, the Cannon family house count goes from 2 to 1 in 1880, suggesting that the Dudley house was torn down or moved to another location.

The house increases by one in 1891 and then another in 1905. The 1909 map shows “Ambler” as the occupant of 15 Cannon Rd. Mary Catherine Miller had married Lewis Ambler in 1900 (Cannondale). Her mother, Esther A. Cannon Miller was the sole heir to the Charles Cannon Estate (20:377) and, thus, owned the land on which 15 Cannon Road stood. It may be surmised that the “new” house was built by or for the Amblers after their marriage in 1900 and is the one first appearing on the Grand Lists of 1905. The house added in 1891 may well be the one referred to in the 1987 Wilton Historical Society’s Cannondale book as a residence of Esther A. and Samuel J. Miller next to the Cannon family home at 436 Danbury Rd.

The Miller property, which included 15 Cannon Rd., past to D. Henry Miller III and Mary Ambler from the estate of their father, Samuel in 1925 (37:535) and then to Esther Miller Allen, daughter of D. Henry, in 1956 (68:434, 284). In 1978 the property was subdivided for the first time, and in 1982, the 4.38-acre parcel containing the house at 15 Cannon Rd. was purchased by plumbing contractor Trygve Hansen and his wife Muriel. It has since been converted to professional office use. Cannon store, now being moved to Heritage Village on Danbury Road by the Wilton Historical Society, was attached to the barn behind the house sometime during the 19th century.

Sources

Wilton Land Records.
1855 Clark, Beers Maps.
Wilton Grand List.
Researched and written by Al Wood.



Blake Sherwood <blake@fwharch.com>

Fwd: 15 cannon road

1 message

Christina gordon <Christina@fwharch.com>
To: Blake Sherwood <blake@fwharch.com>
Cc: Frederick Hoag <rick@fwharch.com>

Mon, Feb 28, 2022 at 5:12 PM

Thank you-

A handwritten signature in black ink, appearing to read "Christina Gordon".

Christina Gordon AAIA
P: 203.557.0803 ext 1
C: 845.661.8569
Christina@FWHarch.com
[Frederick William Hoag Architect.com](http://FrederickWilliamHoagArchitect.com)



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On Fri, Feb 25, 2022 at 4:05 PM Wilton Historical <info@wiltonhistorical.org> wrote:
Christina,

We don't have anything in our archives on the history of the home at [15 Cannon Road](#). The Wilton Town Records suggests it was built in 1900, right around the time the house currently at [19 Cannon Road](#) was built. My guess is that 15 Cannon Road was an outbuilding of some sort - likely a hay barn based on some of the realtor photos I found online - built around the time that the Ambler family built [19 Cannon Road](#).

Now all that is just an educated guess, and if it is in fact a barn, it's really not going to show up anywhere in the historical record outside of the land records at the Town Clerk's Office. You'd have to go back through the deed transfers of that property to find out who built it originally and when.

I don't know how helpful or relevant what I just wrote up is towards your permit application so if you have any more specific questions about some of the historical owners of that property like the Amblers, please let me know.

Nick Foster
Associate Curator
Museum Administrator
Wilton Historical Society
[224 Danbury Road, Wilton, CT 06897](#)

**Wilton Historical Society**

On Wed, Feb 23, 2022 at 4:42 PM Wilton Historical <info@wiltonhistorical.org> wrote:
Christina,

Apologies for the confusion, I must have overlooked that the address had changed.

We unfortunately do not have an HRI writeup on the current 15 Cannon road property. I'll have to check our archives this Friday to see what I can find, if anything. I'm not sure we may have a clear outline of historical significance outside of the sequence of homeowners, and that may require a separate check through the land records at Town Hall to determine. I'll let you know as soon as I can what I find.

Nick Foster

Associate Curator

Museum Administrator

Wilton Historical Society

[224 Danbury Road, Wilton, CT 06897](https://www.wiltonhistorical.org/)

**Wilton Historical Society**

On Wed, Feb 23, 2022 at 3:41 PM Christina gordon <Christina@fwharch.com> wrote:

Nick,

Thanks for sharing the HRI for 15 Cannon Road.

We used this to submit for a special permit application, and were then notified that the report is infact not pertinent to [15 cannon road](#), but rather [19 Cannon road](#).

I then looked at the HRI for [19 Cannon road](#), which is the same report, and cross references as " (previously known as 15 cannon road) " .

Any insight you can provided would be greatly appreciated, as we are trying to determine the historical significance of the property NOW known as 15 Cannon Road.

Thank you-

Christina Gordon AAIA

P: 203.557.0803 ext 1

C: 845.661.8569

Christina@FWHarch.com

[Frederick William Hoag Architect.com](https://www.fwharchitect.com/)



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On Sat, Feb 12, 2022 at 11:30 AM Wilton Historical <info@wiltonhistorical.org> wrote:
Christina,

Our apologies for the omission, we didn't realize the report was missing. Below is a link for the report, which also has been added to the Phase I webpage should you need to access it again.

<http://wiltonhistorical.org/wp-content/uploads/2022/02/Cannon-Rd-15.pdf>

Nick Foster

Associate Curator

Museum Administrator

Wilton Historical Society

224 Danbury Road, Wilton, CT 06897



Wilton Historical Society

On Fri, Feb 11, 2022 at 1:33 PM Christina gordon <Christina@fwharch.com> wrote:

Hello,

We are trying to obtain the HRI for 15 Cannon Road. We can see the property listed on the index as having had a PHASE 1 survey completed, yet cannot locate the PHASE 1 survey with the linked reports for said address, Any assistance would be appreciated.

Thank you-

Christina Gordon AAIA

P: 203.557.0803 ext 1

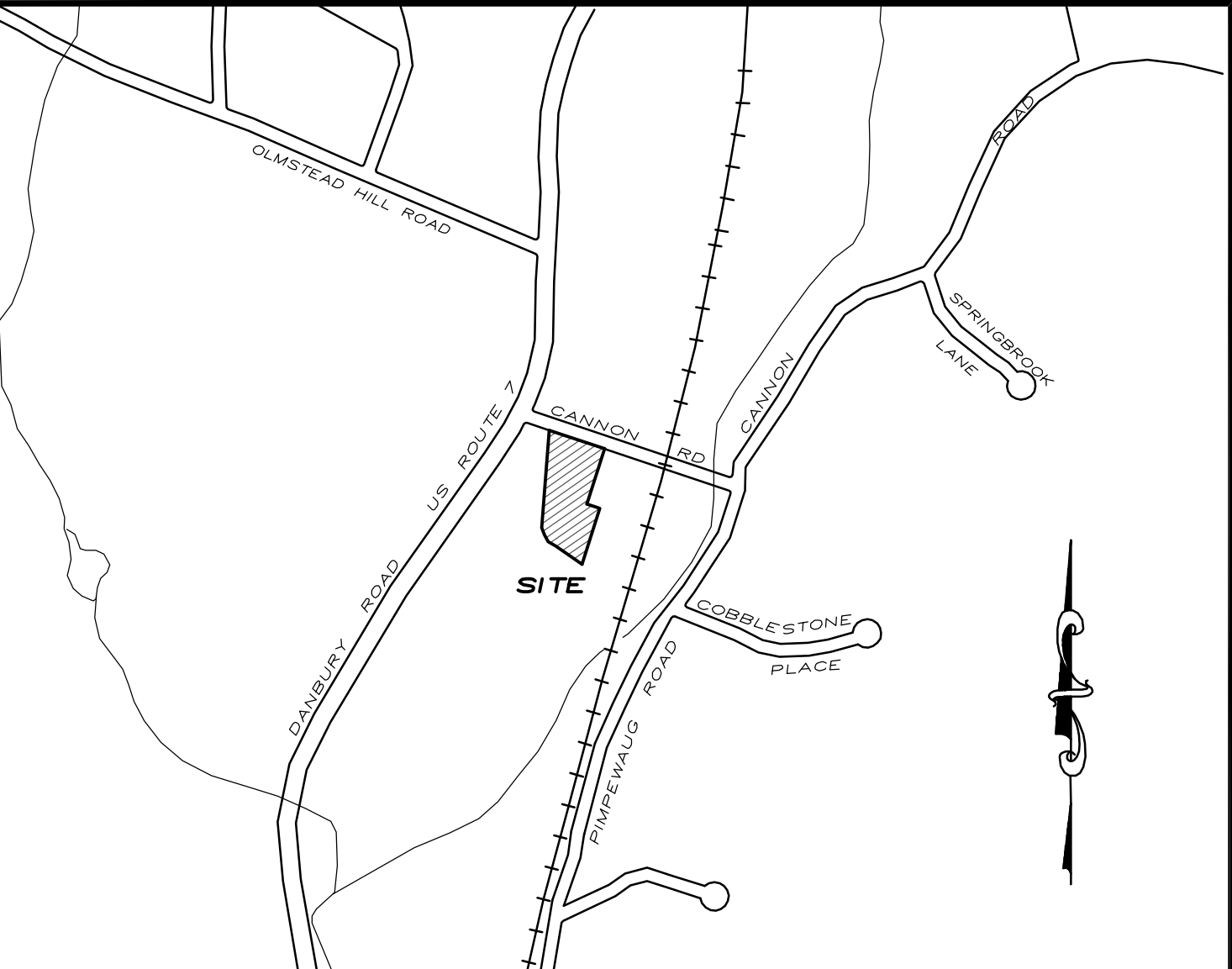
C: 845.661.8569

Christina@FWHarch.com

FrederickWilliamHoagArchitect.com



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VICINITY MAP

SCALE 1" = 800'

ZONING INFORMATION

ITEM	REQUIRED/ PERMITTED		EXISTING
ZONE: R-2A RESIDENCE			
FRONT SETBACK:	50'	MIN.	273.0'
REAR:	50'	MIN.	103.5'
SIDE:	40'	MIN.	72.2' (OFFICE BUILDING) 16.8' (SHED)
LOT WIDTH:	200'	MIN.	202.2'
LOT AREA:	87,120 S.F.	MIN.	96,780 S.F.
BUILDING HEIGHT:	38'	MAX.	
No. STORIES:	2.5	MAX.	2.0
LOT COVERAGE- BUILDING:	7% = 6,774 S.F.	MAX.	3,190 S.F. = 3.3%
LOT COVERAGE- SITE:	12% = 11,613 S.F.	MAX.	10,395 S.F. = 10.7%

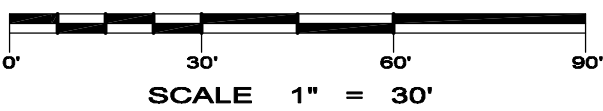
NOTES:

1. This survey has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as an Existing Building Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to depict the relationship of building improvements to property lines, setback requirements and deed restrictions.
2. Area of parcel = 96,780 s.f. / 2.222 acres
3. Property designated as Lot 1A, Map 5504 of the Wilton Land Records.
4. Reference is made to Warranty Deed with easements, restrictions, reservations rights, covenants, variances and special permits recorded in V. 2527, Pg. 585 of the Wilton Land Records.
5. Reference is made to Assessor's Parcel 1-5, Map. 47
6. Property Located in R-2A Residence Zone.
7. Property located in Flood Zones X (0.2%) and X as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Reference is made to Community Panel No. 090020 381 F, dated June 18, 2010. Flood line depicted hereon transcribed using this mapping.
8. Inland wetlands delineated by Soil & Wetland Science, LLC, Norwalk, CT.
9. Septic tank location transcribed from "As-Built" Plan received March 9, 2007 in the offices of the Department of Health. Information with respect to septic gallery and/or septic field locations not found.
0. Property was snow-covered when field survey was performed.

EXISTING BUILDING LOCATION SURVEY
15 CANNON ROAD
PREPARED FOR

BONE and BARKING INN

WILTON, CONNECTICUT



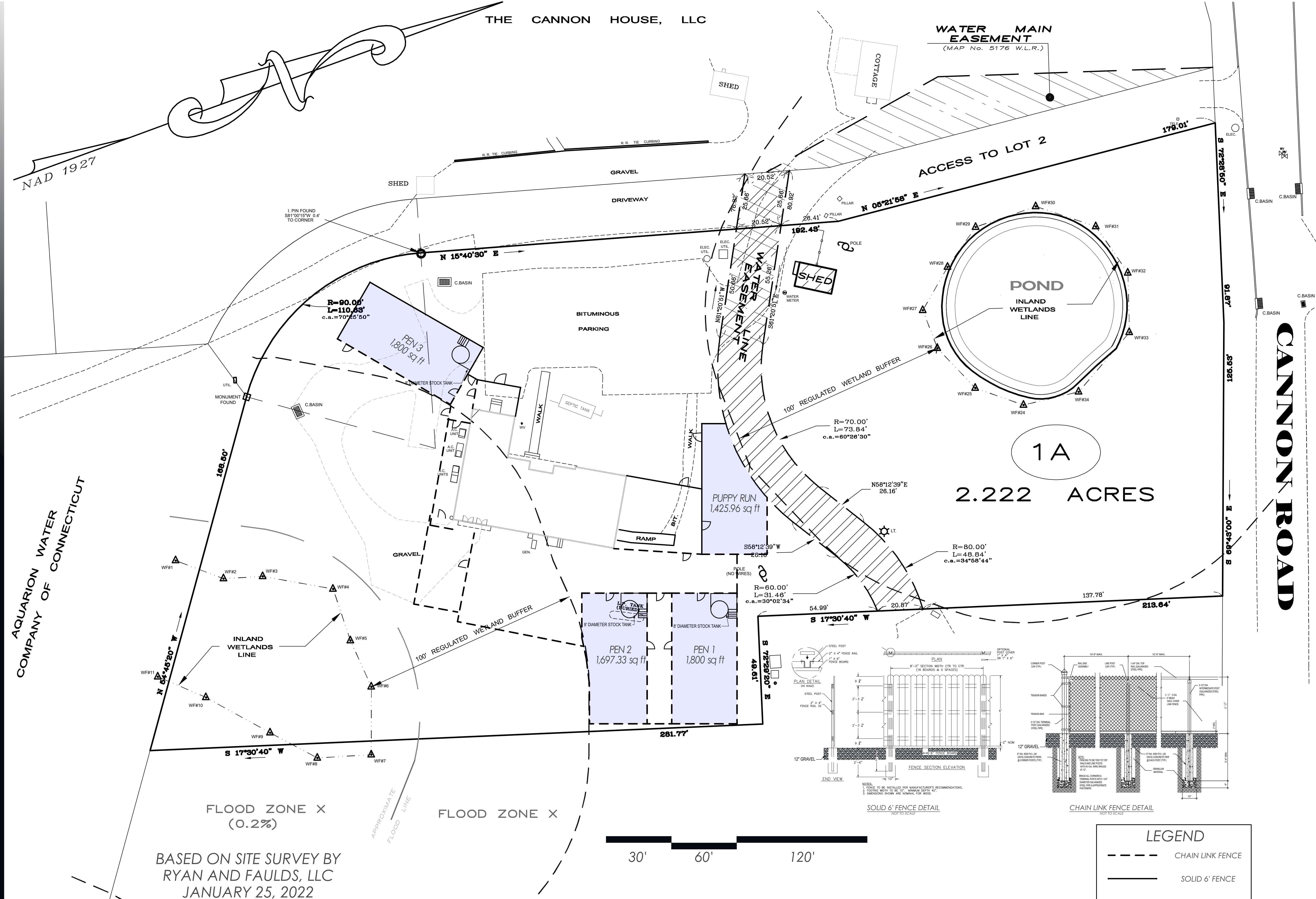
TO MY KNOWLEDGE AND BELIEF
THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

DOUGLAS R. FAULDS
LAND SURVEYOR CONN. LIC. No. 13292

JANUARY 25, 2022



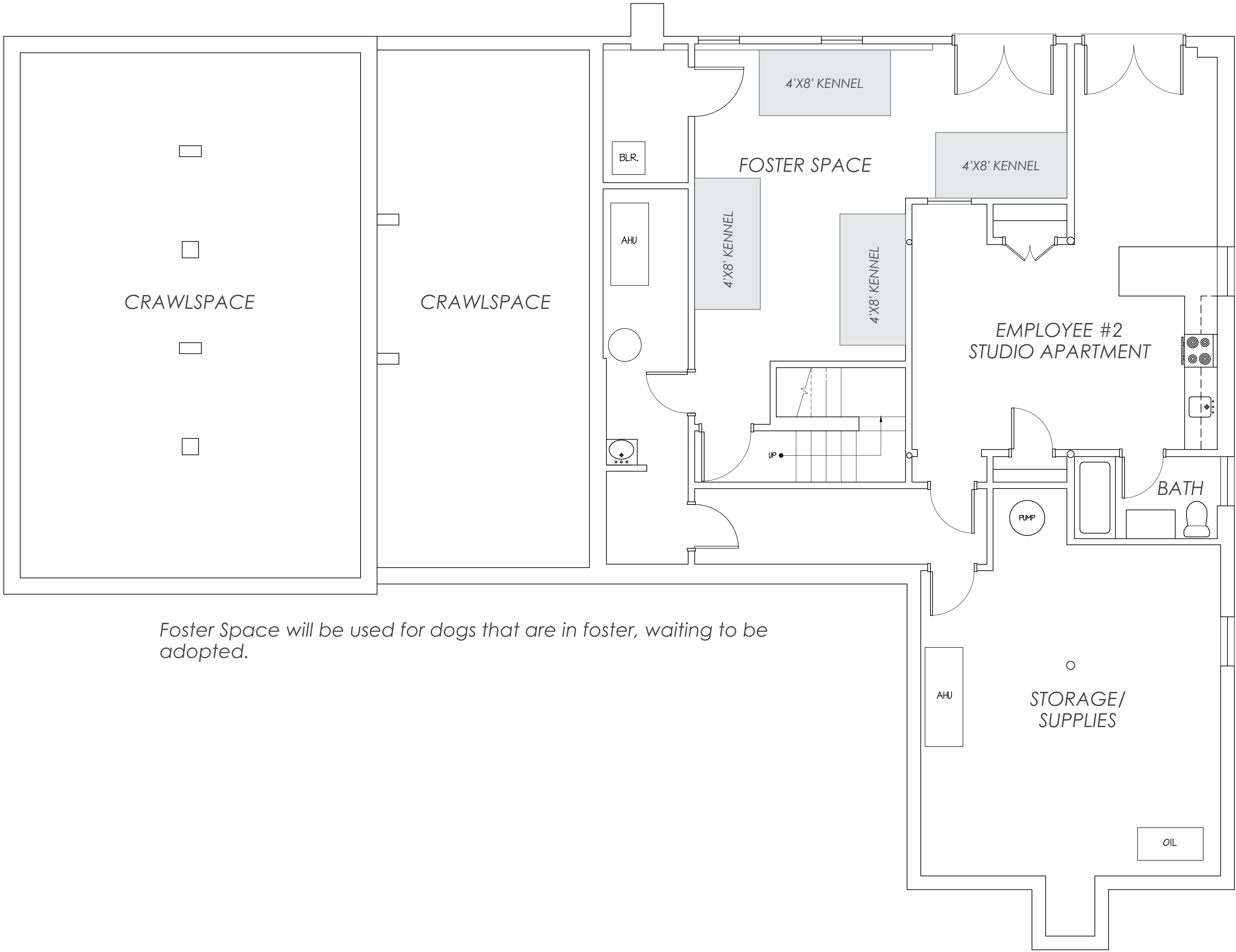
11 GRUMMAN HILL ROAD
WILTON, CT 06897
Ph. (203) 762-9492 ryanandfaulds.com



LEGEND	
DESIGN REVIEW	R XX/XX/201X
APPROVALS	E XX/XX/201X
ISSUED FOR BID	V XX/XX/201X
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ISSUE DESCRIPTION	DATE
DATE OF ISSUE	2/28/22

Project # Project Number
Project Name:
**BONE AND BARK
WILTON, CONNECTICUT
06897**

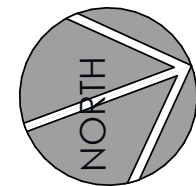
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Drawing to scale when printed as formatted to 24x36"



Foster Space will be used for dogs that are in foster, waiting to be adopted.

1 EXISTING | LOWER LEVEL
SCALE: 1/4" = 1'-0"

LEGEND



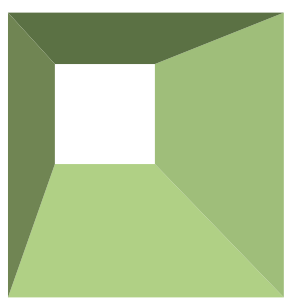
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DATE OF ISSUE		2/10/22

Project # Project Number
Project Name:
BONE AND BARK
WILTON, CONNECTICUT
06897

SHEET TITLE:

BASEMENT AND LOWER LEVEL FLOOR PLAN

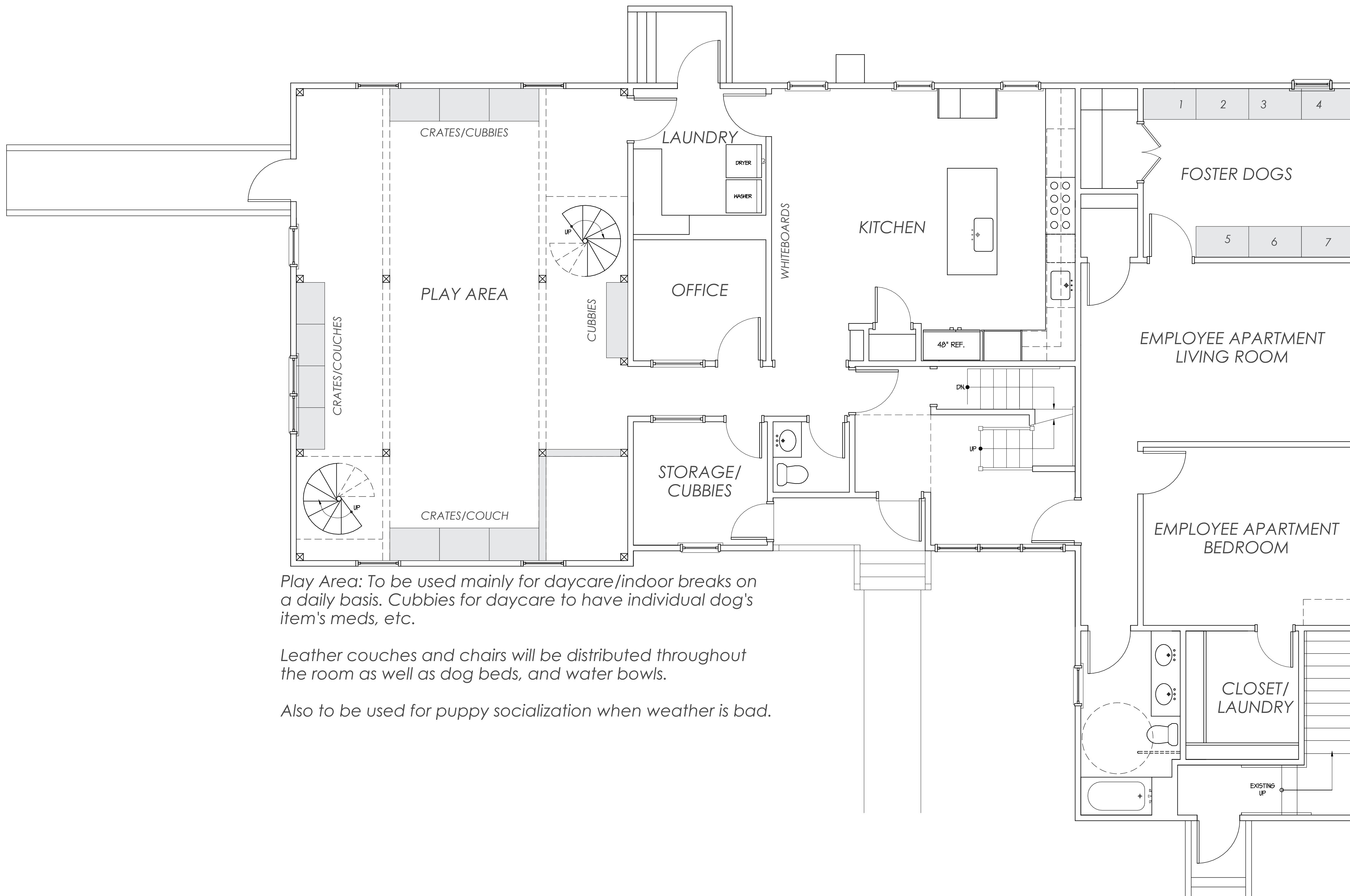
SD201



FREDERICK WILLIAM HOAG
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Play Area: To be used mainly for daycare/indoor breaks on a daily basis. Cubbies for daycare to have individual dog's item's meds, etc.

Leather couches and chairs will be distributed throughout the room as well as dog beds, and water bowls.

Also to be used for puppy socialization when weather is bad.

1 EXISTING | FIRST FLOOR

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DATE OF ISSUE		2/10/22

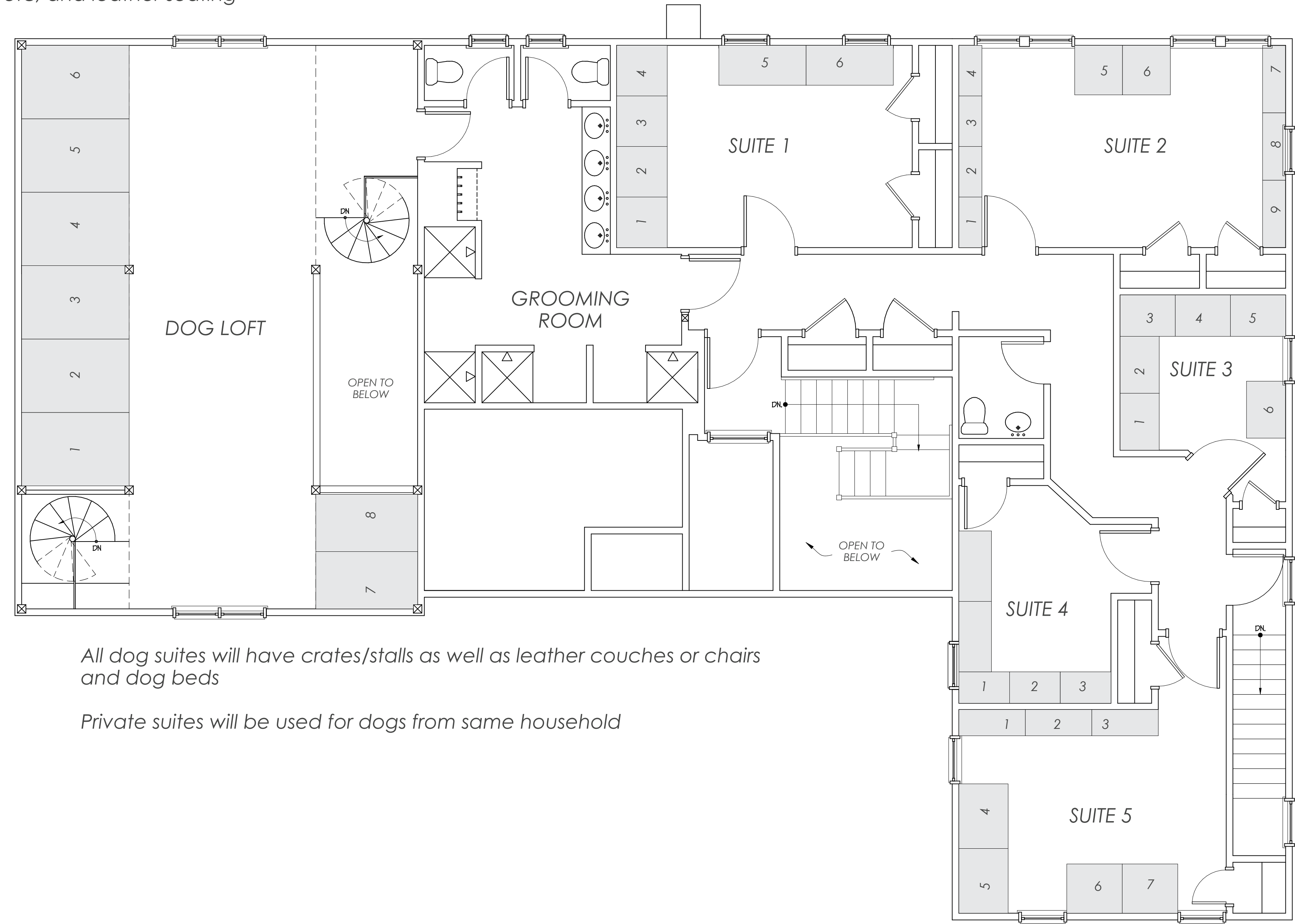
Project # Project Number
Project Name:
BONE AND BARK
WILTON, CONNECTICUT
06897

SHEET TITLE:

FIRST FLOOR PLAN

SD202

Dog Loft will have 8 stalls, dog beds water, etc, and leather seating



Also used for private dog suite

All dog suites will have crates/stalls as well as leather couches or chairs and dog beds

Private suites will be used for dogs from same household

1 EXISTING | SECOND FLOOR

SCALE: 1/4" = 1'-0"

LEGEND



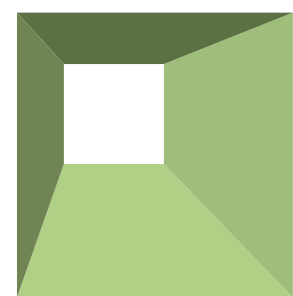
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Project # Project Number
Project Name:
BONE AND BARK
WILTON, CONNECTICUT
06897

SHEET TITLE:

SECOND FLOOR PLAN

SD203



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WEST ELEVATION

SCALE: 1/4" = 1'-0"



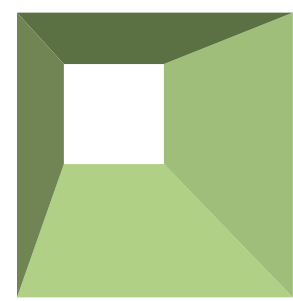
EAST ELEVATION

SCALE: 1/4" = 1'-0"

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ISSUE DESCRIPTION	S	DATE
DATE OF ISSUE		2/10/22

Project # Project Number
Project Name:
BONE AND BARK
WILTON, CONNECTICUT
06897

SHEET TITLE:
ELEVATIONS
A400



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P:203.557.0803

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