

**WILTON PLANNING AND
ZONING COMMISSION**

**ARCHITECTURAL REVIEW BOARD/VILLAGE
DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION**

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** – 11" x 17" Plan Copies

**ELECTRONIC SUBMISSION OF ALL APPLICATION MATERIALS (CONSOLIDATED INTO
1 OR 2 PDFs MAXIMUM), emailed to: michael.wrinn@wiltonct.org & daphne.white@wiltonct.org**

- i. An application form;
- ii. A statement describing the proposed project (use page 2 or attach separate sheet);
- iii. The following plans, where applicable, based on the nature of the proposed project:

___ 1. An A-2 survey for any proposal involving the physical enlargement of a building, structure, parking area and/or vehicle access aisle.

___ 2. A site plan drawn at a scale of no greater than 1" = 60', incorporating an A-2 survey (where required), of the property sufficient to show the location of:

- a. wetlands, upland buffers, watercourse and flood zones, if any;
- b. existing and/or proposed buildings and appurtenances thereof;
- c. existing and/or proposed parking accommodations;
- d. existing and/or proposed lighting
- e. existing and proposed buffer strips and landscaping;
- f. access and egress details for pedestrian and vehicular traffic;
- g. existing and/or proposed signs, and
- h. adjacent roads, curb cuts, and width of rights-of-way and travel way.
- i. easements, regulatory setbacks, historic covenants or other historic assets.

___ 3. Floor plans at each level showing the basic divisions of the building, all entrances, exits and loading and service areas.

___ 4. A description of the architectural vernacular of proposed construction and its architectural relationship to other buildings within 500 feet.

___ 5. Elevation drawings of all sides of the building, with dimensions, finish materials, fixtures, lighting, signage, landscape and colors indicated.

- ___ 6. Samples of all finish materials to be used on the exterior of the building.
- ___ 7. A roof plan showing all mechanical equipment, vents, hatches, skylights, solar arrays, wind turbines, green roofing etc., and the type and extent of screening to be provided.
- ___ 8. A signage plan with a scaled drawing showing the design of any proposed signage, including dimensions (length, width, height), a drawing of sign design and content, colors of sign, materials for construction and illumination, together with a site plan showing location of proposed free-standing sign and/or building elevations showing location and proportions of wall signs.

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.

APPLICANT'S SIGNATURE

DATE

TELEPHONE

OWNER'S SIGNATURE

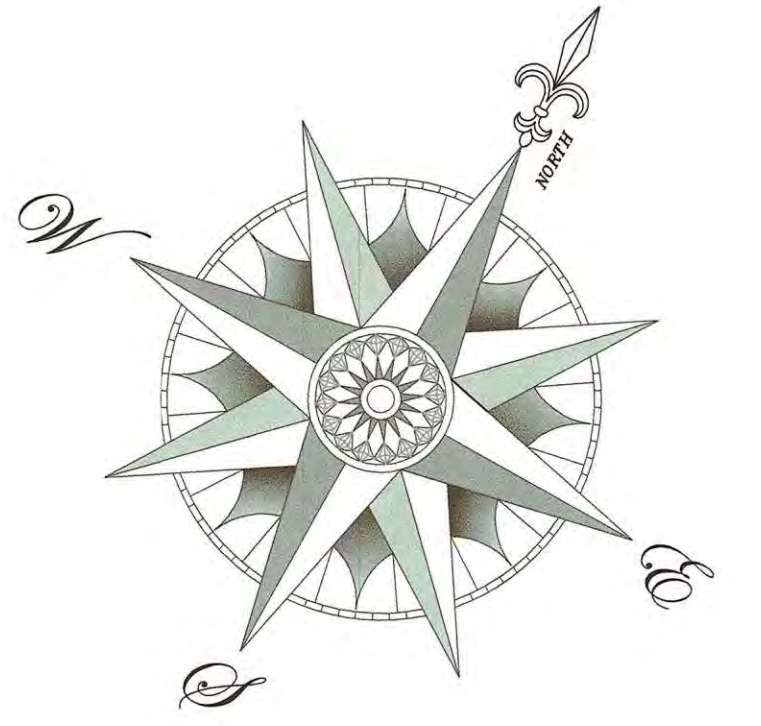
DATE

TELEPHONE

PROJECT NARRATIVE:

ZONING INFORMATION

ITEM	REQUIRED/ PERMITTED	EXISTING
ZONE: R-1A RESIDENCE		
FRONT SETBACK:	40'	MIN. 130.7' (TOWN HALL)
REAR:	40'	MIN. 57.5' (W.V.A.C BUILDING)
SIDE:	30'	MIN. 2.3' (ANNEX)
LOT WIDTH:	150'	MIN. 437'
LOT AREA:	43,560 S.F.	MIN. 486,601 S.F.
No. STORIES / FEET	2.5 / 35'	MAX. 2.0 / 31.8 (TOWN HALL)
LOT COVERAGE- BUILDING:	10% = 48,660 S.F.	MAX. 61,484 S.F. = 12.6%
LOT COVERAGE- SITE:	15% = 72,990 S.F.	MAX. 189,875 S.F. = 39.0%



N/F
ST. MATTHEWS CHURCH
(CEMETERY)
DEED VOL. 23, PG. 111 W.L.R.

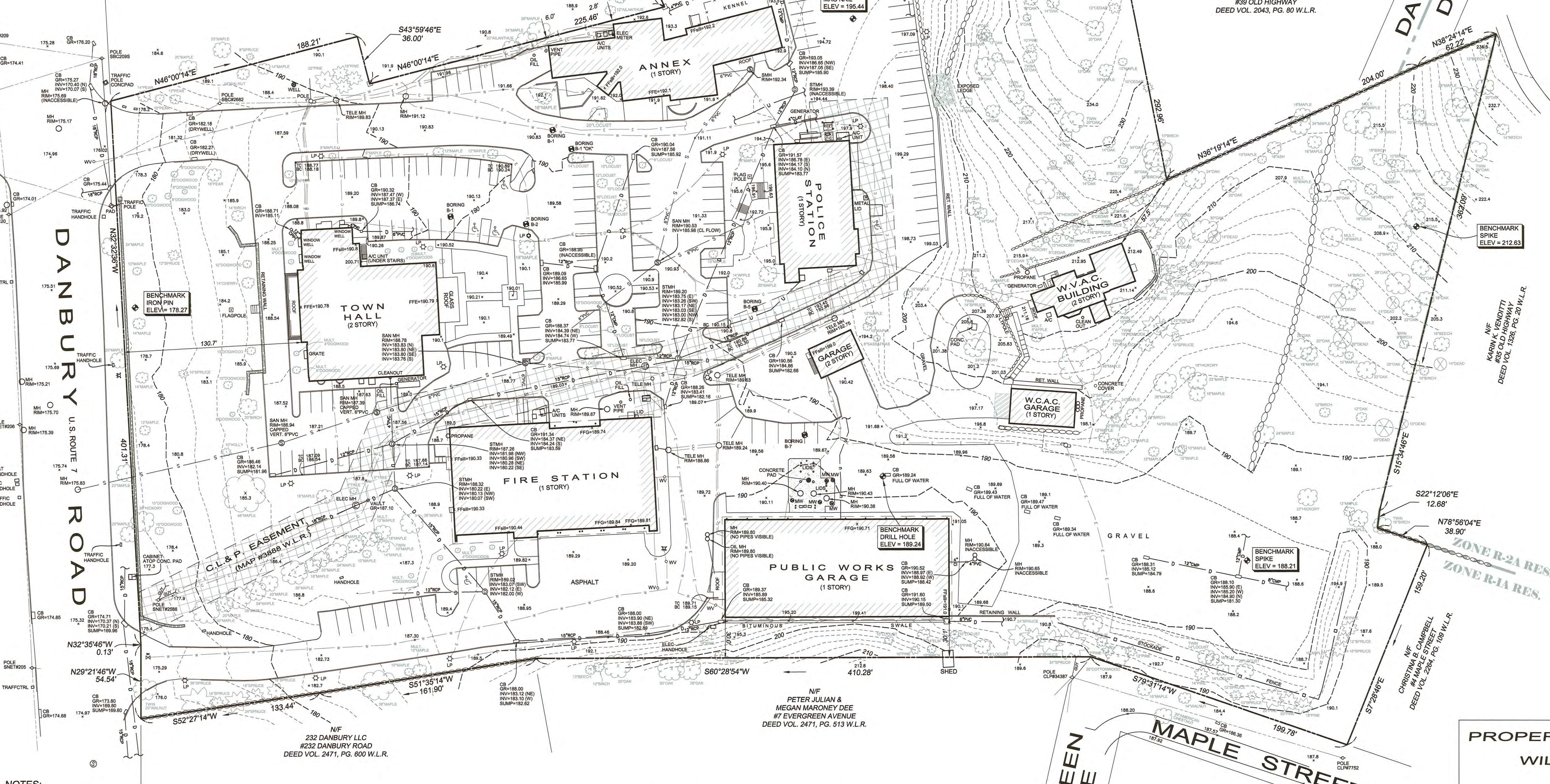
N/F
LAURIE JANE BEPLER, HOWARD
ROSS & JOAN ETTA BEPLER
#37 OLD HIGHWAY
DEED VOL. 2043, PG. 80 W.L.R.

N/F
LAURIE JANE BEPLER, HOWARD
ROSS & JOAN ETTA BEPLER
#39 OLD HIGHWAY
DEED VOL. 2043, PG. 80 W.L.R.

DAVENPORT DRIVE

Legend

	PROPERTY LINE
	CURB LINE
	CHAIN LINK FENCE
	STOCKADE FENCE
	EDGE OF GRAVEL
	WATER VALVE
	FIRE HYDRANT
	UTILITY POLE
	EXISTING CONTOURS (1 FT INTERVAL)
	TREES (SIZE AND TYPE AS SHOWN)
	TREES (SIZE AND TYPE AS SHOWN)
	TREES (SIZE AND TYPE AS SHOWN)
	DEAD TREES (SIZE AS SHOWN)
	STONE WALL
	STONE MASONRY WALL
	OVERHEAD WIRES
	SAN MH
	STMH
	ELEC MH
	TELE MH
	MH
	CB
	S
	D
	W
	E
	C
	U
	FFEH+123.4
	FFG+123.4
	LP
	B
	CONCRETE MONUMENT
	BUILDING ZONE LINE



NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 thru 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 a Property and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
- Reference is hereby made to Maps #3058, #3156, #3777, & #3888 Wilton Land Records.
- Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD88).
- Property located in R-1A Residence Zone.
- Property Area = 11.170 Acres
- Reference is hereby made to special permit approved under resolution #373-3p dated March 19, 1973 on file in the office of the Planning and Zoning Commission of the Town of Wilton.
- Reference is hereby made to special permit approved under resolution #873-6p dated August 13, 1973 on file in the office of the Planning and Zoning Commission of the Town of Wilton.
- Reference is hereby made to special permit sp#79 dated October 20, 1980 recorded in Volume 356 at Page 223 Wilton Land Records.
- Reference is hereby made to special permit amendments recorded in Volume 444 at Page 191, Volume 459 at Page 186, Volume 511 at Page 154, Volume 613 at Page 90, Volume 670 at Page 5, Volume 711 at Page 58, Volume 808 at Page 11, and Volume 945 at Page 160 Wilton Land Records.
- Reference is hereby made to easement granted to The Connecticut Light and Power Company dated August 26, 1981 recorded in Volume 375 at Page 264 Wilton Land Records.
- Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from municipal records, utility markout by others and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.
- Reference is made to FEMA Flood Insurance Rate Map Panel No. 09001C0383F, Effective Date 6/18/2010. Subject Parcel does not lie within a Special Flood Hazard Area.

PROPERTY & TOPOGRAPHIC SURVEY WILTON TOWN HALL COMPLEX PREPARED FOR THE TOWN OF WILTON WILTON, CONNECTICUT

NOVEMBER 5, 2019
SCALE 1" = 40'

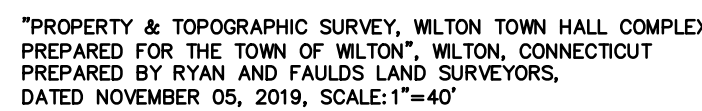
TO MY KNOWLEDGE AND BELIEF
THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.
DRP
DOUGLAS R. FAULDS
LAND SURVEYOR - CONN. LIC. NO. 13292

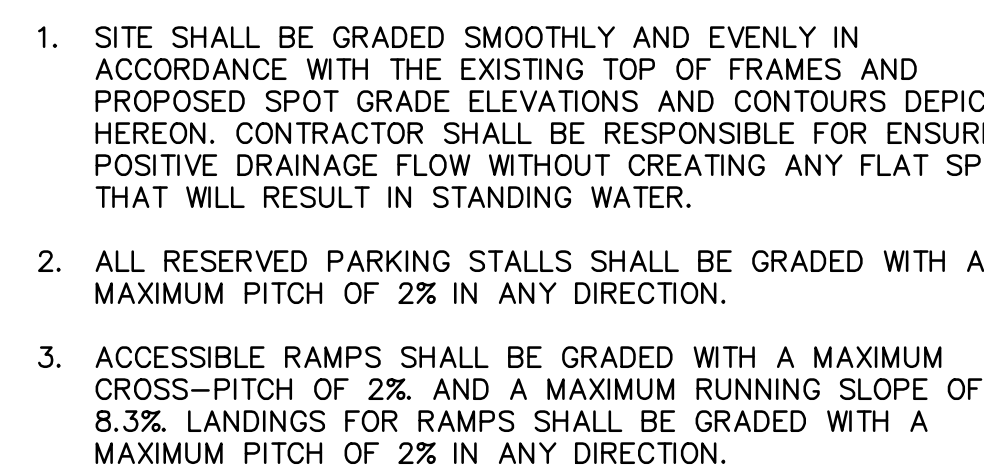
Ryan and Faulds
LAND SURVEYORS | A Redniss & Mead Company
11 GRUMMAN HILL ROAD
WILTON, CT 06897
Ph. (203) 762-9492 ryanandfaulds.com

ZONE: R-2 (FORMER R-1A) RESIDENCE			
ZONING REGULATION REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
USE		COMMERCIAL	COMMERCIAL
MIN. LOT AREA	43,560 S.F.	486,601 S.F.	486,601 S.F.
MIN. LOT WIDTH (FT)	150	437.0	437.0
MIN. FRONT SETBACK (FT)	40	130.7 (TOWN HALL)	130.7 (TOWN HALL)
MIN. SIDE YARD (FT)	30	2.8 (ANNEX)	2.8 (ANNEX)
MIN. REAR YARD (FT)	40	57.5 (W.V.A.C. BUILDING)	57.5 (W.V.A.C. BUILDING)
MAX. NUMBER OF STORES/BUILDING HEIGHT (FT)	2.5/35	2.0/31.9 (TOWN HALL)	2.0/36.5 (POLICE STATION)
MAX. LOT COVERAGE – BUILDING	10% = 48,660 S.F.	61,484 S.F. = 12.6%	65,652 S.F. = 13.5%
MAX. LOT COVERAGE – SITE	15% = 72,990 S.F.	189,875 S.F. = 39.0%	205,327 S.F. = 42.2%

USE	REQUIRED	EXISTING	PROPOSED
GENERAL, BUSINESS OR PROFESSIONAL OFFICES, NON-MEDICAL	MINIMUM 211 (ONE (1) SPACE PER 300 SQ. FT. OF GROSS FLOOR AREA)*	143	159
ACCESSIBLE PARKING SPACES	5	5	5
LOADING SPACES	1	0	0

4.) REFER TO SITE PLANTING PLANS FOR PROPOSED SITE SURFACING.





Client/ Contractor



240 DANBURY ROAD
WILTON, CT. 06897

Seals

PROGRESS SET
NOT FOR CONSTRUCTION

[illegible]

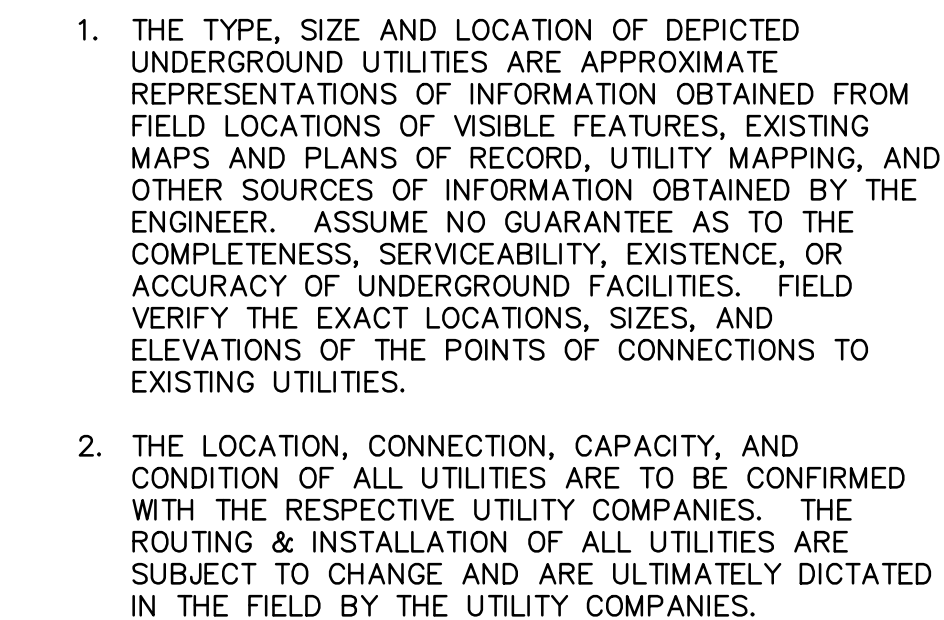
Drawing Title

GRADING & DRAINAGE PLAN

Project Manager:	Project No: WIL01AR
Project Architect:	Production Leader:
Project Designer:	Peer Reviewer:

Drawing Number

CG-101



1. THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UTILITIES TO END 5' OUTSIDE THE FOUNDATION WALL WITH BUILDING CONTRACTOR. PROVIDE LOCATIONS TO AVOID CONFLICTS WITH OTHER UTILITIES.
2. PROPOSED ELECTRICAL AND COMMUNICATIONS UTILITIES TO BE PARTIALLY UNDERGROUND AND COORDINATED WITH UTILITY COMPANIES.
3. COORDINATE THE WORK AND WORK SCHEDULE WITH UTILITY COMPANIES. PROVIDE ADEQUATE NOTICE TO UTILITIES TO PREVENT DELAYS IN CONSTRUCTION.
4. INSTALL PROPOSED UTILITY SERVICES ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE AUTHORITY JURISDICTION (WATER, SEWER, GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). COORDINATE FINAL DESIGN LOADS AND LOCATIONS WITH OWNER AND ARCHITECT.
5. ALL UTILITY CONNECTIONS TO BE CONFIRMED WITH MEP CONSULTANT AND UTILITY CO.
6. UNLESS OTHERWISE INDICATED ON THESE PLANS, ALL PROPOSED UNDERGROUND UTILITIES ARE TO BE CONSTRUCTED TO LINE AND GRADE AS DIRECTED BY THE GOVERNING UTILITY.
7. FULL CONDUIT NUMBERS AND SIZES NOT SHOWN, COORDINATE CONNECTIONS WITH MEP AND UTILITY COMPANIES AND FURNISH FOR ALL UNITS.

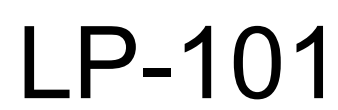
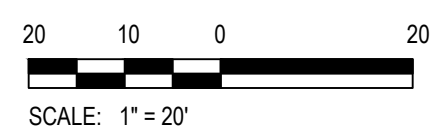
CALL-BEFORE-YOU-DIG: THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO ARRANGE FOR MARKING OUT EXISTING UNDERGROUND UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION.

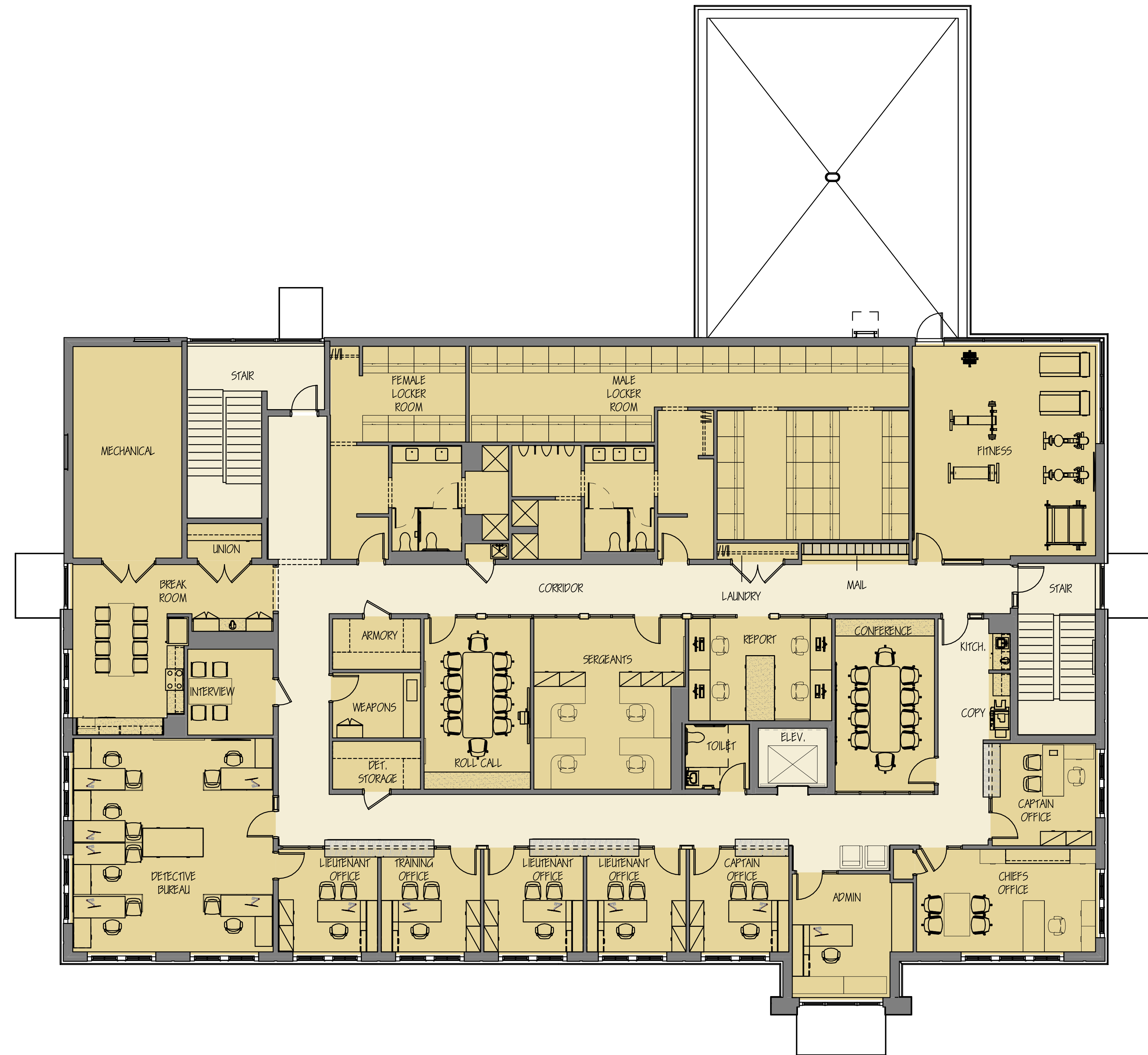
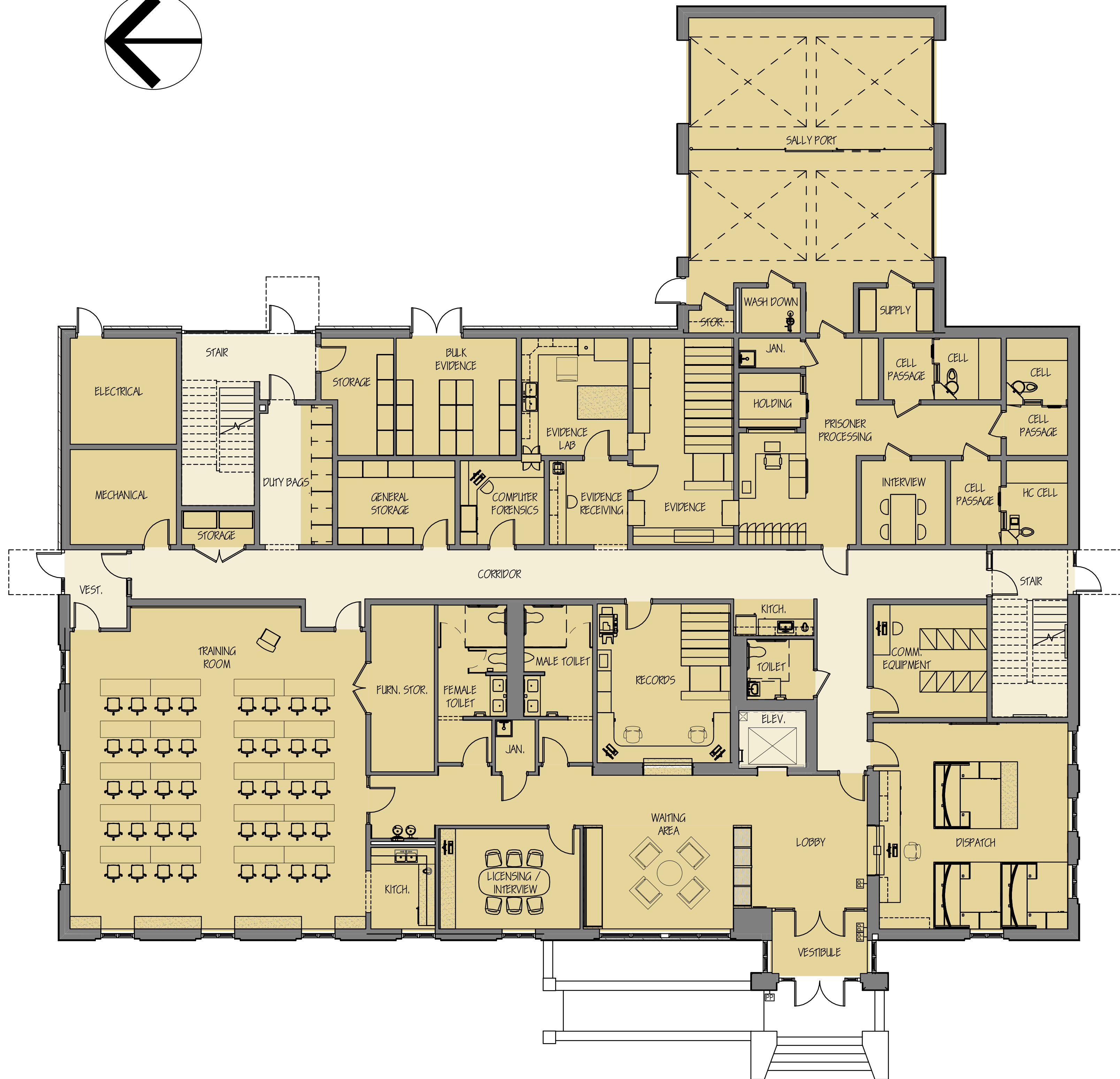
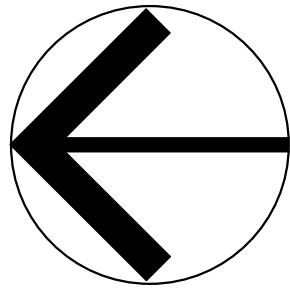
THE UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE FEATURES, MAPS AND PLANS OF RECORD, UTILITY MAPPING OR OTHER SOURCES OF INFORMATION. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE ENGINEER DOES DECLARE THAT THE UTILITIES DEPICTED ARE LOCATED AS CLOSELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



Drawing Number

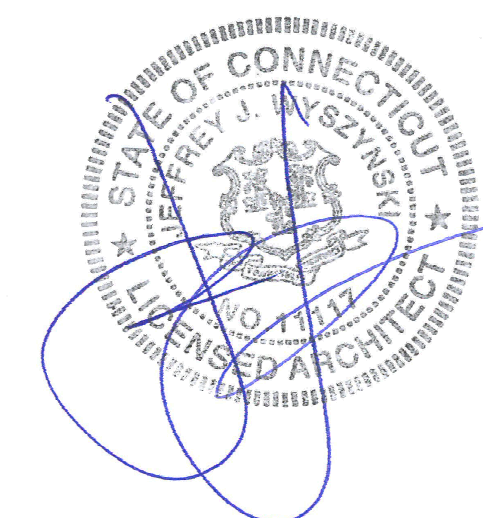
CU-101





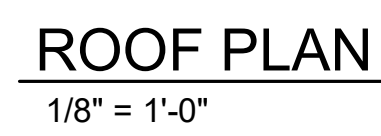
TOWN OF WILTON, CT
ARCHITECTURAL REVIEW BOARD
AUGUST 19, 2022

WILTON POLICE HEADQUARTERS FLOOR PLANS



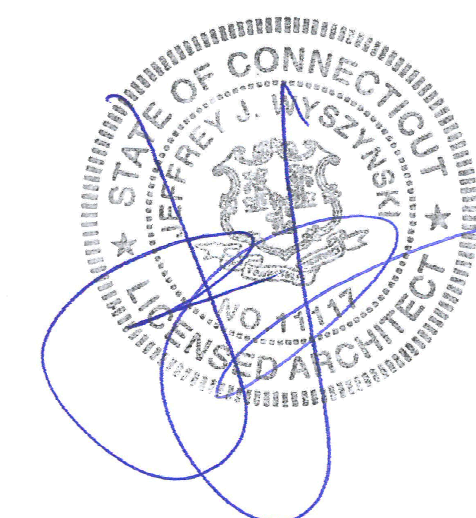
Tecton
ARCHITECTS

- ROOF CONSTRUCTION TYPE 1:
- STANDING SEAM METAL ROOFING SYSTEM ON
- ICE & WATER SHEILD (ENTIRE ROOF) ON
- VENTED COMPOSITE SHEATHING PANEL (R-20.5 MIN.)
- 1/34" PLYWOOD SHEATHING
- 2. 1 1/2" AIR SPACE
- 4.3 POLYISO INSULATION
- 4.1 RIGID POLYISO INSULATION (R-22.8 MIN.) ON
- SELF-ADHERING VAPOR RETARDER ON
- 1/2" GLASS MAT ROOFING BOARD ON
- METAL ROOF DECK ON
- SLOPED ROOF STRUCTURE
- ROOF CONSTRUCTION TYPE 2:
- FULLY ADHERED MEMBRANE ROOFING SYSTEM ON
- PROTECTION BOARD ON
- 8" RIGID POLYISO INSULATION (R-45.6 MIN.) ON
- SELF-ADHERING VAPOR RETARDER ON
- METAL ROOF DECK ON
- SLOPED ROOF STRUCTURE
- ROOF CONSTRUCTION TYPE 3:
- FULLY ADHERED MEMBRANE ROOFING SYSTEM ON
- PROTECTION BOARD ON
- TAPERED INSULATION BOARD
- 8" RIGID POLYISO INSULATION (R-45.6 MIN.) ON
- SELF-ADHERING VAPOR RETARDER ON
- METAL ROOF DECK ON
- LEVEL ROOF STRUCTURE
- ROOF CONSTRUCTION TYPE 4:
- FULLY ADHERED MEMBRANE ROOFING SYSTEM ON
- PROTECTION BOARD ON
- TAPERED INSULATION (TAPERED TO DRAIN) ON
- METAL ROOF DECK ON
- LEVEL ROOF STRUCTURE



WILTON POLICE HEADQUARTERS

ROOF PLAN & STANDALONE ERT BAY CARPORT



Tecton
ARCHITECTS



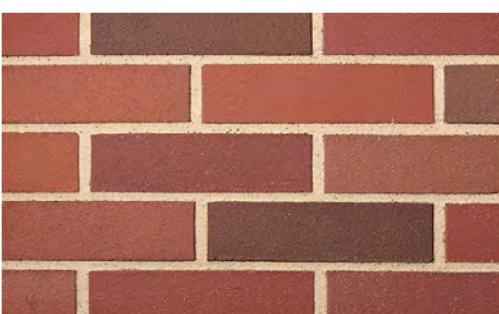
FRONT ELEVATION (WEST)

1/8" = 1'-0"



SIDE ELEVATION (SOUTH - FACING THE ANNEX)

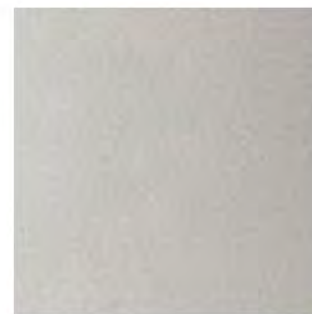
1/8" = 1'-0"



BRICK MASONRY



ALUMINUM
COMPOSITE METAL



INSULATED
METAL PANEL



STOREFRONT



STANDING SEAM
METAL ROOF



PRECAST
CONCRETE

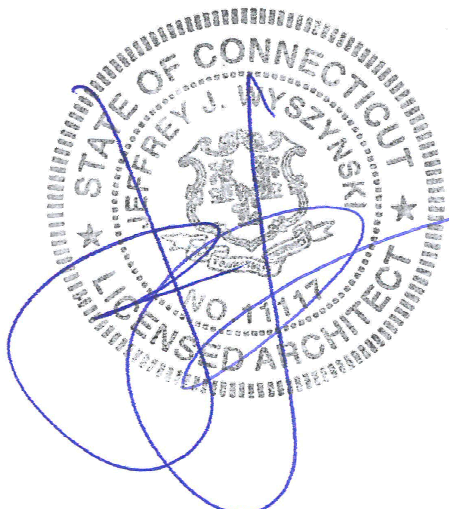


ENTRY SIGNAGE DETAIL

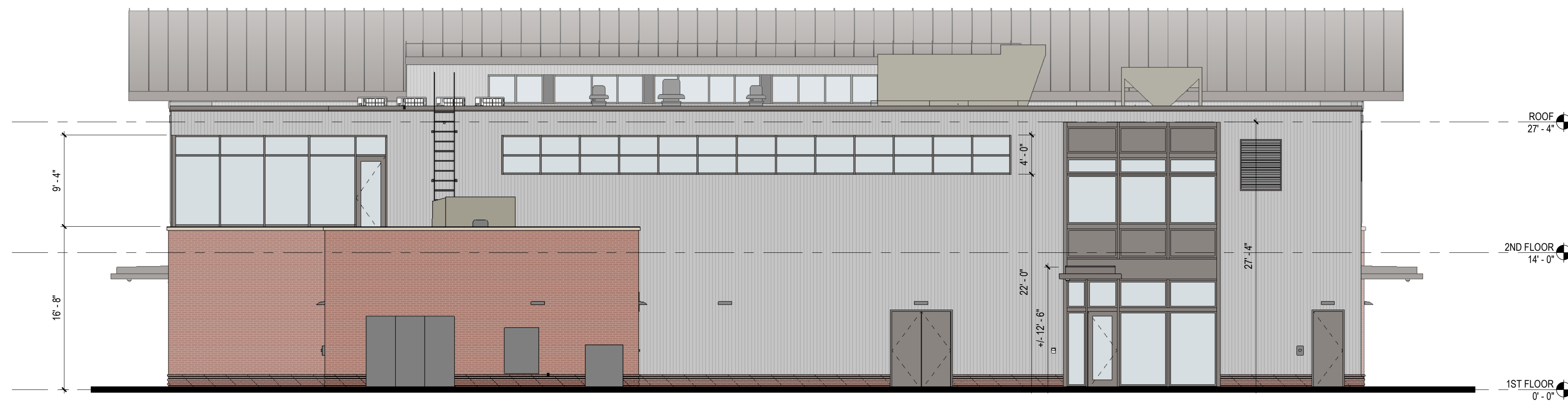
1/2" = 1'-0"

TOWN OF WILTON, CT
ARCHITECTURAL REVIEW BOARD
AUGUST 19, 2022

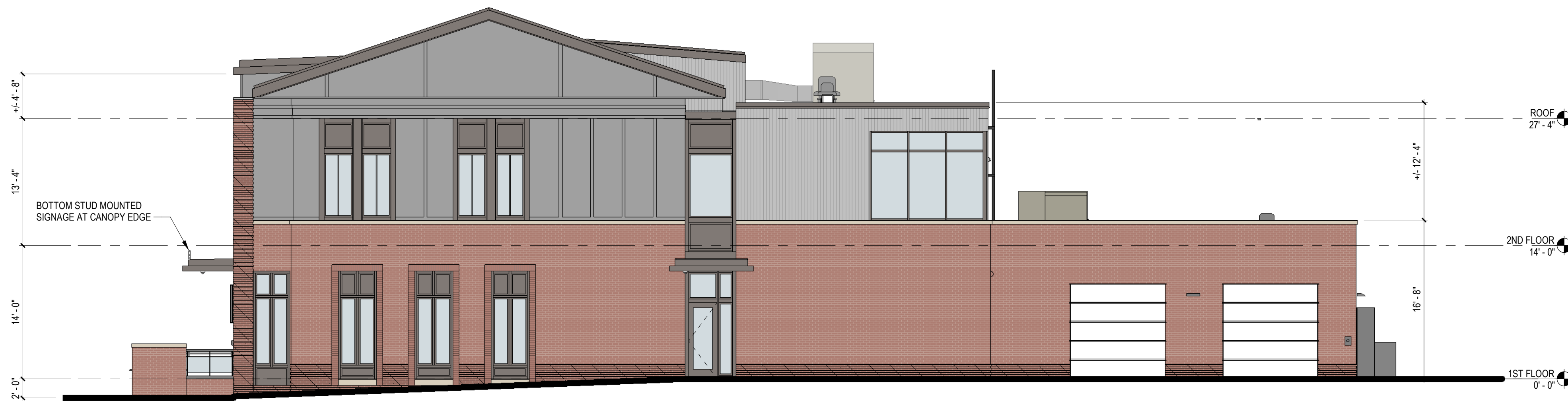
WILTON POLICE HEADQUARTERS EXTERIOR ELEVATIONS



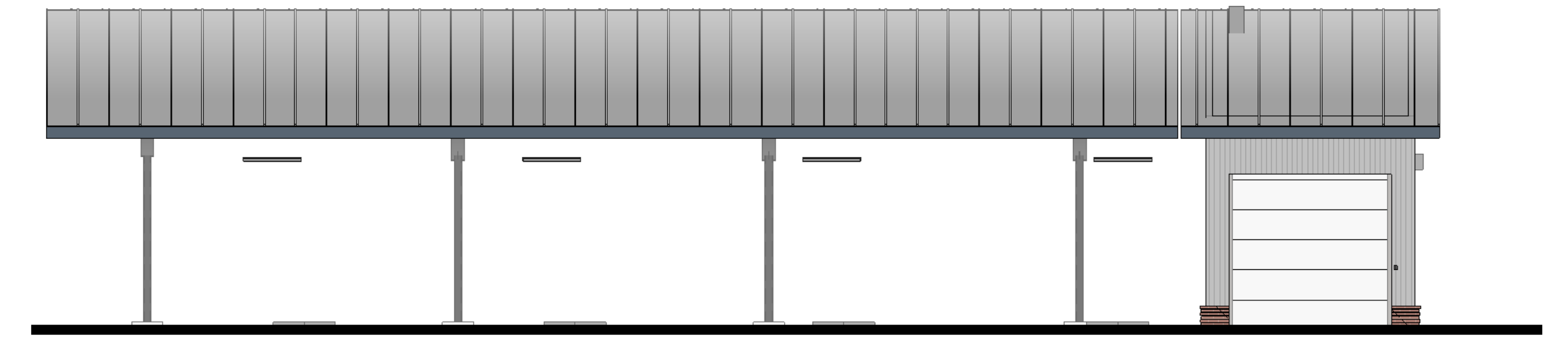
Tecton
ARCHITECTS



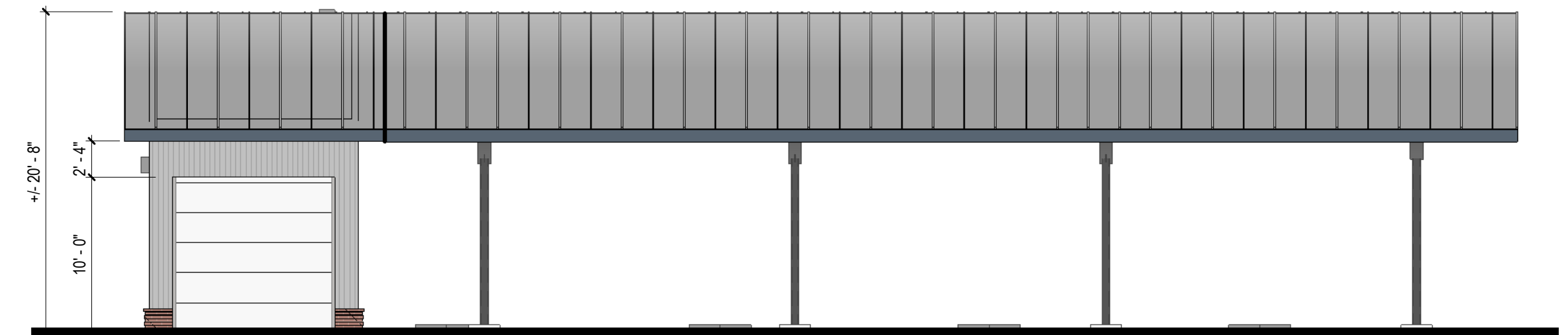
REAR ELEVATION (EAST)
1/8" = 1'-0"



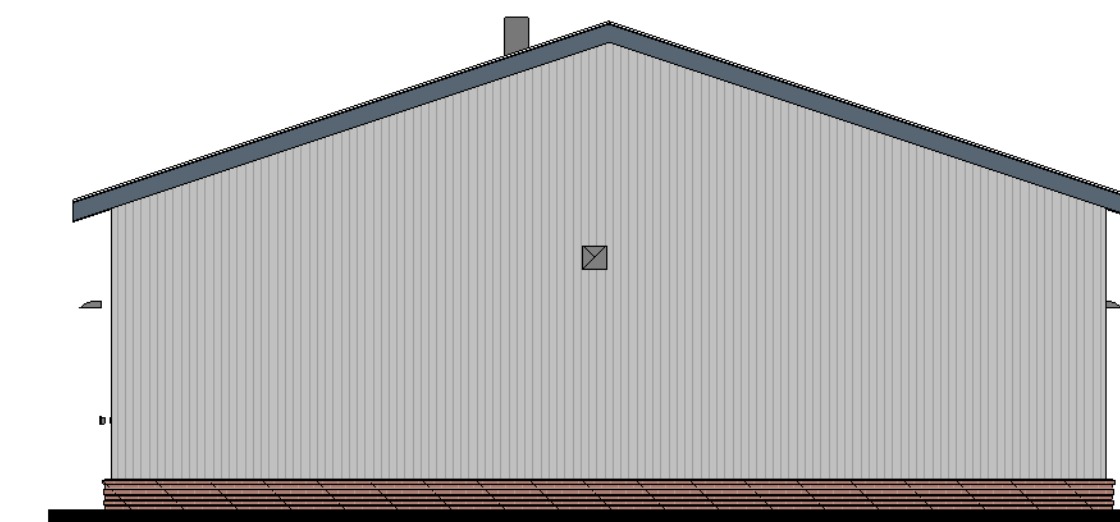
SIDE ELEVATION (SOUTH - FACING FIRE & DPW)
1/8" = 1'-0"



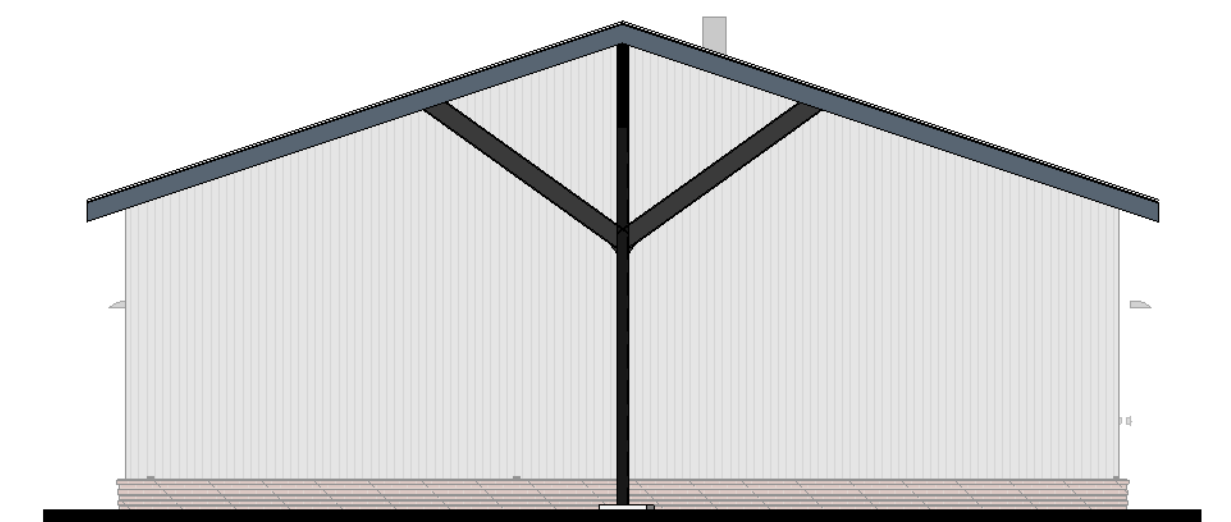
ERT BAY - NORTH ELEVATION
1/8" = 1'-0"



ERT BAY SOUTH ELEVATION
1/8" = 1'-0"



ERT BAY WEST ELEVATION
1/8" = 1'-0"

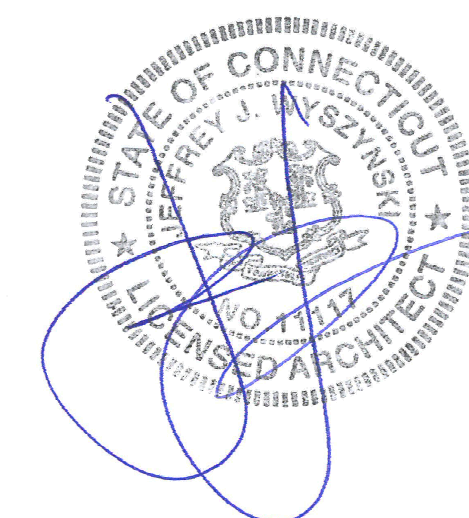


ERT BAY EAST ELEVATION
1/8" = 1'-0"

TOWN OF WILTON, CT
ARCHITECTURAL REVIEW BOARD
AUGUST 19, 2022

WILTON POLICE HEADQUARTERS

EXTERIOR ELEVATIONS



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