

GREGORY AND ADAMS, P.C.

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JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
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PLEASE REPLY TO SENDER:
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* ALSO ADMITTED IN NEW YORK
⊗ ALSO ADMITTED IN VERMONT
§ ADMITTED IN NY AND NJ ONLY

May 2, 2022

By E-mail and Hand Delivery

Architectural Review Board

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

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

Re: ASML US, LLC – Application to Architectural Review Board
Premises: 77 Danbury Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Board:

As you are aware, our firm represents ASML US, LLC ("ASML"). In recent years, and in light the recent approvals of a revamped cafeteria and logistics area, the evolution of certain on-site traffic circulation design deficiencies has become readily apparent. At present, almost all of the employee and visitor trips, as well as delivery truck and forklift trips, use the same two-lane access road which runs from the westerly side of the entrance bridge in a clockwise direction around the southern side of the main building. The existing road travels through a series of pedestrian crosswalks and also through three active loading dock and logistics areas before reaching the parking garage in the northwest corner of the property.

The daily interaction of hundreds of employee and visitor cars with the many trucks maneuvering on the site is less than optimum from a traffic flow and safety viewpoint. To improve this situation, ASML proposes to construct a second access road running in a counterclockwise direction from the end of the entrance bridge and running generally northwest to create direct access to the fourth level of the existing parking garage (the "Traffic Safety Reconfiguration Project").

Pursuant to Section 29-9.K.3.a.i(B) of Wilton's Zoning Regulations, the Architectural Review Board is tasked with reviewing any "significant site, exterior or façade alterations..." and therefore has jurisdiction

to review and report on the Traffic Safety Reconfiguration Project. Of particular interest to the Architectural Review Board may be the inclusion of proposed guardrails, traffic gate and license plate reader, directional signs (as defined in Section 29-8.A.2.b(7)), and lighting, as well as either additional rock face or retaining walls (depending on the results of the geotechnical investigation that ASML is in the process of conducting, ASML will either leave the exposed rock face or construct retaining walls, exemplars of which are contained with this submission), and additional natural screening (by way of plantings that will be determined once the existing foliage emerges). Many of the above are contained in the Material Examples Plan prepared by Tighe & Bond ("T&B") dated April 12, 2022 and attached hereto.

In support of ASML's application for a review of and favorable report on the project, we hereby submit one (1) copy each of the following:

1. Authorization letters signed by ASML authorizing Gregory and Adams to act as its Agent in connection with all Wilton land use matters.
2. Architectural Review Board Application with Project Narrative attached.
3. Site Circulation Review Photographs #1 through #8 with Site Location Map prepared by T&B.
4. Campus Traffic Flow Safety Improvements 35% Design Drawings prepared by T&B dated April 12, 2022
 - a. Cover Sheet
 - b. Existing Conditions Plan (C-100)
 - c. Alignment Plan (C-210)
 - d. Driveway Profile (C-220)
 - e. Site Plan (C-300)
 - f. Site Plan Enlargement (C-310)
 - g. Grading Plan (C-400)
5. Preliminary View Studies prepared by T&B dated April 12, 2022.
 - a. View Line Study Locations (V-100)
 - b. View Line Study Locations (Aerial Imagery) (V-101)
 - c. View Line Cross Sections – 1 (V-200)
 - d. View Line Cross Sections – 2 (V-201)
 - e. View Line Photos (V-300)
6. Material Examples Plan prepared by T&B dated April 12, 2022.

We look forward to presenting the application at the meeting.

Respectfully submitted,
Gregory and Adams, P.C.

By: 
James D'Alton Murphy

JD'AM/ko
Enclosures

By email only, with enclosures:

cc: Messrs. Jason Domena and Patrick van den Bogaard – ASML
John W. Block, P.E., Joseph A. Canas, P.E., – Tighe & Bond
Kathleen Royle, Esq.
Dan Conant, Esq.

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ROGER R. VALKENBURGH*

* ALSO ADMITTED IN NEW YORK
* ALSO ADMITTED IN VERMONT

October 28, 2021

By E-Mail Only

ASML US, LLC

Attn: Mr. Jason Domena, Senior Project Leader AM CRE Facility Management

Re: ASML US, LLC- Land Use Applications
Premises: 77 Danbury Road, Wilton, Connecticut

Dear Mr. Domena:

As you know, we are in the process of preparing land use applications to various Town of Wilton and State of Connecticut and other government agencies, if applicable. These agencies require written authorization from the applicant and the property owner authorizing Gregory and Adams, P.C. to act as its agent in connection with any and all land use matters involving the subject property. Please sign a copy of this letter as applicant and owner and return it to me by email.

Very truly yours,


James D'Alton Murphy
James D'Alton Murphy

JD'AM/ko

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with the above-referenced matters.

ASML US, LLC

By:


Jason Domena
Its: Senior Project Leader
AM CRE Facility Management
Duly Authorized

GREGORY AND ADAMS, P.C.

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April 12, 2022

By E-Mail Only

ASML US, LLC

Attn: Mr. Patrick van den Bogaard - Head of Corporate Real Estate

Re: ASML US, LLC- Application to Amend Zoning Regulations
Premises: 77 Danbury Road, Wilton, Connecticut

Dear Mr. van den Bogaard:

The Planning and Zoning Commission of the Town of Wilton requires a letter signed by ASML US, LLC, owner of such property in Wilton known as 77 Danbury Road, authorizing Gregory and Adams, PC to act as ASML's agent in connection with the above-referenced application. Please sign a copy of this letter as applicant and owner and return it to me by email.

Very truly yours,

James D'Alton Murphy
James D'Alton Murphy

JD'AM/ko

The undersigned hereby authorizes Gregory and Adams, P.C. to act as ASML's agent in connection with the above-referenced matter.

ASML US, LLC

By: 

Patrick van den Bogaard
Its: Head of Corporate Real Estate
Duly Authorized

**WILTON PLANNING AND
ZONING COMMISSION**

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

ASML US, LLC			c/o Gregory and Adams, P.C.		
APPLICANT'S NAME			190 Old Ridgefield Road, Wilton, CT		
ASML US, LLC			ADDRESS		
OWNER'S NAME			c/o Gregory and Adams, P.C.		
77 Danbury Road			190 Old Ridgefield Road, Wilton, CT		
PROPERTY LOCATION			ADDRESS		
			DE-10		
			ZONING DISTRICT		
5250	1002	329	69	18	28.6425±
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.

ASML US, LLC by its Agent Gregory and Adams, P.C.

By: James D'Alton Murphy

May 2, 2022

203-762-9000

APPLICANT'S SIGNATURE

DATE

TELEPHONE

ASML US, LLC by its Agent Gregory and Adams, P.C.

By: James D'Alton Murphy

May 2, 2022

203-762-9000

OWNER'S SIGNATURE

DATE

TELEPHONE

PROJECT NARRATIVE:

See Narrative attached.

ASML US, LLC - Project Narrative

In recent years, and in light of this Board's recent approval of a revamped cafeteria and logistics area, the evolution of certain on-site traffic circulation design deficiencies has become readily apparent. At present, almost all of the employee and visitor trips, as well as delivery truck and forklift trips, use the same two-lane access road which runs from the westerly side of the entrance bridge in a clockwise direction around the southern side of the main building. The existing road travels through a series of pedestrian crosswalks and also through three active loading dock and logistics areas before reaching the parking garage in the northwest corner of the property.

The daily interaction of hundreds of employee and visitor cars with the many trucks maneuvering on the site is less than optimum from a traffic flow and safety viewpoint. To improve this situation, ASML proposes to construct a second access road running in a counterclockwise direction from the end of the entry bridge and running generally northwest to create direct access to the fourth level of the existing parking garage.

The access road will consist of a 24-foot wide, bi-directional asphalt drive with a five-foot wide pedestrian sidewalk along the side. There will also be an emergency vehicle turnaround near the northernmost point of the drive prior to the entry to the existing parking garage. Some of the features and finishes that will be incorporated with the proposed access road are found in drawing M-100, titled "Material Examples," prepared by Tighe & Bond (enclosed).

At this time, the underlying geological conditions of the proposed access road have not been confirmed and therefore it is unknown whether the proposed road, which will involve the removal of earth and underlying rock on the knoll, will result in exposed rock face (Item 2). Other features of the proposed access road include guard rails (Items 3 and 4) and lighting along the entirety of the access road, directional signage, a license plate reader and access gates (Items 5 and 6), a clearance bar (Item 7), and retaining walls (Item 1). The exact lighting fixtures have not been selected, but the fixtures will be shielded and in compliance with Wilton Zoning Regulation section 29-9.E. The proposed project will also include the installation of screening plantings along the northern portion of the road, and rain garden and biofiltration swale plantings along the southeastern portion of the proposed road.

1.



2.



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7.



8.



