

**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 29-5.C.C(2) ELIGIBLE USES FOR ADAPTIVE USE CHANGING THE USE
FROM MEDICAL TO A DAY CARE FACILITY.

A KIDS PLACE Z LLC 111 RIDGEFIELD RD WILTON, CT 06897

APPLICANT'S NAME ADDRESS

THE CANNON HOUSE LLC P.O. BOX 15 WILTON, CT. 06897

OWNER'S NAME ADDRESS

436 DANBURY RD. WILTON, CT. 06897 E-2A

PROPERTY LOCATION ZONING DISTRICT

5739 2450 512 47 1-2 1.98[±] AC

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 \(wiltonct.org\)](http://ownerlist500ftgisdirections.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 \(wiltonct.org\)](http://envelopesinstructions0.pdf(wiltonct.org))]

☐ IS THE SUBJECT PROPERTY LOCATED WITHIN THE WATERSHED BOUNDARY? ☐ ^{NO} ☒

☐ IS THE SUBJECT PROPERTY WITHIN THE FLOOD ZONE? ☐ ☒ ^{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.

CC 1-12-2023 akiosplac@willsonct@gmail.com 203 249 4979
 APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

Pamela M. Arino 2/7/2023 smilesaris@gmail.com 203.470.5356
 OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

For Planning and Zoning Department Use Only:

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

WILTON PLANNING AND ZONING COMMISSION

FORM B - ZONING DATA

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

436 DANBURY ROAD

PROPERTY ADDRESS

1.982 ± AC

LOT ACREAGE

R-2A

ZONING DISTRICT

456.40

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]			0	
BUILDING FOOTPRINT [SF]			0	
BUILDING COVERAGE [SF/%] (round up)	7% 6,046 #	6.7% 5,800 #	0	6.7% 5,800 #
BUILDING HEIGHT [FT - Story]	2 1/2 35'	30'	0	30'
FLOOR AREA RATIO (F.A.R.)			0	
PARKING SPACES (round up)		31 SPACE	0	31 TOTAL 5 PER USE
LOADING SPACES			0	
SITE COVERAGE [SF/%]	12% 10,365 #	13.5% 11,710 #	0 - 0	13.5% 11,710 #

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) 1 PER EMPLOYEE PLUS ONE PER 10 ENROLLEES

MAXIMUM 3 EMPLOYEES AND MAXIMUM 15 ENROLLEES = 4.5 OR 5 REQUIRED

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:

AGC
APPLICANT'S SIGNATURE

1-12-2023
DATE

OBRIEN PREMIER PROPERTIES, LLC



A Kids Place 2 LLC Buildings and Parking Calculations

Cannon House

3848 sq. ft. - Dentist office – adaptive use parking requirements are as determined by the Commission. Dentist office non-adaptive use is 1 space per 200sq. ft. or 19 Spaces required.

1 Bedroom detached apartment

499 Sq. feet – adaptive use parking requirements are as determined by the Commission. 1 Bedroom apartment non-adaptive use 1 space required.

Carriage House

2028 sq. ft. first floor proposed Child Care - adaptive use parking requirements areas determined by the Commission. Child care non-adaptive use 1 space per employee and 1 space per 10 enrollees. Three employees and Maximum 15 enrollees = 4.5 spaces required.

1274 sq. ft. second floor Office Space - adaptive use parking requirements are by the Commission. Office space non-adaptive use is 1 space per 300 sq. ft. 4.25 spaces required

A total of 29 spaces required and 31 spaces provided.

A Kids Place 2 LLC
436 Danbury Road, Wilton CT.
Application for Special Permit

Background

A Kids Place 2 LLC is applying for a special permit to run a day care facility at the Carriage House at 436 Danbury Road which is owned by The Cannon House LLC. The property is 1.982 acres, Map 47 Lot 1-2 and has 3 buildings on the site and multiple tenants. The Cannon House has 3848 sq. ft. and is a Dentist office. There is a 499 sq. ft. building that is a one bedroom apartment. The third building is the Carriage House where there is an existing 2028 sq. ft. first floor vacant space where the applicator is proposing the Day Care facility and 1260 sq. ft. second floor office space and an additional 14 sq. ft. in the attic. The property was approved for adapted use in the mid 1980's and has had many different tenants over the years.

A Kids Place 2 LLC

My current space on 111 Ridgefield Rd. is only 490 square feet however my landlord allows a Kids Place 2 access to another room in the event of inclement weather. The Carriage house on 436 Danbury Rd. 2028 sq. ft. allows me the additional space required when there is inclement weather and the children cannot go outdoors.

We are proposing to install an outdoor play area for the kids. It's approximately 20' * 60' and has a grass area with a sand box and a wood chipped area with a slide and climbing structure.

A Kids Place 2 LLC is licensed with the State of Connecticut for a maximum of 15 children.

Our hours of operation are between 8:00 am - 6:00 pm Monday - Friday. Parents typically drop their children off between 8:00 am - 9:00 am and pick them up between 4:00 pm - 6:00 pm.

I have three staff members including myself in the morning shift and the afternoon shift.

Environmental Impact Statement

- a. In the Plan of Conservation and Development under ***Goals*** 2. *Pursue context – sensitive economic development on Danbury Road* and 3. *Strengthen the economic viability of the Cannondale area while protecting its unique design and Historical character.* The POCD

also states : *Revisit adaptive use regulations to permit more flexible use and development while still preserving key historic features, elements and design.*

- b. No sensitive environmental features, only development is the outdoor play area.
- c. No Impact as the site has town water and septic system.
- d. No vehicular or pedestrian impact as it a small amount of traffic with only 12 to 15 enrolled.
- e. There will be no impact on Town services other than Town employees using the Day Care for their family.
- f. No alternatives to mitigate.

OBRIEN PREMIER PROPERTIES, LLC



300 DANBURY ROAD – SUITE 304
WILTON, CONNECTICUT
(203) 822-2524

LIST OF PROJECT PROFESSIONALS

Lawrence W. Posson, PLS
Ryan & Faulds Land Surveyors
57 Danbury Road Suite 203
Wilton, CT. 06897
(203) 762-9492

Keith Mercer
Mercer Construction
24 Katy Lane
Norwalk, CT. 06850
(203) 515-1931

Kevin E. O'Brien
OBrien Premier Properties, LLC
300 Danbury Road Suite 304
Wilton, CT. 06897
(203) 943-9586

**426 Danbury Road
Abutting Properties: 500ft**

TOWN OF WILTON, CONNECTICUT

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
34-1	27 CANNON RD	FIDELCO GUIDE DOG FOUNDATION INC	103 VISION WAY	BLOOMFIELD	CT	06002-0000
34-6	444 DANBURY RD	444 DANBURY RD ASSOCIATES LLC	PO BOX 702	WILTON	CT	06897-0000
34-7	440 DANBURY RD	GUERON NAVA	2450 NE 196TH ST	MIAMI	FL	33180-0000
46-11A	DANBURY RD	DEBENIGNO MARY CONSTANCE	65 CHERRY LA	WILTON	CT	06897-0000
47-1	19 CANNON RD	HANSEN TRYGVE	321 THAYER POND RD	WILTON	CT	06897-0000
47-1-1	CANNON RD	WILTON TOWN OF	238 DANBURY RD	WILTON	CT	06897-0000
47-1-2	436 DANBURY RD	THE CANNON HOUSE LLC	PO BOX 15	WILTON	CT	06897-0000
47-1-3	426 DANBURY RD	TALBOT HOUSE LLC	346 MAIN AVE STE B	NORWALK	CT	06851-0000
47-1-4	3 CANNON RD	AQUARION WATER COMPANY OF CT	600 LINDLEY ST	BRIDGEPORT	CT	06606-0000
47-2	422 DANBURY RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131-0000
47-3	420 DANBURY RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131-0000
47-4	DANBURY RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131-0000
47-1A-1B	DANBURY RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131-0000
47-13	425 DANBURY RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131-0000
47-14	439 DANBURY RD	WILTON MEADOWS LIMITED PRTNRSHP	25250 ROCKSIDE RD	BEDFORD HGTS	OH	44146-0000
47-14-1	435 DANBURY RD	WILTON RETIREMENT HOUSING LLC	25250 ROCKSIDE RD	BEDFORD HGTS	OH	44146-0000
47-14A	429 DANBURY RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131-0000
47-1-5	15 CANNON RD	ABC OF WILTON, INC	15 CANNON RD	WILTON	CT	06897-0000

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

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

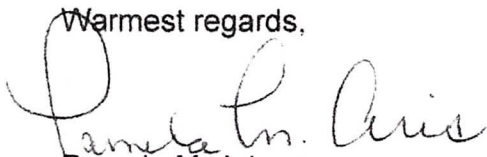
December 9, 2022

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

As the owner of the property located at 436 Danbury Road, Wilton, CT, I am writing to inform you that A Kids Place 2, LLC, has my permission to apply to the Town of Wilton for a special permit for the use of the Carriage House as a premier licensed child care center.

It is with the greatest pleasure that Cannon House, LLC, welcomes A Kids Place 2, LLC, which is already a proven asset to the families of Wilton in the safe, nurturing and quality care that promotes children's development - physically, socially and emotionally.

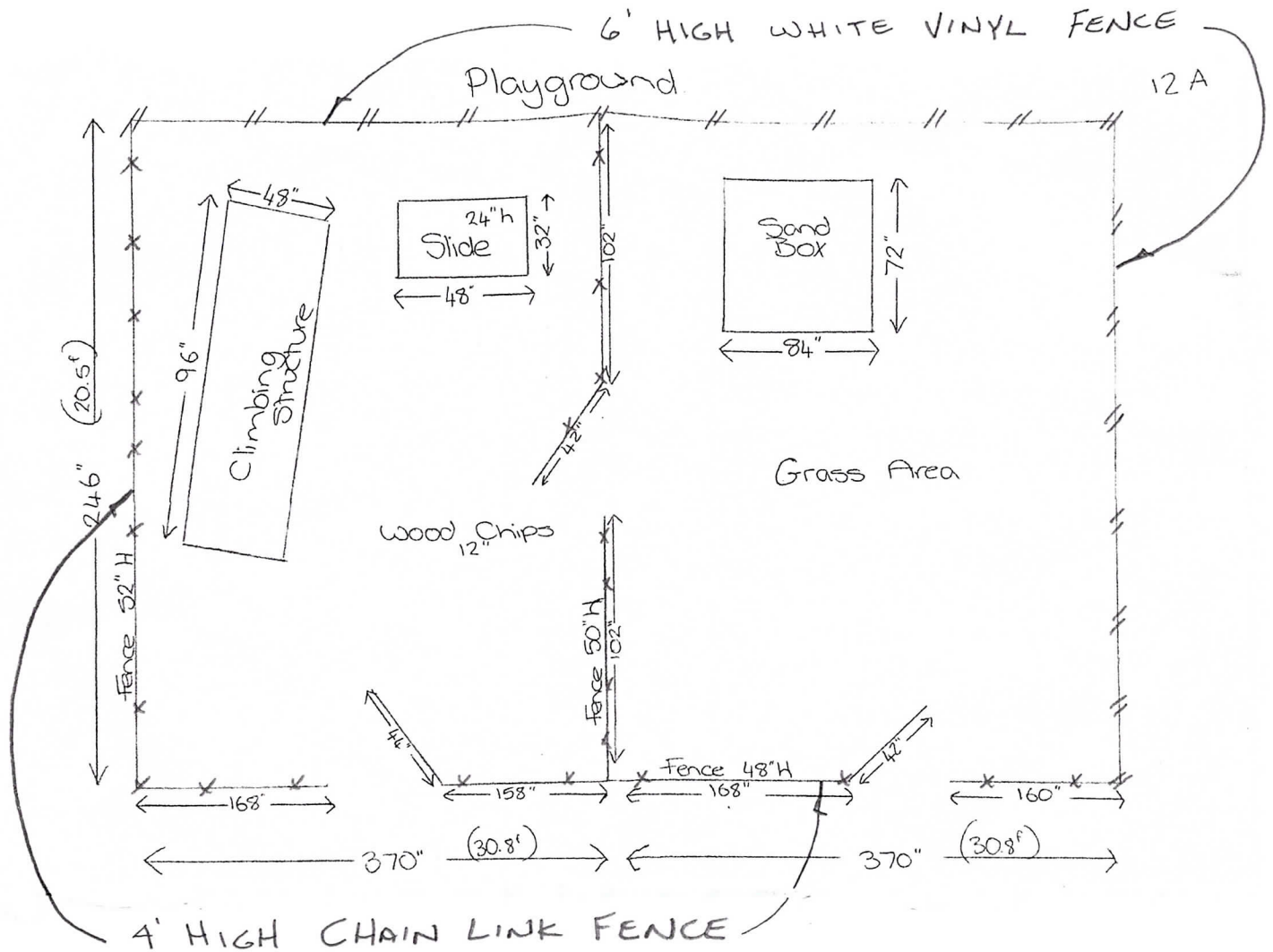
Warmest regards,

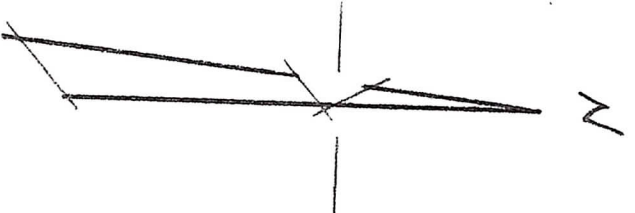
A handwritten signature in cursive script, appearing to read "Pamela M. Aris".

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

OUTDOOR PLAY AREA

436 DANBURY ROAD





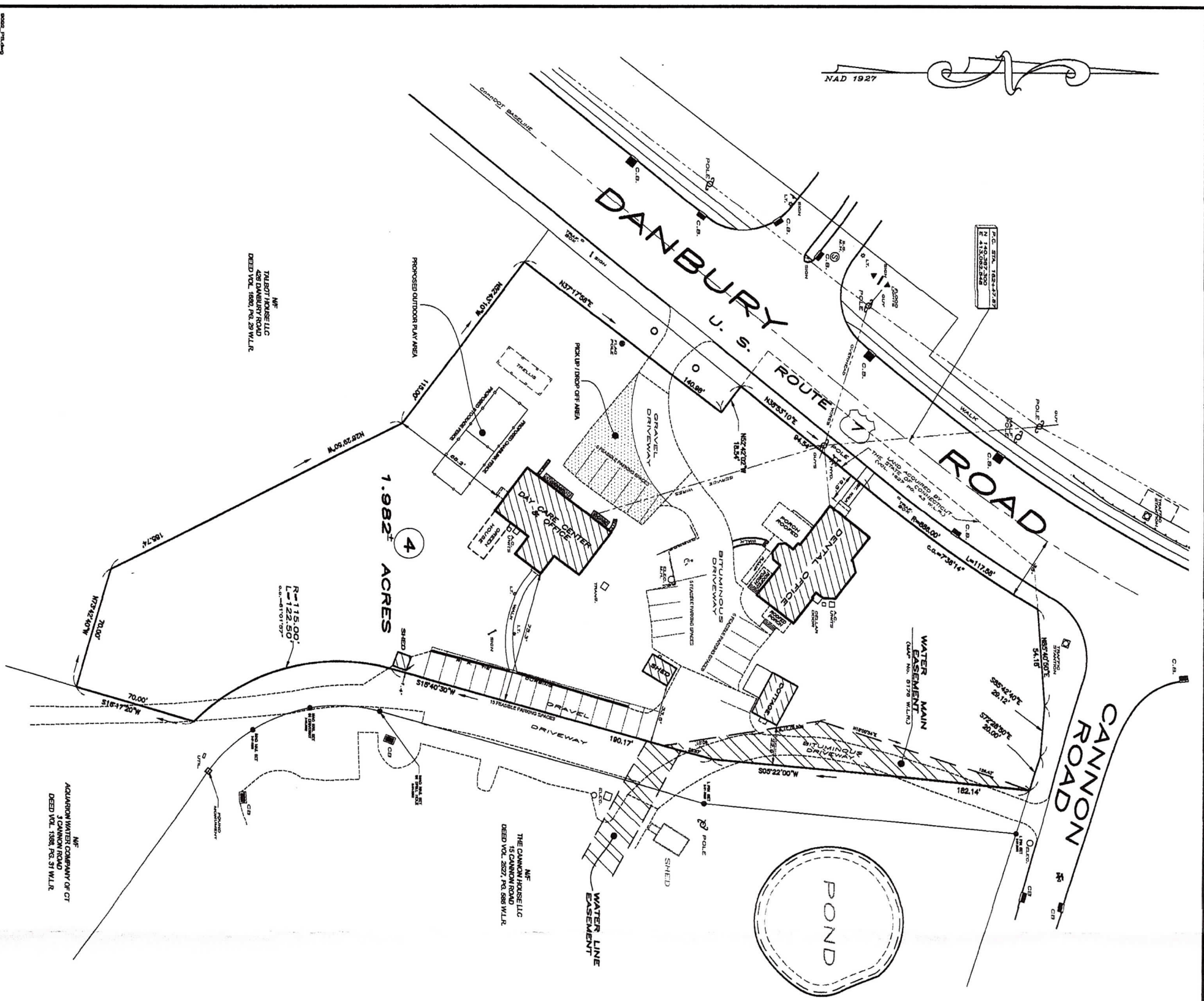
VICINITY SKETCH
PREPARED FOR
A KIDS PLACE 2 LLC
WILTON, CONNECTICUT
SCALE 1" = 200'
DECEMBER 2022

R-2A

DRB

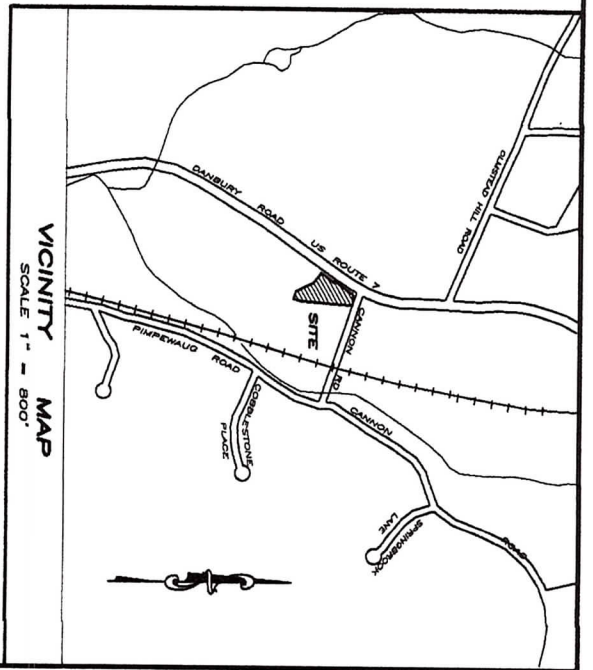
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Village District



ZONING INFORMATION	
ITEM	REQUIRED/ PERMITTED
ZONE: R-2A RESIDENCE	
FRONT SETBACK:	MIN.
REAR:	MIN.
SIDE:	MIN.
LOT WIDTH:	MIN.
LOT AREA:	MIN.
BUILDING HEIGHT:	MAX.
No. STORIES:	MAX.
LOT COVERAGE- BUILDING:	MAX.
LOT COVERAGE- SITE:	MAX.

COVERAGE
LOT AREA = 86,378 Sq. Ft. = 1.982 ACRES
EXISTING BUILDING COVERAGE 8,500 Sq. Ft. = 8.7%
EXISTING SITE COVERAGE 11,710 Sq. Ft. = 13.5%



PARKING REQUIREMENTS:
DENTAL OFFICE: 1 SPACE PER 200 SF OFA = 17 SPACES REQUIRED
OTHER OFFICE: 1 SPACE PER 300 SF OFA = 2 SPACES REQUIRED
RESIDENTIAL: 2 SPACES PER DWELLING UNIT = 2 SPACES REQUIRED
DAY CARE CENTER: 1 SPACE PER EMPLOYEE & 1 SPACE PER ENROLLEE = 5 SPACES REQUIRED
TOTAL SPACES REQUIRED = 26 SPACES
TOTAL AVAILABLE SPACES PROVIDED (THERE ARE NO EXISTING STRIPPED SPACES) = 31 SPACES (Including 1 handicap)

NOTES

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATION OF THE STATE OF CONNECTICUT AS A PROPERTY SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEYING, AND AS A PROPERTY SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEYING, AND AS A PROPERTY SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEYING.
2. REFERENCE IS HEREBY MADE TO MAPS #5821, #0131, #0176, & #0430, WILTON LAND RECORDS.
3. PROPERTY LOCATED IN R-2A RESIDENCE ZONE.
4. REFERENCE IS HEREBY MADE TO WARRANTY DEED DATED JUNE 27, 2016 RECORDED IN VOLUME 2460 AT PAGE 512 OF THE WILTON LAND RECORDS.
5. REFERENCE IS HEREBY MADE TO RIGHT OF WAY AND EASEMENT AGREEMENTS OBTAINED IN WARRANTY DEED DATED OCTOBER 12, 1976 RECORDED IN VOLUME 339 AT PAGE 054 OF THE WILTON LAND RECORDS.
6. REFERENCE IS HEREBY MADE TO SPECIAL PERMIT SP#1144 DATED MARCH 5, 1984 RECORDED IN VOLUME 444 AT PAGE 196 OF THE WILTON LAND RECORDS.
7. REFERENCE IS HEREBY MADE TO OUT-TO-CLAIM DEED DATED APRIL 23, 1984 RECORDED IN VOLUME 448 AT PAGE 258 OF THE WILTON LAND RECORDS.
8. REFERENCE IS HEREBY MADE TO SPECIAL PERMIT SP#1148 DATED APRIL 23, 1984 RECORDED IN VOLUME 670 AT PAGE 008 OF THE WILTON LAND RECORDS.
9. REFERENCE IS HEREBY MADE TO UTILITY EASEMENT AGREEMENT DATED MARCH 9, 1989 RECORDED IN VOLUME 1187 AT PAGE 130 OF THE WILTON LAND RECORDS.
10. REFERENCE IS HEREBY MADE TO CERTIFICATE OF TAKING DATED SEPTEMBER 28, 2003 RECORDED IN VOLUME 1607 AT PAGE 043 OF THE WILTON LAND RECORDS.
11. REFERENCE IS HEREBY MADE TO VARIANCE #03-02-14 DATED APRIL 15, 2002 RECORDED IN VOLUME 1451 AT PAGE 100 OF THE WILTON LAND RECORDS.
12. PROPERTY LOCATED IN FLOOD ZONE X AS DEPICTED ON FLOOD INSURANCE RATE MAPS, REFERENCE IS MADE TO COMMUNITY #080030, PANEL #0383 F.
13. ALL MONUMENTATION, FOUND OR SET, DEPICTED HEREON.
14. OWNER OF RECORD IS THE CANNON HOUSE, LLC.
15. THERE ARE NO STRIPPED PARKING SPACES ON THE SUBJECT PARCEL.
16. REFERENCE IS MADE TO PLAN TITLED "SITE PLAN PREPARED FOR A KIDS PLACE 2 LLC WILTON, CONNECTICUT SCALE 1"=80' JANUARY 2023" PROVIDED BY THE CLIENT.

1	CIV	202003	ORDINANCE	ORDINANCE	ORDINANCE
2	BY	DATE	THRESHOLD	THRESHOLD	THRESHOLD

PROPERTY SURVEY
436 DANBURY ROAD
WILTON, CONNECTICUT

A KIDS PLACE 2 LLC

DECEMBER 30, 2022

Ryan and Foulds
LAND SURVEYORS | A RICHES & MANN COMPANY
57 DANBURY ROAD, SUITE 203
WILTON, CT 06097
PH: (203) 762-8482
ryanandfoulds.com

General Notes

CARRIAGE HOUSE
436 DANBURY ROAD
WILTON, CT 06897

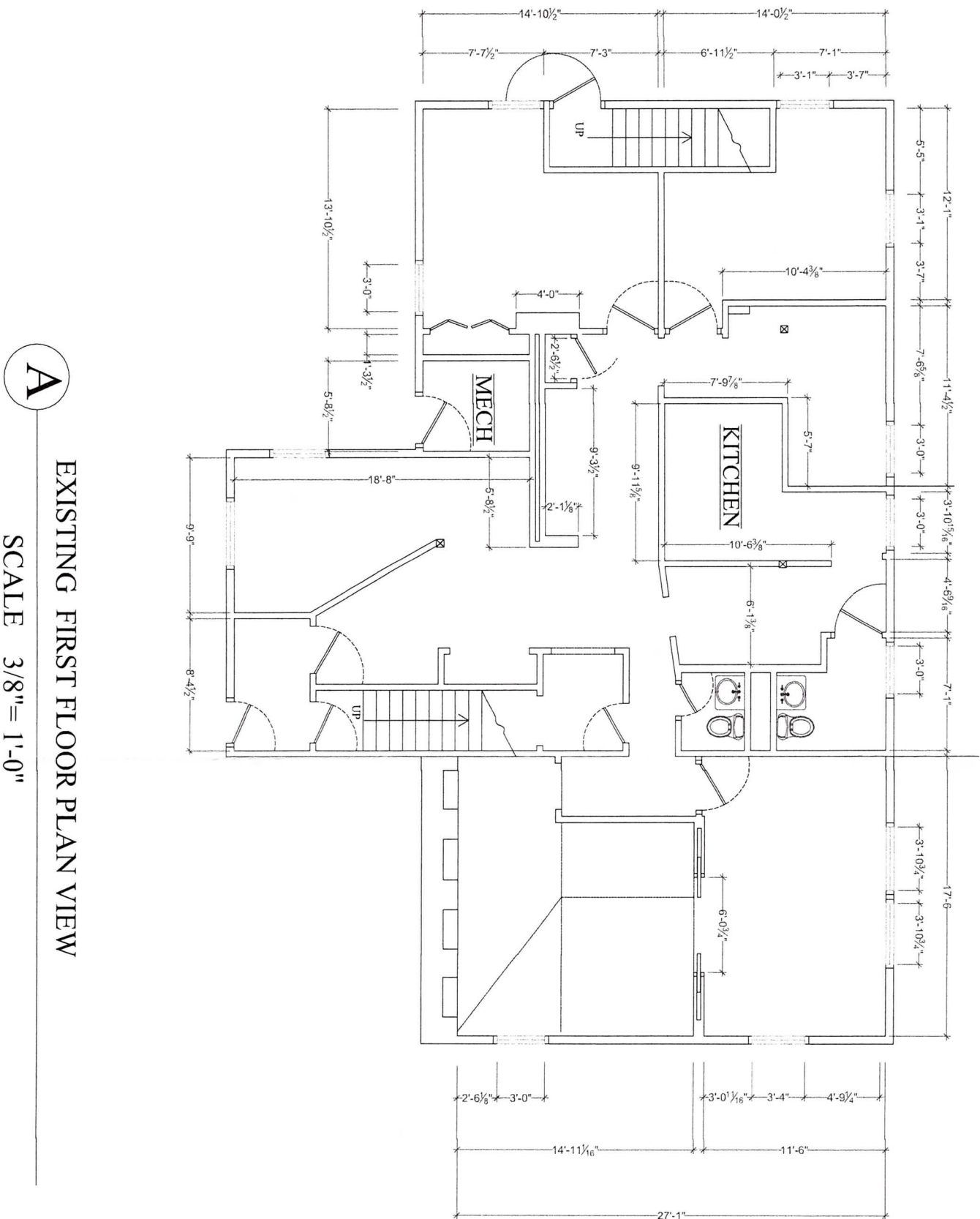
No.	Revision/Issue	Date

Form Name and Address

**MERCER
CONSTRUCTION
WILTON, CT**

Project Name and Address

Project	Sheet
Date 12/04/2022	A-1
Scale AS NOTED	



A
EXISTING FIRST FLOOR PLAN VIEW
SCALE 3/8"=1'-0"

CARRIAGE HOUSE
436 DANBURY ROAD
WILTON, CT 06897

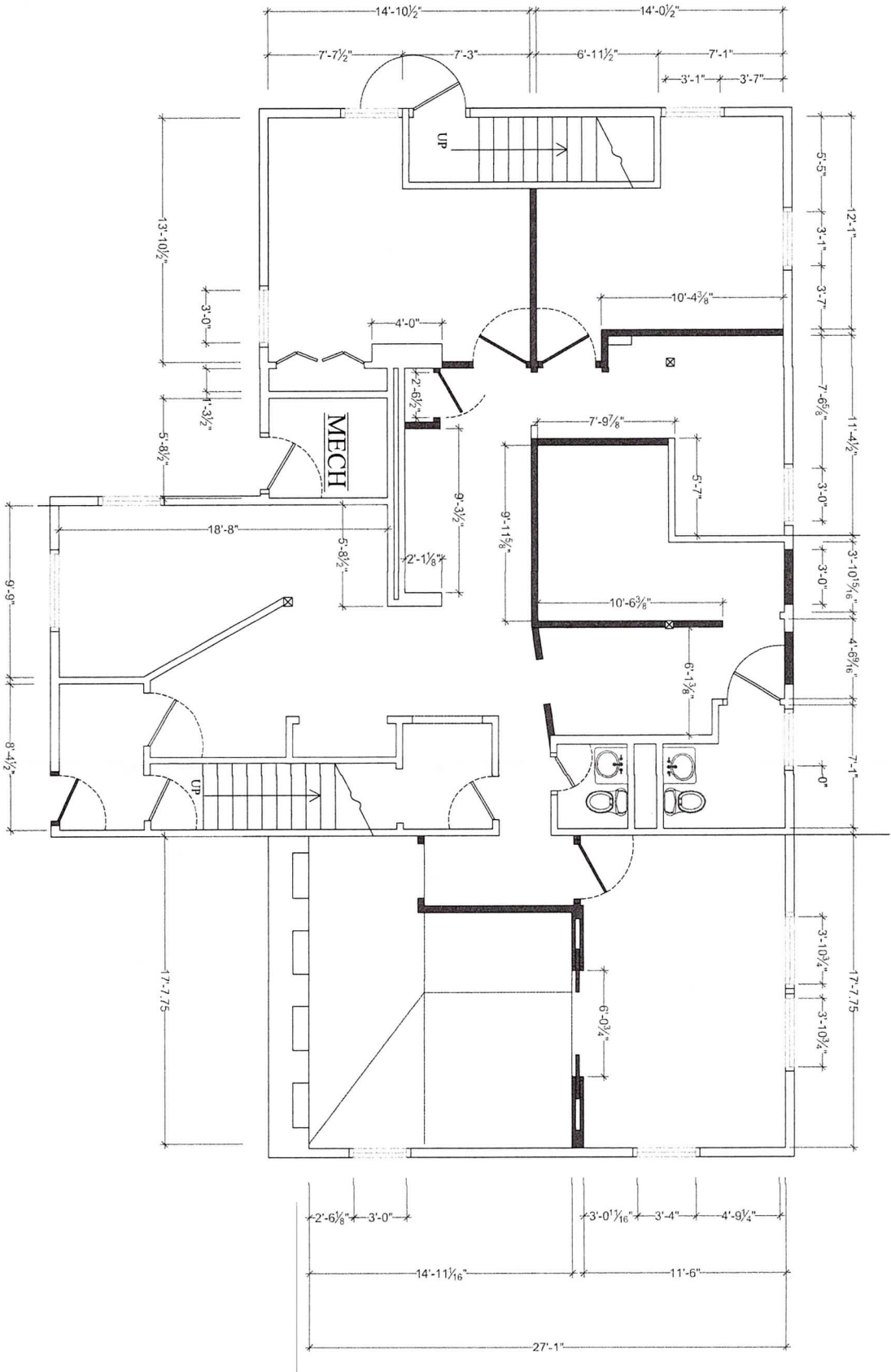
No.	Revision/Issue	Date

Firm Name and Address

MERCER
CONSTRUCTION
WILTON, CT

Project Name and Address

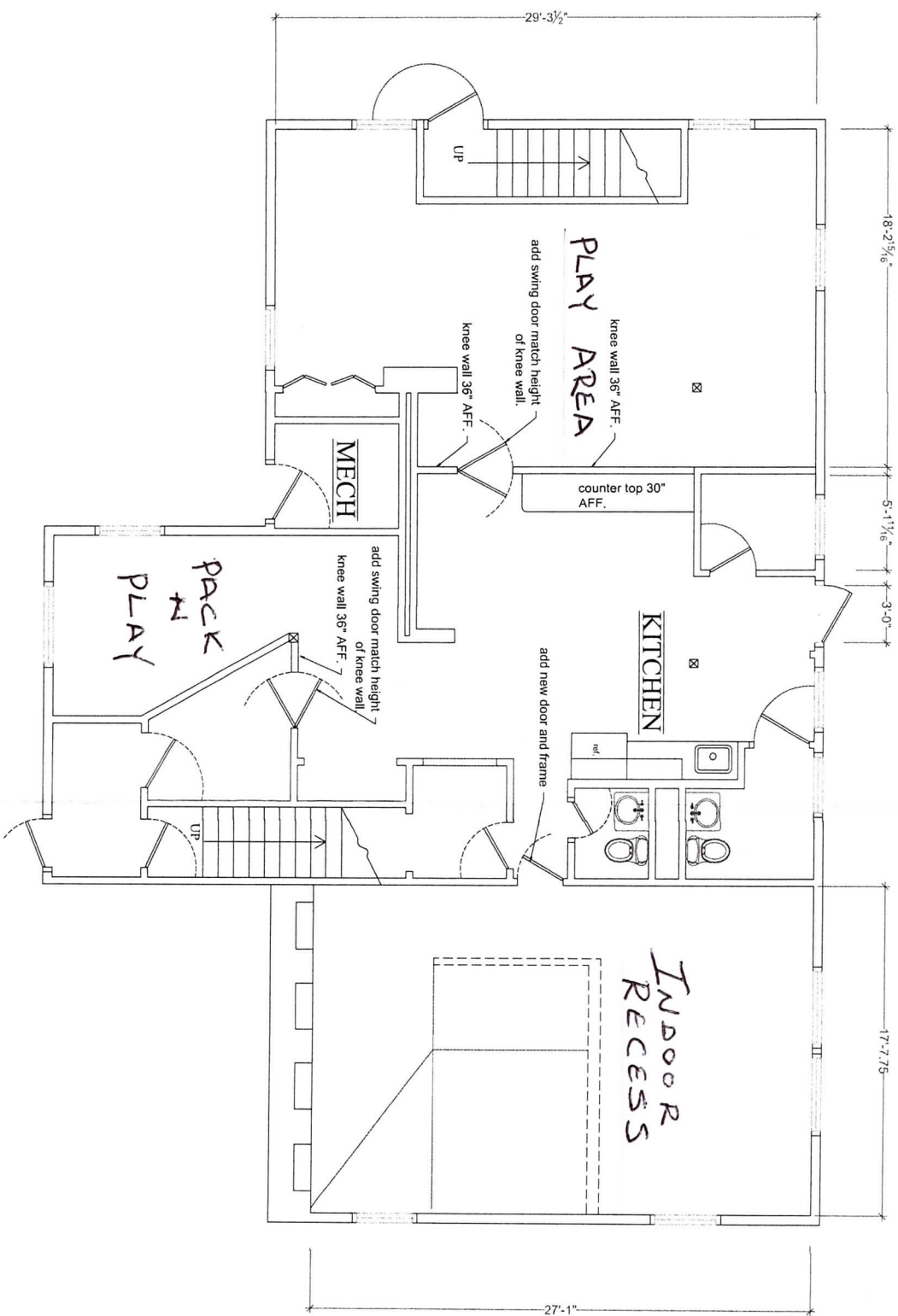
Project	Sheet
Date 12/04/2022	A-2
Scale AS NOTED	



LEGEND:
PARTITIONS AND DOORS
TO BE REMOVED

A

DEMOLITION PLAN
SCALE 3/8"= 1'-0"



A

PROPOSED REVISED FLOOR PLAN
SCALE 3/8"= 1'-0"

General Notes

CARRIAGE HOUSE
436 DANBURY ROAD
WILTON, CT 06897

No.	Revision/Issue	Date

Firm Name and Address

MERCER
CONSTRUCTION
WILTON, CT

Project Name and Address

Project

Sheet

Date

Scale

A-3