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March 1, 2023

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: The Grossman Companies, Inc. – Application to Architectural Review Board
Premises: 372, 378 and 380 Danbury Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Board:

In support of The Grossman Companies, Inc.'s application to the Architectural Review Board, I enclose the Landscaping & Lighting Plan (LP-1) prepared by Environmental Land Solutions, LLC dated January 25, 2023.

Respectfully submitted,
Gregory and Adams, P.C

/s/ James D'Alton Murphy
By: _____
James D'Alton Murphy

JD'AM/ko
Enclosure

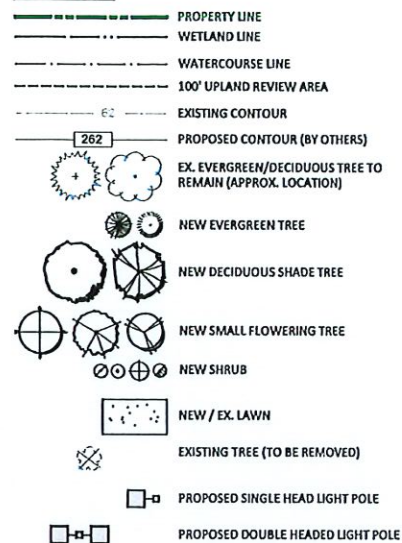
cc: Messrs. Jacob Grossman, Felix Charney, Jesse Faneuil and David Walsh --- The Grossman Companies, Inc.
John W. Block, P.E., L.S., Erik W. Lindquist, P.E., LEED AP and
Kathleen L. Royle, Esq.

THIS DOCUMENT IS INCOMPLETE AND IS
RELEASED TEMPORARILY FOR PROGRESS
REVIEW ONLY. IT IS NOT INTENDED FOR
BIDDING OR CONSTRUCTION PURPOSES.Grossman
Companies,
Inc.372, 378, & 380
Danbury RoadWilton,
ConnecticutPROJECT NO: G5081-001
DATE: 1/25/2023
FILE: Drawn1.dwg
DRAWN BY: KEY
DESIGNED/CHECKED BY: HEP
APPROVED BY: KEYLANDSCAPING & LIGHTING
PLAN

SCALE: 1"=20'

LP-1

LEGEND



PLANT LIST - PARKING LOT

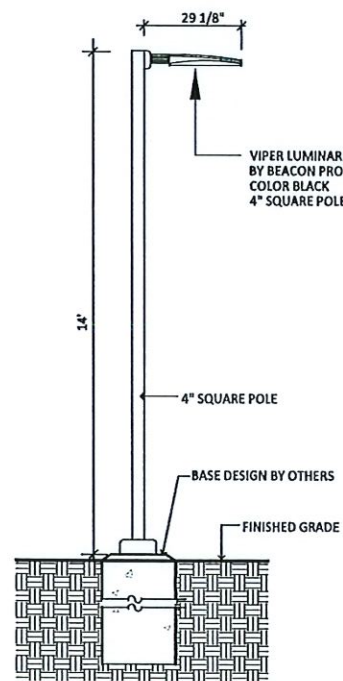
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
2	AR	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B&B	FULL
3	CO	CELTIS OCCIDENTALIS	HACKBERRY	2-2 1/2" CAL.	B&B	
3	QB	QUERUS BICOLOR	SWAMP WHITE OAK	2-2.5" CAL.	B&B	
4	QP	QUERCUS PALUSTRIS	PINK OAK	2-2.5" CAL.	B&B	
EVERGREENS						
16	JV	JUNIPERUS VIRGINIANA	RED CEDAR	6-7' HT.	B&B	
14	TO	THUGA OCCIDENTALIS	DARK ARBORVITAE	7-8' HT.	B&B	
SHRUBS						
11	MP	MYRTICA PENNSYLVANICA	BAYBERRY	36-42" HT.	CONT.	
9	NB	PHYSCARPUS OPUULIFOLIUS 'AMBER JUBILEE'	NINEBARK	36-42" HT.	CONT.	
20	GL	RHUS AROMATIC 'GRO-LOW'	GRO-LOW SUMAC	2 GAL.	CONT.	
6	VD	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD	36-42" HT.	CONT.	
17	VL	VIBURNUM LENTAGO	NANNYBERRY	36-42" HT.	CONT.	
18	VP	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	36-42" HT.	CONT.	
PERENNIALS						
400	PV	PANICUM VIRGATUM 'SHENANDOAH'	SWITHGRASS	1 GAL.	CONT.	
38	PO	POTENTILLA FRUTICOSA 'DAKOTA SUNSPOT'	YELLOW CINQUEFOIL	1 GAL.	CONT.	
35	BS	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	CAROUSEL BLUESTEM	1 GAL.	CONT.	

PLANT LIST - RIVER BUFFER

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
3	PD	CORNUS ALTERFOLIA	PAGODA DOGWOOD	6-7' HT.	B&B	WHITE
15	SD	SALIX DISCOLOR	PUSSY WILLOW	4-5' HT.	CONT.	
SHRUBS						
13	AA	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	RED CHOKEBERRY	2-3' HT.	CONT.	
20	CA	CLETHRA ALNIFOLIA	CLETHRA	3-4' HT.	CONT.	
38	CS	CORNUS SERICEA	RED OSIER DOGWOOD	2-3' HT.	CONT.	
7	LB	LINDERA BENZOIN	SPICEBUSH	2-3' HT.	CONT.	
10	SC	SAMBUCUS CANADENSIS	ELDERBERRY	2-3' HT.	CONT.	
PERENNIALS						
50	HF	DENNSTAEDTIA PUNCTILOBA	HAYSCENTED FERN	1 QT.		
50	BF	IRIS VERSICOLOR	BLUE FLAG IRIS	1 QT.		

NOTES:

- EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCADD SITE PLAN SUPPLIED BY TIGHE&BOND, DATED XXXXX.
- CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED BY THEM PRIOR TO START OF ANY EXCAVATION WORK.
- SEED AREAS AT THE METHODS AND 125% THE APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. THE SEED SHALL BE SPREAD ON THE PREPARED SOIL, LIGHTLY RAKED TO ESTABLISH GOOD SOIL CONTACT AFTER SOWING, AND MULCHED WITH A 2 INCH LOOSE LAYER OF CLEAN OAT STRAW OR COMMERCIAL WOOD FIBER PRODUCTS APPLIED BY HAND OR BY HYDROSEEDING ON SLOPES LESS THAN 10%. SEEDED AREAS ON SLOPES ON OR GREATER THAN 10% SHALL BE COVERED WITH A PLASTIC-FREE AND 100% BIODEGRADABLE (INCLUDING ANCHOR STAPLES) EROSION CONTROL BLANKET. A NURSE CROP OF PERENNIAL RYE GRASS AT THE RATE OF 40 LBS./ACRE SHALL BE ADDED TO THE SEED MIX ON SLOPES OF EXCESS OF 10% AND AS SPECIFIED. SEED MIX SUBSTITUTIONS SHALL BE EQUIVALENT TO THAT SPECIFIED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO USE. UNLESS OTHERWISE SPECIFIED, MAINTAIN SEEDED AREAS AS RECOMMENDED BY THE MANUFACTURER. EXCEPT FOR LAWN AREAS, DO NOT FERTILIZE AREAS TO BE SEEDED UNLESS SPECIFIED BY THE MANUFACTURER. SEED AREAS AS PER THE FOLLOWING SCHEDULE:
 - A. LAWN: SEED LAWN AREAS WITH "SMART SEED NORTHEAST" MIX BY PENNINGTON SEED, INC. OR APPROVED EQUIVALENT. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE MANUFACTURER.
 - B. WETLAND BUFFERS (UPLAND AREAS): SEED THIS AREA WITH "NEW ENGLAND CONSERVATION / WILDLIFE SEED MIX" BY FROM NEW ENGLAND WETLAND PLANTS, INC. (413-548-8000).
- IF SPECIFIED SEEDING CAN NOT OCCUR DUE TO SEASONAL AND WEATHER CONDITIONS, TEMPORARY SEED DISTURBED UPLAND AREAS WITH A MIXTURE OF ANNUAL RYE AT 20 LBS./ACRE, PERENNIAL RYE AT 20 LBS./ACRE, AND REDTOP AT 2 LBS./ACRE AND DISTURBED WETLAND AREAS WITH ANNUAL RYE AT THE RATE OF 30 LBS./ACRE. MULCHING, WITHOUT SEEDING, MAY BE USED DURING THE NON-GROWING SEASON IN ACCORDANCE WITH THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (2002)".
- EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
- SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING.
- PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
- MULCH AREAS AROUND NEW TREES AND SHRUBS WITH A 3" THICK LAYER OF SHREDDED CEDAR BARK MULCH. NEW TREES SHALL EACH HAVE A 5' MIN. DIA. MULCHED BED AND NEW SHRUBS SHALL EACH HAVE A MINIMUM 3' DIAMETER MULCHED BED. AREAS WITHIN 4" OF TREE TRUNKS SHALL BE MAINTAINED FREE OF MULCH.
- PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK," LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.
- THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
- NONNATIVE INVASIVE MANAGEMENT: REMOVE JAPANESE BARBERRY, BURNINGBUSH, ASIATIC BITTERSWEET, MULTIFLORA ROSE AND NORWAY MAPLES UNDER 3" CALIPER FROM WETLAND AND ADJACENT UPLAND AREAS BY HAND PULLING, OR IF NOT PRACTICAL, CUTTING THE PLANTS DOWN TO JUST ABOVE GRADE AND APPLYING AN APPROPRIATE HERBICIDE, SUCH AS ROUNDUP IN UPLAND AREAS AND IMAZAPYR (TRADE NAME: HABITAT) IN WET CONDITIONS, INTO THE STEM WELLS. SEVERAL TREATMENT MAY BE REQUIRED. THE PERIOD BETWEEN JULY AND OCTOBER IS THE PREFERRED TIMING TO APPLY HERBICIDE. NONNATIVE INVASIVE PLANTS SHALL BE MANAGED FOR A MINIMUM OF THREE YEARS.



- NOTE:
- LIGHT FIXTURE & POLE BY BEACON PRODUCTS.
 - POLE AND FIXTURE COLOR SHALL BE BLACK.
 - INSTALL LIGHT POLE AND FOOTING PER MANUFACTURER'S RECOMMENDATIONS.

LIGHT POLE (TYP.)

SCALE: NOT TO SCALE

0 20' 40'
SCALE: 1" = 20'