

**WILTON PLANNING AND
ZONING COMMISSION**

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

A Kids Place 2 LLC

111 Ridgefield Road Wilton, CT. 06897

APPLICANT'S NAME

ADDRESS

The Cannon House LLC

P.O. Box 15 Wilton, CT. 06897

OWNER'S NAME

ADDRESS

436 Danbury Road Wilton, CT.

R-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** – 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

3-17-2023
DATE

203 2494979
TELEPHONE

OWNER'S SIGNATURE


DATE
3.17.2023

TELEPHONE
203-470-5356

PROJECT NARRATIVE:

The proposal is to change the use of the first floor of the Carriage House from Medical to a Day Care Facility. No change to the parking. Exterior of the Building there are two proposed emergency exit doors that will be added. No new lighting Adding a 60'x20' exterior play area on the south side of the Carriage House as depicted on the Survey of the property. The proposed fencing is a 4' high split rail fence with vinyl coated wire on the inside. There is an existing sign program and the name of the Day Care will be added both at Danbury Road and behind the Carriage House. (see photos attached). The medical sign will be removed.

OBRIEN PREMIER PROPERTIES, LLC



436 Danbury Road
Wilton, Connecticut
06897

Zoning History and Usage

1. Historic Structures

The three principal buildings on the property (the former residence, the former chauffeur quarters and the former carriage house) were built during the Victorian period between 1835 and 1860.

2. Ownership and use.

John D. Paul acquired the land and buildings from Esther Allen (the granddaughter of the original owners in 1979.

In that same year, Attorney Paul obtained a special adaptive use permit to use the first floor of the former residence for his law offices.

Subsequently a portion of the second floor of the former residence was approved for offices and the apartment in the rear was approved for use by a residential tenant.

The former residence (excepting the apartment on the east side of the second floor) has been leased to The Renfrew Center of Connecticut for nearly eight years. SP # 114

In 1984 Attorney Paul relocated his law practice to the carriage house on the property and the 3200 square feet of the first and second floor were approved for professional offices under the adaptive use regulations for historic structures. SP #114A

In 1986 the former chauffeur quarters on the property were restored and approved for use as a residence. SP #114B

In 2000 the Town Planner issued a Certificate of Zoning Compliance with approval to once more use the former residence for professional offices. SP #114C

In May 2008 by administratively approval approved the change from Law office to a Medical use in the first floor of the carriage house.

In May 2016 by administratively approval approved the change form professional offices to a dental office.

In June 2016 The Cannon House, LLC purchased the property and buildings from John D. Paul.

Drop Off and Pick up Description

We have revised the drop off and pick up area to be behind the building and away from route 7. It's is not really a drop off area and the parents or guardians pull in from Danbury Road or from Cannon Road, between 8am and 9am, park and walk the child into the building, sign them in then leave and exit either Danbury or Cannon Roads. Pick up is the same from 4pm until 6pm. There we be no parking in front of the building

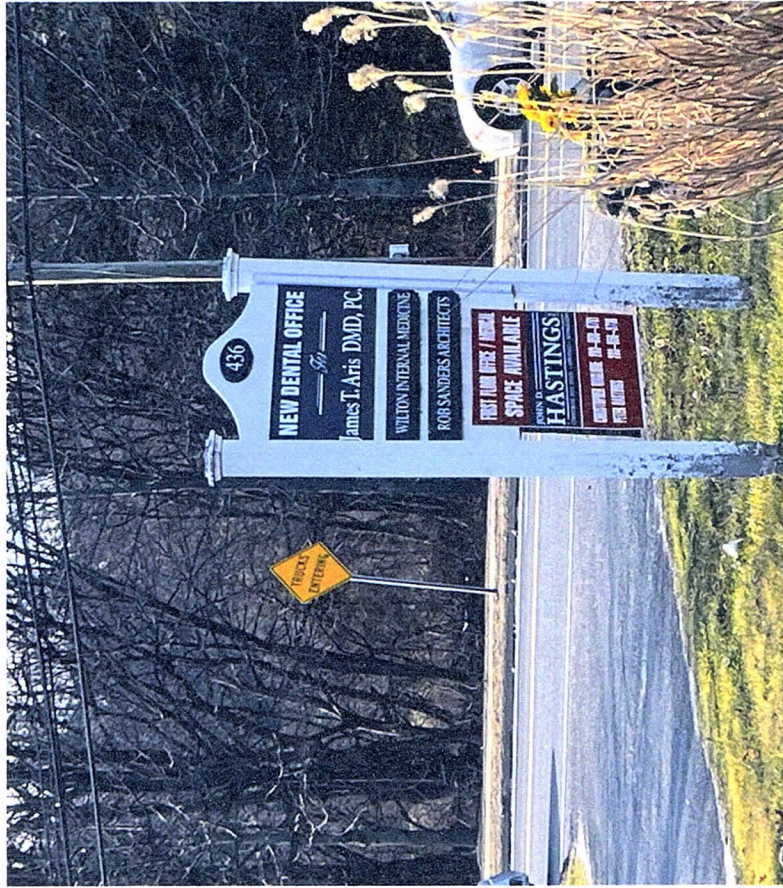
Signs

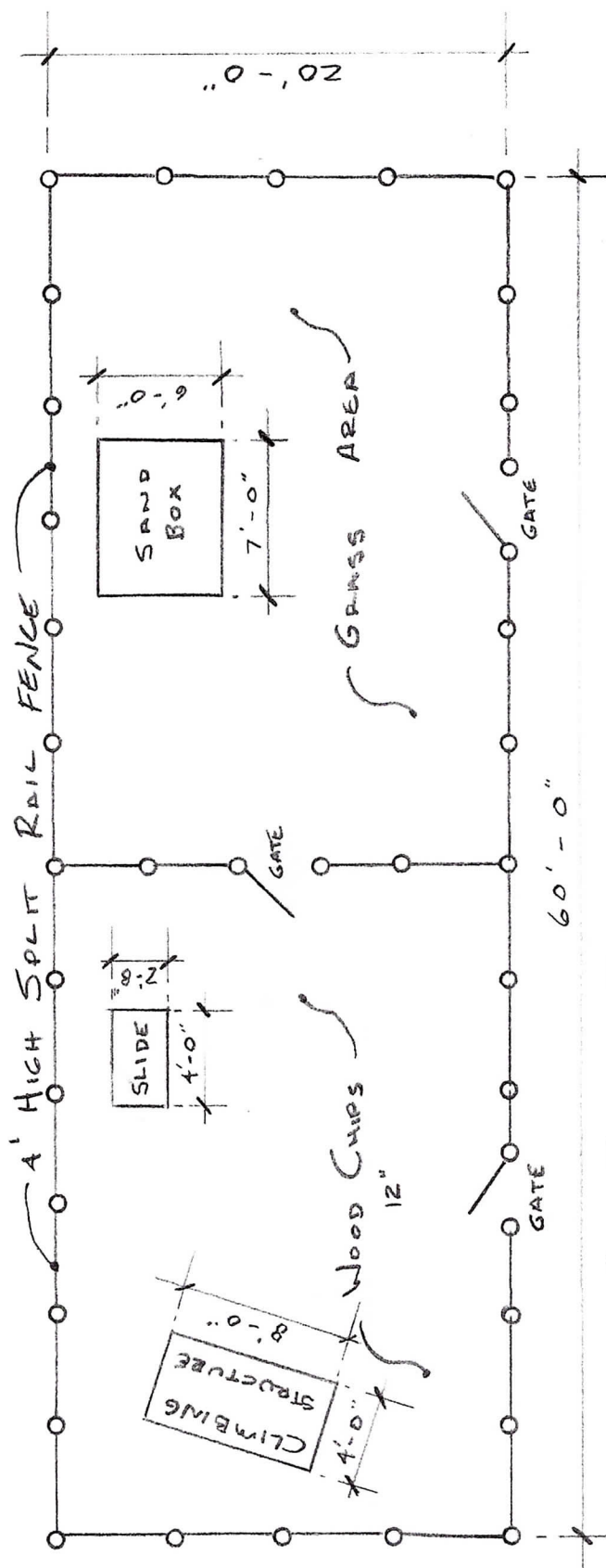
There are two existing signs on the property, one on Route 7 and one at the rear of the building. The medical sign will be removed and the "A Kids Place 2" will be added. (see photos attached).

Fencing the Play Area **20' * 60'**

The proposal for fencing around the play area is 4 high split rail fencing with vinyl coated wire inside. (see photos attached of her existing play area.)







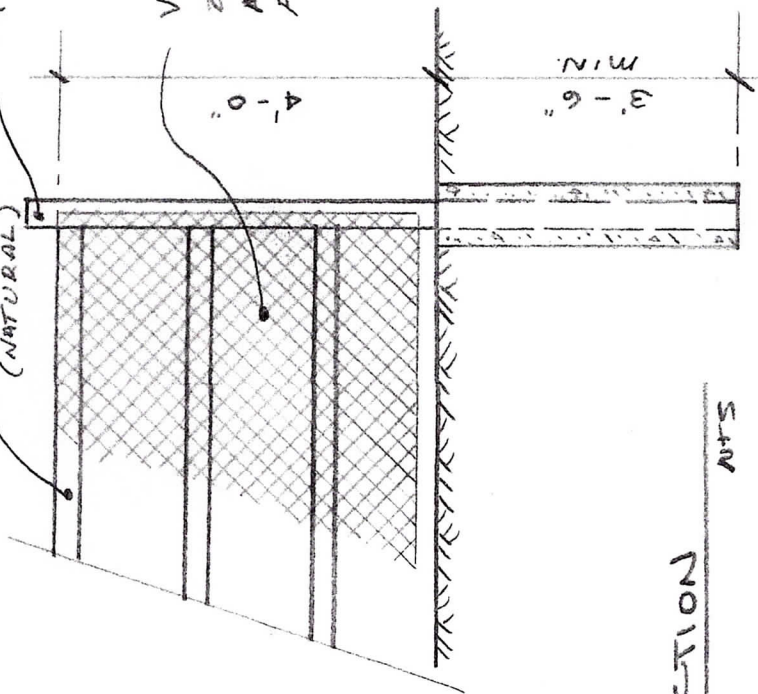
OUTDOOR PLAY AREA

SCALE 1" = 8'

VINYL COATED WIRE TO INSIDE
2X2 DIAGONAL CHAIN LINK
ATTACH WITH VINYL COATED
FASTENERS

3" DIA. RAIL
(NATURAL)

4" DIA. POST



SECTION

NTS

OUTDOOR PLAY AREA
PLAN + SECTION

PREPARED FOR

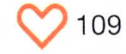
A KIDS PLACE LLC

WILTON, CONNECTICUT

SCALE AS NOTED

MARCH 2023

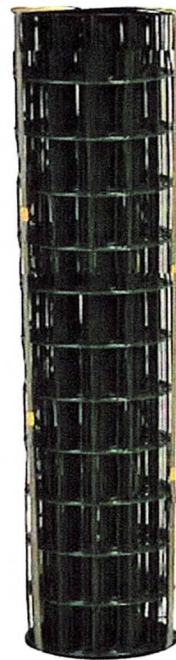




allFENZ

4 ft. x 100 ft. 14-Gauge Green PVC-Coated Welded Wire

★★★★★ (36) ✓



-

1

+

Add to Cart







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 applicate is proposing the Day Care facility and 1260 sq. ft. second floor office space and a 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.

**WILTON PLANNING AND
ZONING COMMISSION****SPECIAL PERMIT
APPLICATION**

SP# 507

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 2 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 B-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 \(wiltonct.org\)](https://www.wiltonct.org/owner-list-500-ft-gis-directions.pdf)]
- ☐ **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 \(wiltonct.org\)](https://www.wiltonct.org/envelopes-instructions-0.pdf)]

☐ 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.

C. C. C. 1-12-2023 akiosplace2willont @gmail.com 203 2494979
 APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE
 Pamela M. Aris 2/7/2023 smilesaris@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):	<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

1.982 ± AC

PROPERTY ADDRESS

LOT ACREAGE

R-2A

456.40

ZONING DISTRICT

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]			0	
BUILDING FOOTPRINT [SF]		2028 [#]	0	2028 [#]
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:

AGG

APPLICANT'S SIGNATURE

1-12-2023

DATE

**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

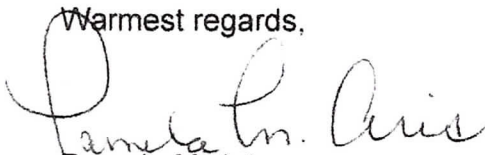
December 9, 2022

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 that reads "Pamela M. Aris".

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

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 PRTRNSHIP	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

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

A Kid's Place 2 2023 Traffic Flow					
Time	Monday	Tuesday	Wednesday	Thursday	Friday
8:00 AM	1	2	2	2	2
8:05 AM		2	2	1	1
8:10 AM	2	1		2	1
8:15 AM	2	1			
8:20 AM	1	1	1	2	
8:25 AM	2	2	2		
8:30 AM		2		1	1
8:35 AM		1	1		
8:40 AM			1		
8:45 AM	1	1	1	1	3
8:50 AM	1		1	2	
8:55 AM			1		
9:00 AM	1		2		
9:05 AM					
9:10 AM					
9:15 AM					
3:30 PM	1	1	1	1	1
3:35 PM					
3:40 PM					
3:45 PM					
3:50 PM					
3:55 PM					
4:00 PM	1	1	1	1	1
4:05 PM					
4:10 PM					
4:15 PM		1	1	1	1
4:20 PM		1	1		
4:25 PM					
4:30 PM	1	1	1	1	1
4:35 PM					
4:40 PM					
4:45 PM	2	2	2	2	2
4:50 PM					
4:55 PM					
5:00 PM		1			
5:05 PM	1		1		
5:10 PM	1		1	1	
5:15 PM	2	2	2	2	2
5:20 PM	1	1	1	1	1
5:25 PM					
5:30 PM	1	2	2	1	1
5:35 PM					
5:40 PM					
5:45 PM					
5:50 PM					
5:55 PM					
6:00 PM					

Traffic Key	
Red	Drop off
Blue	Pickup

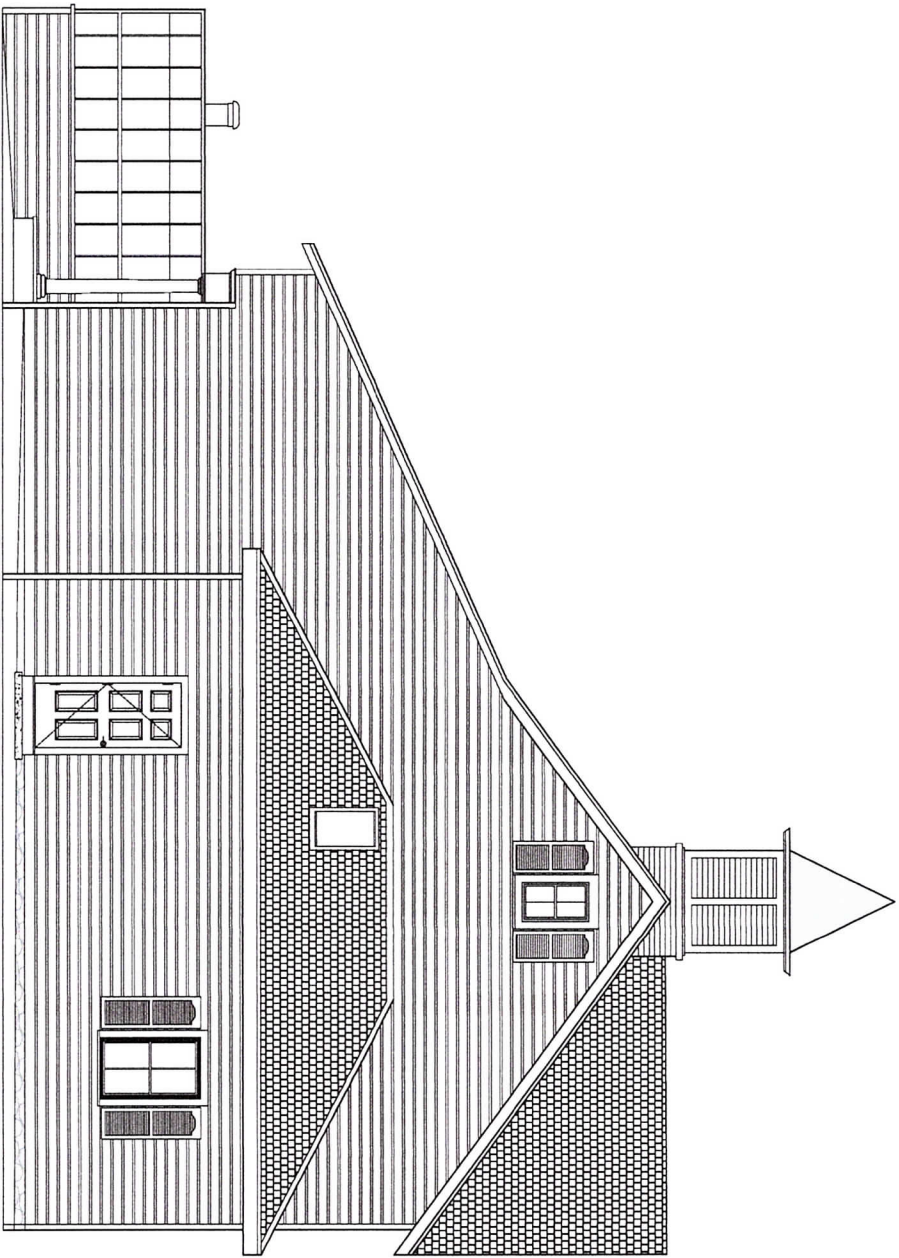


General Notes:

No.	Revision/Issue	Date
2	Remove proposed front door	3/1/12

**MERCER
CONSTRUCTION
WILTON, CT**

Project	Material
Date 12/04/2022	A-3
Notes AS NOTED	



EXISTING RIGHT ELEVATION MAIN ENTRANCE

General Notes

CARRIAGE HOUSE
436 DANBURY ROAD
WILTON, CT 06897

No.	Revision/Issue	Date

Project Name and Address

MERCER
CONSTRUCTION
WILTON, CT

Project Name and Address

Project	Sheet
Date: 1/26/2022	A-1
As Noted	