

GREGORY AND ADAMS, P.C.

PAUL H. BURNHAM
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TREVOR S. CONLOW§
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J. VANCE HANCOCK
J. CASEY HEALY
MICHAEL LAMAGNA*
DERREL M. MASON*
MATTHEW C. MASON*
JAMES D’ALTON MURPHY*⌘
KATHLEEN L. ROYLE *
RALPH E. SLATER
ROGER R. VALKENBURGH *

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
WILTON, CT 06897
(203) 762-9000
FAX: (203) 834-1628

ESTABLISHED 1964

NEW YORK OFFICE:
399 KNOLLWOOD ROAD - SUITE 201
WHITE PLAINS, NY 10603
(914) 848-5000

WWW.GREGORYANDADAMS.COM

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

PLEASE REPLY TO SENDER:
KATHLEEN L. ROYLE
DIRECT DIAL: 203-571-6319
kroyle@gregoryandadams.com

* ALSO ADMITTED IN NEW YORK
⌘ ALSO ADMITTED IN VERMONT
§ ADMITTED IN NY AND NJ ONLY

February 24, 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: Wilton Land Conservation Trust – Application to Architectural Review Board
Premises: 183 Ridgefield Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Board:

This firm represents the Wilton Land Conservation Trust (the “Land Trust”). On behalf of our client, we are seeking a favorable report from the Architectural Review Board for the proposed development at 183 Ridgefield Road as described below.

The Site:

The Land Trust property at 183 Ridgefield Road (“Chestnut Meadows”) is a 13.455-acre site comprised of 11± acres of open meadows and 2.3± acres of riparian forestland located in an R-2A zone. Chestnut Meadows includes 2,225 linear feet of stone walls, a stream, large open-grown trees, and almost 1,000 feet of frontage along Ridgefield Road. In addition to preserved open space which provides a suitable habitat for birds, amphibians, insects, and mammals, the 2.3 acres of inland wetland soils and 400 linear feet of stream corridor and riparian buffer contribute to the water quality in the Comstock Brook, the Norwalk River, and Connecticut’s coastal waters.

Proposed Use:

Like much of the 835 acres within Wilton that are under the stewardship of the Land Trust, Chestnut Meadows will be open to the general public for passive recreation. The Land Trust also proposes to host nature center-type and other family-centric activities with limited attendees at Chestnut Meadows (“Planned Activities”). Planned improvements such as a small outdoor lecture area, a demonstration garden area showcasing native plants, a germplasm orchard for contributing to the re-establishment of the American Chestnut tree with the American Chestnut Foundation, and a terrace area are shown on the Site Plan. In addition, in 2021 the Land Trust relocated and reconstructed a barn that was donated to the Chestnut Meadows property. The architectural details of the barn when completed are shown in the attached material as well as pictures of its current configuration, materials used and color scheme.

To support both passive recreation and Planned Activities at Chestnut Meadows, the Land Trust is constructing a new driveway to access the Premises. As you will see on the Site Plan, the proposed new driveway is located south of the existing driveway. The Land Trust anticipates that it will use the stone from the stone wall cut for the new driveway to fill in the existing driveway opening. The Site Plan also identifies a gravel parking lot with 10 identified parking spaces to support the anticipated day-to-day use of Chestnut Meadows, maintained grassy overflow parking for larger gathering/attendance, and temporary field parking that will be used to support only the most intense uses envisioned by the Land Trust.

Submissions:

As attorneys for the Land Trust, we hereby submit for the Board’s review, pursuant to §29-9.K of the Wilton Zoning Regulations, the following materials:

1. Authorization letter signed by the Wilton Land Conservation Trust as applicant and owner authorizing Gregory and Adams to act as its Agent in connection with this matter.
2. Assessment Parcel Map.
3. Application to Architectural Review Board.
4. Property Survey Map prepared by Stalker Land Surveying, Inc. dated October 20, 2020, and last revised June 14, 2021, filed on the Wilton Land Records as Map 5991.
5. Septic System/Site Development Plan (SE-1) prepared by McChord Engineering Associates, Inc. (“MEA”) dated March 31, 2022, and last revised February 21, 2023.
6. Construction Notes and Details (SE2) prepared by MEA dated March 31, 2022, and last revised February 21, 2023.
7. Landscape Plan (L1.0) prepared by Erskine Associates, LLC dated April 13, 2022, and last revised February 21, 2023.
8. Barn Plan & Elevations (A-1) prepared by Rob Sanders Architects dated December 29, 2020, and last revised May 9, 2022.

9. Photographs of Barn.
10. Proposed Barn Lighting
11. Use Matrix dated November 16, 2022.
12. Identification Sign for illustration purposes.
13. List of Project Professionals

We look forward to presenting the application to the Board and respectfully request that this application be included on the agenda for the Architectural Review Board's meeting on March 2, 2023.

Respectfully submitted,
Gregory and Adams, P.C.

By: 
Kathleen L. Royle

KLR/ko

Enclosures

cc Mr. Steve White, President – Wilton Land Conservation Trust
Thomas Nelson, P.E., McChord Engineering Associates, Inc.
Silvia F. Erskine AIA, ASLA, Erskine Associates LLC
Robert Sanders AIA – Rob Sanders Architects LLC
Roger Stalker, L.S. - Stalker Land Surveying Inc.
Kathleen L. Royle, Esq.

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW

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* ALSO ADMITTED IN NEW YORK

^Q ALSO ADMITTED IN VERMONT

\$ ADMITTED IN NY AND NJ ONLY

July 18, 2022

By E-Mail Only

Wilton Land Conservation Trust

P.O. Box 77

Wilton, CT 06897

Attn: Mr. Steve White, President

Re: Wilton Land Conservation Trust - Land Use Applications

Premises: 183 Ridgefield Road, Wilton, Connecticut

Dear Mr. White:

The Land Use Agencies and Commissions of the Town of Wilton require a letter signed by the Wilton Land Conservation Trust as the property owner and applicant authorizing Gregory and Adams, P.C. to act as its agent in connection with the referenced applications. Please sign a copy of this letter and return it to me at your earliest convenience.

Very truly yours,

Kathleen L. Royle

Kathleen L. Royle

KLR:ko

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

Wilton Land Conservation Trust

By: 

Steve White

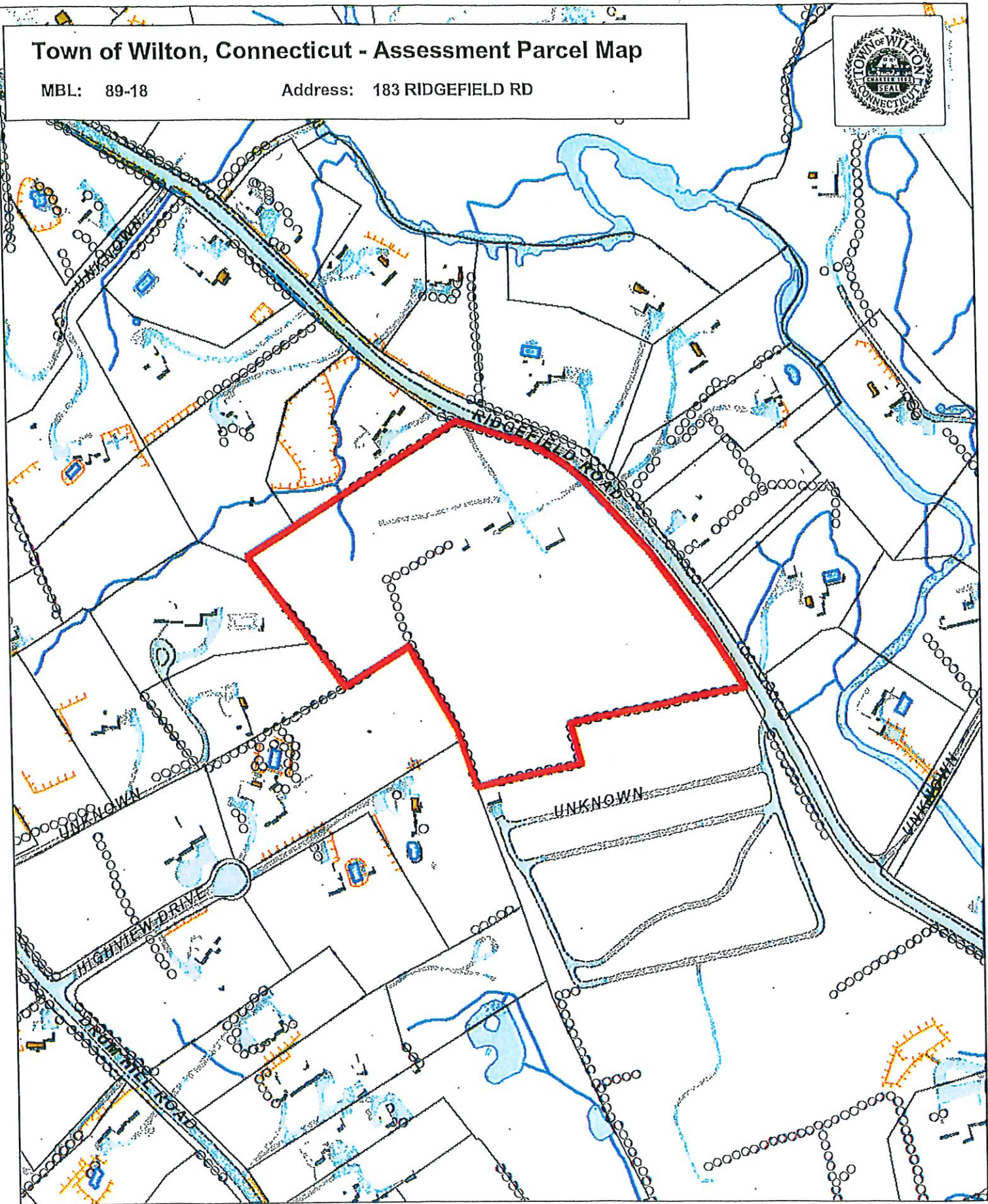
Its: President

Duly authorized

Town of Wilton, Connecticut - Assessment Parcel Map

MBL: 89-18

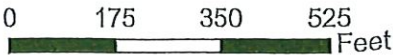
Address: 183 RIDGEFIELD RD



Approximate Scale:
1 inch = 300 feet

Disclaimer:
This map is for informational purposes only.
All information is subject to verification by any user.
The Town of Wilton and its mapping contractors
assume no legal responsibility for the information contained herein.

Map Grand List Date: Oct 2017



WILTON PLANNING AND ZONING COMMISSION		ARCHITECTURAL REVIEW BOARD/VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION			
Wilton Land Conservation Trust		c/o Gregory and Adams, P.C.			
APPLICANT'S NAME		190 Old Ridgefield Road, Wilton, Connecticut			
		ADDRESS			
Wilton Land Conservation Trust		c/o Gregory and Adams, P.C.			
OWNER'S NAME		190 Old Ridgefield Road, Wilton, Connecticut			
		ADDRESS			
183 Ridgefield Road		R-2A			
PROPERTY LOCATION		ZONING DISTRICT			
5991	2507	216	89	18	13.455± acres
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.

Wilton Land Conservation Trust by its Agent, Gregory and Adams, P.C.

By: Kathleen L. Royle *Kathleen L Royle* 2/24/23 203-762-9000
 APPLICANT'S SIGNATURE DATE TELEPHONE

Wilton Land Conservation Trust by its Agent, Gregory and Adams, P.C.

By: Kathleen L. Royle Kathleen L. Royle 2/24/23 203-762-9000

OWNER'S SIGNATURE DATE TELEPHONE

PROJECT NARRATIVE:

Please see Narrative attached.

Wilton Land Conservation Trust

Land Use Applications to Town of Wilton

Premises: 183 Ridgefield Road, Wilton, CT

Project Narrative

Chestnut Meadows will be open to the general public for passive recreation. The Land Trust also proposes to host nature center-type and other family-centric activities with limited attendees at Chestnut Meadows (“Planned Activities”). Planned improvements such as a small outdoor lecture area, a demonstration garden area showcasing native plants, a germplasm orchard for contributing to the re-establishment of the American Chestnut tree with the American Chestnut Foundation, and a terrace area are shown on the Site Plan. In addition, in 2021 the Land Trust relocated and reconstructed a barn that was donated to the Chestnut Meadows property which will be completed in accordance with the plans submitted with this application.

To support both passive recreation and Planned Activities at Chestnut Meadows, the Land Trust is constructing a new driveway to access the Premises. As you will see on the Site Plan, the proposed new driveway is located south of the existing driveway. The Land Trust anticipates that it will use the stone from the stone wall cut for the new driveway to fill in the existing driveway opening. The Site Plan also identifies a gravel parking lot with 10 identified parking spaces to support the anticipated day-to-day use of Chestnut Meadows as well as maintained grassy overflow parking for larger gathering/attendance and temporary field parking that will be used to support the most intense uses envisioned by the Land Trust.

DRAWING NUMBER
5991

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5991

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5991

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5991

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SAVED PROJECTS - NEW HAVEN, CONNECTICUT
RECEIVED BY: TOWN PLANNER
DATE: 01/02/2020

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NOTES

ANY REPRODUCTION, ALTERATION, OR REPRINTING WITHOUT THE SURVEYOR'S KNOWLEDGE AND APPROVAL WILL VOID ANY CERTIFICATIONS, AND NO LIABILITY SHALL BE ASSUMED BY THE SURVEYOR FOR THE SAME.

THIS MAP NOT VALID WITHOUT THE SURVEYOR'S LIVE SIGNATURE AND EMBOSSED SEAL.

UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES NOT FIELD LOCATED. THE SIZE, LOCATION, EXISTENCE OR NON-EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455.

UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED FOR THE PURPOSE OF THIS SURVEY.

REFERENCE MADE TO MAPS #16, 1327, 1389, 1763, 1868, 3421, 4615, 5041, 5682, AND 5961 OF THE TOWN CLERK'S OFFICE.

REFERENCE MADE TO CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, RIDGEFIELD ROAD FROM BELDEN HILL ROAD NORTHERLY TO DRUM HILL ROAD, ROUTE 33, NUMBER 161-02, SHEET 1 OF 2.

REFERENCE MADE TO DEEDS RECORDED IN VOL. 37, PG. 156 AND VOL. 37, PG. 157 OF THE TOWN CLERK'S OFFICE.

CT GRID COORDINATES DETERMINED BY ON SITE GPS OBSERVATIONS AND NOAA OPUS SOLUTIONS.

PARCEL B - MAP #4615
VOL. 833, PG. 187
N / F
JOHN S. MLECZKO
DEBORAH D. MLECZKO

PARCEL A - MAP #4615
VOL. 2516, PG. 375
N / F
ROBERT H. PEMBLE
CYNTHIA K. PEMBLE

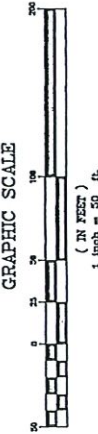
REVISED LOT 3 - MAP #3421
VOL. 1680, PG. 280
N / F
WILLIAM T. HARRIS
MEGAN SMITH HARRIS

REVISED LOT 4 - MAP #3421
VOL. 2191, PG. 217
N / F
COLE WILLIAM CREIGHTON
ERIN RYAN CREIGHTON

LOT 2 - MAP #1389
VOL. 1797, PG. 333
N / F
JONATHAN ELLENTHAL
SUZANNE ELLENTHAL

LOT 3 - MAP #1389
VOL. 867, PG. 164
N / F
KENNETH P. GREIG
TINA D. GREIG

PROPERTY SURVEY MAP PREPARED FOR
THE DEPARTMENT OF ENERGY
AND ENVIRONMENTAL PROTECTION,
STATE OF CONNECTICUT
SHOWING PROPERTY OF
WILTON LAND CONSERVATION TRUST
REVISED PARCEL A
183 RIDGEFIELD ROAD, WILTON CT
TOTAL AREA=13.455 ACRES
OCTOBER 30, 2020



SHALKER LAND SURVEYING, INC.
Roger Shalker, L.S.
300 Country Road 887
Wilton, CT 06097
TEL: (860) 545-0446
www.shalkerls.com

DRAWN BY:	RAS	DATE:	10-30-20
CHECKED BY:	RAS	DRAWING NO.:	183 RR WLT
JOB NO.:	0102020	SHEET	1 OF 1

CONFORMING
TO POLYMER RIL
ON POLYMER RIL
PREPARED BY
ROGER STAHLER, L.S.

NO.	DATE	DESCRIPTION	BY
3	6-14-21	REVISE NOTES	RAS
2	6-1-21	+ PINS SET @ EXCEPTION AREA	RAS
1	3-24-21	+ BUILDING EXCEPTION AREA	RAS

THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT* AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996, AMENDED OCTOBER 26, 2018.

SURVEY TYPE: PROPERTY SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF ACCURACY: 1-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

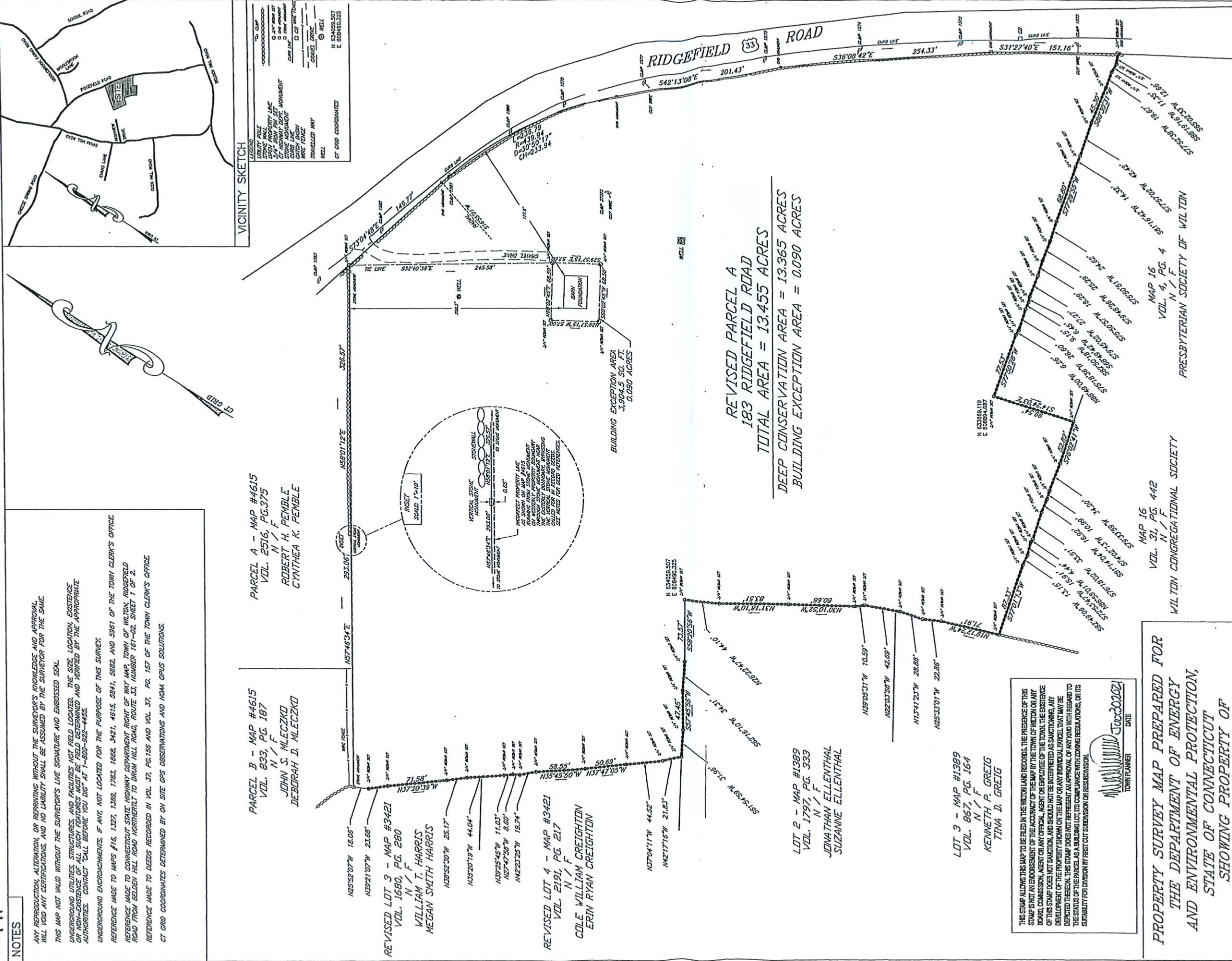
CERTIFIED BY: *Roger A. Stahl*
ROGER A. STAHLER, L.S. # 70009

Received for Record in Wilton, CT
On 07/20/2021 At 1:30:00 pm
Dawn A. Kowalski

5991

Received for record on July 30, 2021 at 1:36 PM by Dawn A. Kowalski, Town Clerk

5991



NOTES:

- EXISTING STRUCTURES, PROPERTY LINE AND TOPOGRAPHIC INFORMATION SHOWN HEREON ARE TAKEN FROM A FIELD SURVEY PREPARED FOR 183 RIDGEFIELD ROAD, LLC BY ROW LAND SURVEYING OF NEW CANAAN, CT DATED JULY 24, 2015 AND LAST REVISED SEPTEMBER 17, 2015.
- EXISTING BARN AND BUILDING AREA EXCEPTION LINE ARE TAKEN FROM THE "PROPERTY SURVEY MAP PREPARED FOR THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION, STATE OF CONNECTICUT SHOWING PROPERTY OF WILTON LAND CONSERVATION TRUST REVISED PARCEL A, 183 RIDGEFIELD ROAD, WILTON, CT" PREPARED BY STALKER LAND SURVEYING, INC. OF WILTON, CT DATED OCTOBER 30, 2020.
- LOCATIONS OF EXISTING UNDERGROUND STRUCTURES AND UTILITIES INDICATED HEREON ARE TAKEN FROM DESIGN DRAWINGS, FIELD OBSERVATIONS, AND OTHER SOURCES OF INFORMATION AND ARE NOT TO BE CONSTRUED AS AN ACCURATE "AS-BUILT" SURVEY. THE CONTRACTOR SHALL EXCAVATE TEST HOLES, CONTACT "CALL BEFORE YOU DIG", AND PERFORM WHATEVER ADDITIONAL VERIFICATION NECESSARY TO VERIFY THE EXISTING INFORMATION. THE PROJECT ENGINEER SHALL BE PROMPTLY NOTIFIED OF ANY APPARENT CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED WORK.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE SITE LAYOUT, SEPTIC SYSTEM, DRAINAGE IMPROVEMENTS, UTILITIES, SITE GRADING AND EROSION CONTROLS ASSOCIATED WITH THE PROPOSED BARN, DRIVEWAY AND PARKING LOT.
- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF WILTON STANDARD DETAILS AND SPECIFICATIONS. IN THE ABSENCE OF LOCAL STANDARDS, THE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION SPECIFICATION FORM 618, LATEST EDITION.
- THE EXISTING WELL IN THE NORTH MEADOW SHALL BE ABANDONED IN CONFORMANCE WITH THE LOCAL AND STATE HEALTH CODES.
- THERE ARE NO KNOWN WELLS WITHIN 75 FEET OF THE PROPOSED SEPTIC SYSTEM.
- THERE ARE NO KNOWN GROUNDWATER DRAINS OR STORM WATER INFILTRATION SYSTEMS WITHIN 50 FEET DOWN GRADIENT OR 25 FEET SIDE/UP GRADIENT OF THE PROPOSED SEPTIC SYSTEM.
- SOIL AND EROSION CONTROL MEASURES SHOWN HEREON SHALL BE PROPERLY INSTALLED PRIOR TO THE START OF CONSTRUCTION, INSPECTED AND REPAIRED WEEKLY AND BEFORE AND AFTER STORM EVENTS, AND MAINTAINED IN FUNCTIONAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE COMMENCEMENT OF THE WORK.
- SEE LANDSCAPE PLANS PREPARED BY ERSKINE ASSOCIATES, LLC OF REDDING RIDGE, CT FOR ADDITIONAL INFORMATION.

PARKING SCHEDULE:

FULL TIME SPACES (GRAVEL): 10
EVENT SPACES (MOWN MEADOW): 55
TOTAL SPACES: 65



SCALE: 1" = 2500'
ORIENTATION



LEGEND

EXISTING	ITEM	PROPOSED
52	DRAIN	✕
N.A.	STORM SEWER	✕
N.A.	DEEP TEST	☑
N.A.	PERCOLATION TEST	○
440	CONTOUR	—
x 337.9	SPOT ELEVATION	• (337.9)
N.A.	SILT FENCE	—X—
N.A.	DOUBLE SILT FENCE	XX
○	TREE TO REMAIN	N.A.
CD	POLE	N.A.

ELEVATIONS:

F.F. BARN	: 363.6
BARN SEWER OUT (INV.)	: 361.0
SEPTIC TANK IN (INV.)	: 359.0
SEPTIC TANK OUT (INV.)	: 358.75
1st FIELD (INV. AT DB)	: 352.2
(GALLERY BOTTOM)	: 351.6

TOTAL AREA = 13.455 ACRES

THIS DRAWING AND IDEAS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ENGINEER AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

NO.	DATE	REVISIONS AND SUBMISSIONS
5	2-21-23	REVISED AND ISSUED FOR MUNICIPAL APPROVAL
4	12-28-22	REVISED AND ISSUED TO D.O.T.
3	6-18-22	REVISED AND ISSUED TO PAR2
2	4-13-22	REVISED AND ISSUED TO PAR2
1	3-31-22	ISSUED TO THE HEALTH DEPARTMENT

SIGNATURE: _____ DRAWING NO: _____



SE1

SHEET 1 OF 2



McChord Engineering Associates, Inc.
Civil Engineers and Land Planners
1 Grumman Hill Road
Wilton, CT 06897 (203) 834-0569

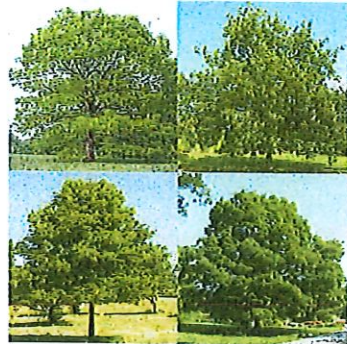
PLAN PREPARED FOR
WILTON LAND CONSERVATION TRUST
WILTON, CONNECTICUT

SEPTIC SYSTEM/SITE DEVELOPMENT PLAN
183 RIDGEFIELD ROAD
WILTON, CONNECTICUT

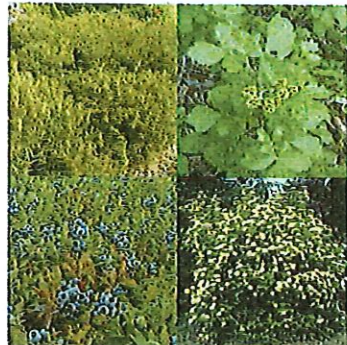
JOB NO: 19038-1 DATE: MARCH 31, 2022
DRAWN BY: DRS CHECKED BY: TSN
SCALE: 1" = 30'



REPRESENTATIVE NATIVE PLANT SPECIES:
(Species listed below images correspond to
images clockwise starting from top left)



TREES (to be used in wooded areas and area east of turnaround as eventual replacements for existing aging trees). Representative Species: White Oak (*Quercus alba*), Red Oak (*Quercus rubra*), Sugar Maple (*Acer saccharum*), Black Gum (*Nyssa sylvatica*)



SHRUBS (to be used in demonstration garden and around building). Representative Species: Sweet Fern (*Comptonia peregrina*), Fragrant Sumac (*Rhus aromatica* 'Gro-Low'), Arrowwood Viburnum (*Viburnum dentatum*), Low Bush Blueberry (*Vaccinium angustifolium*)



PERENNIALS (to be used in demonstration garden, meadow areas and around building). Representative Species: Yarrow (*Achillea* sp.), Butterfly Weed/Milkweed (*Asclepias* sp.), Black-Eyed Susan (*Rudbeckia* sp.), Goldenrod (*Solidago* sp.)



MEADOW GRASSES (to be used in demonstration garden, meadow areas and around building). Representative Species: Big Bluestem (*Andropogon* sp.), Little Bluestem (*Schizachyrium* sp.), Switch Grass (*Panicum* sp.), Indian Grass (*Sorghastrum* sp.)



APPROX. LOCATION
CURRENT AND FUTURE
CHESTNUT GROVE

100' WETLAND SETBACK
LINE

MOWN PATH
FINAL LOCATION
TBD, TYP.

16'X18' HANDICAPPED
PARKING (1 CAR) WITH
PERVIOUS SURFACING

CTDEEP-REQUIRED
INFORMATIONAL DISPLAY
LOCATION TBD

STONE DUST WALK

FIELDSTONE WALL
(REBUILT) AND
STONE STEPS

PROPERTY MAP/NOV
INFORMATIONAL DISPLAY
LOCATION TBD

MOWN PATH
FINAL LOCATION
TBD, TYP.

PROPERTY
IDENTIFICATION
SIGN

MEADOW

MOWN
GRASS

MEADOW

MEADOW

MEADOW

STONE WALK ON
PERVIOUS BASE, TYP.

FIELDSTONE RETAINING
WALL

STONE TERRACE ON
PERVIOUS BASE, TYP.

TERRACED FIELDSTONE
SEATING WITH MOWN
GRASS BETWEEN TIERS.

MEADOW

MEADOW

EX. BARN

OUTDOOR
GATHERING
SPACE

DEMO GARDENS

MOWN
GRASS

EDUCATIONAL DISPLAY,
LOCATION TBD

STONE DUST WALK,
TYP.

PLANT BED, TYP.

BUILDING EXCEPTION
AREA LINE

MOWN SERVICE
ACCESS DRIVE

RIDGEFIELD ROAD

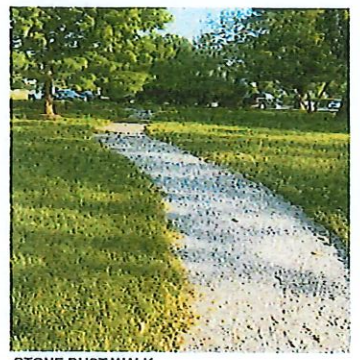
- NOTES:
1. EXISTING STRUCTURES, PROPERTY LINE AND TOPOGRAPHIC INFORMATION SHOWN HEREON ARE TAKEN FROM A FIELD SURVEY PREPARED FOR 183 RIDGEFIELD ROAD, LLC BY RWK LAND SURVEYING OF NEW CANAAN, CT DATED JULY 24, 2015 AND LAST REVISED SEPTEMBER 17, 2015.
 2. EXISTING BARN AND BUILDING AREA EXCEPTION LINE ARE TAKEN FROM THE PROPERTY SURVEY MAP PREPARED FOR THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION, STATE OF CONNECTICUT SHOWING PROPERTY OF WILTON LAND CONSERVATION TRUST REVISED PARCEL A, 183 RIDGEFIELD ROAD, WILTON, CT PREPARED BY STALKER LAND SURVEYING, INC. OF WILTON, CT DATED OCTOBER 30, 2020 AND LAST REVISED JUNE 14, 2021.
 3. SEE CIVIL ENGINEERING PLANS PREPARED BY MOCHORD ENGINEERING ASSOCIATES, INC. OF WILTON, CT FOR ADDITIONAL INFORMATION.

PLANTING LEGEND

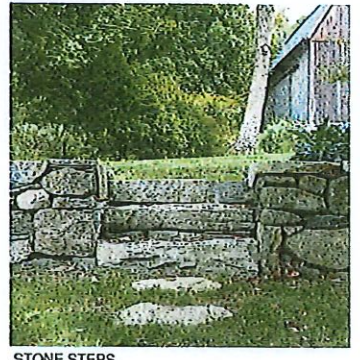
- MEADOW PLANTING AREA
- DEMONSTRATION GARDEN PLANTING AREA



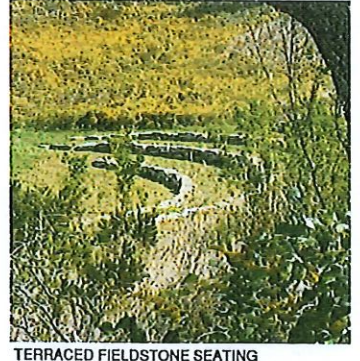
MOWN PATH
183 Ridgefield Road, Wilton, CT



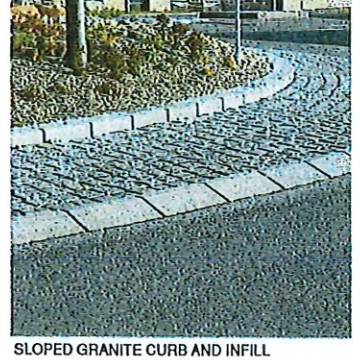
STONE DUST WALK
Fairfield Museum & History Center, Fairfield, CT



STONE STEPS
Private Residence



TERRACED FIELDSTONE SEATING
Private Residence



SLOPED GRANITE CURB AND INFILL



FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

01 LANDSCAPE PLAN
1"=30'-0"

ERSKINE
ASSOCIATES
LLC
PO BOX 44 REDDING RIDGE CT 06155
TEL: 203-743-9017 FAX: 203-743-9018
WWW.ERSKINEASSOC.COM

Date	Issue
04/13/2023	P&Z Submission
06/16/2023	Revised Submission
02/21/2023	P&Z Submission

Drawing Title:
Landscape Plan

Project:
183 Ridgefield Road

Client:
Wilton Land Conservation Trust

Project Location:
183 Ridgefield Road
Wilton, CT

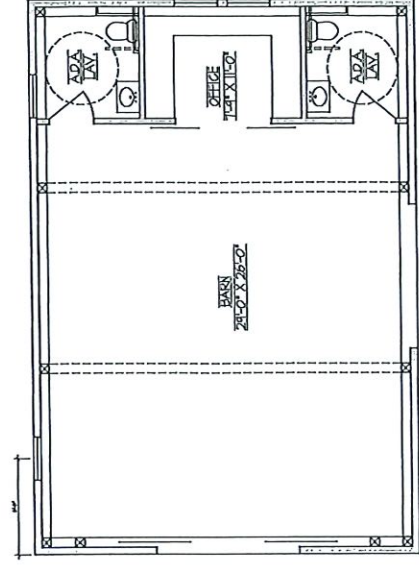
Scale:
1"=30'-0"

Drawn by:

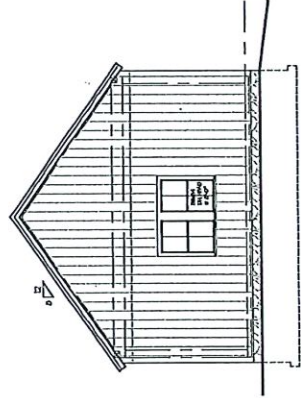
Reviewed by:

Project No.:

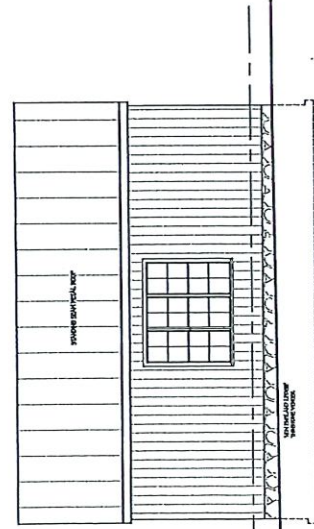
L1.0



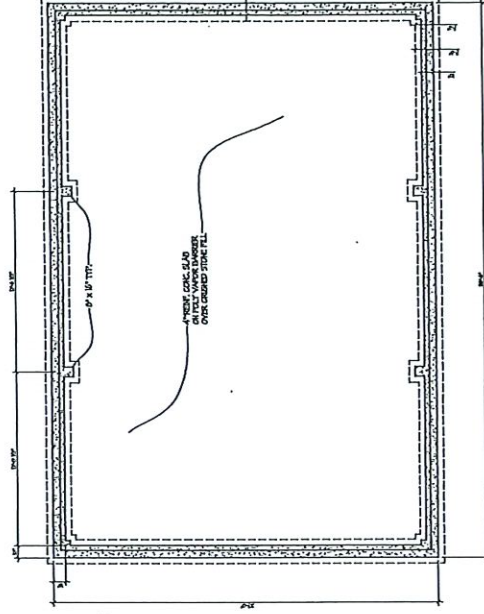
MAIN FLOOR PLAN
24'0" X 28'0"



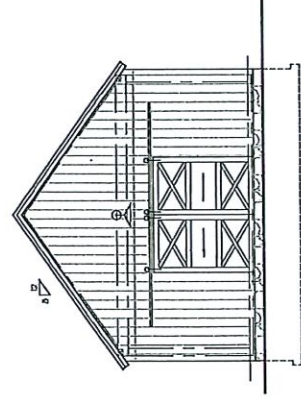
EAST ELEVATION
24'0" X 10'0"



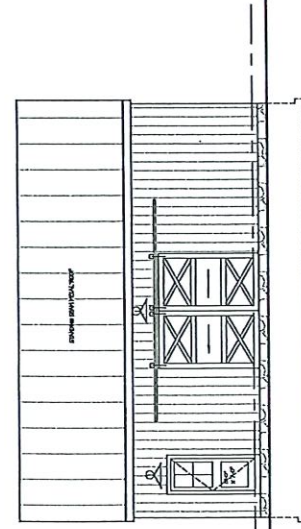
NORTH ELEVATION
24'0" X 10'0"



FOUNDATION PLAN
24'0" X 28'0"



WEST ELEVATION
24'0" X 10'0"



SOUTH ELEVATION
24'0" X 10'0"

REV. 5/14/22
REV. 7/28/21
Project Name & Address
WILTON LAND TRUST
113 RIDGEFIELD RD.
WILTON, CT.
Project No.
20016
Sheet Name
BARN PLANS &
ELEVATIONS
4. DEC. 28, 2020
5. AS NOTED
Sheet No.

A-1





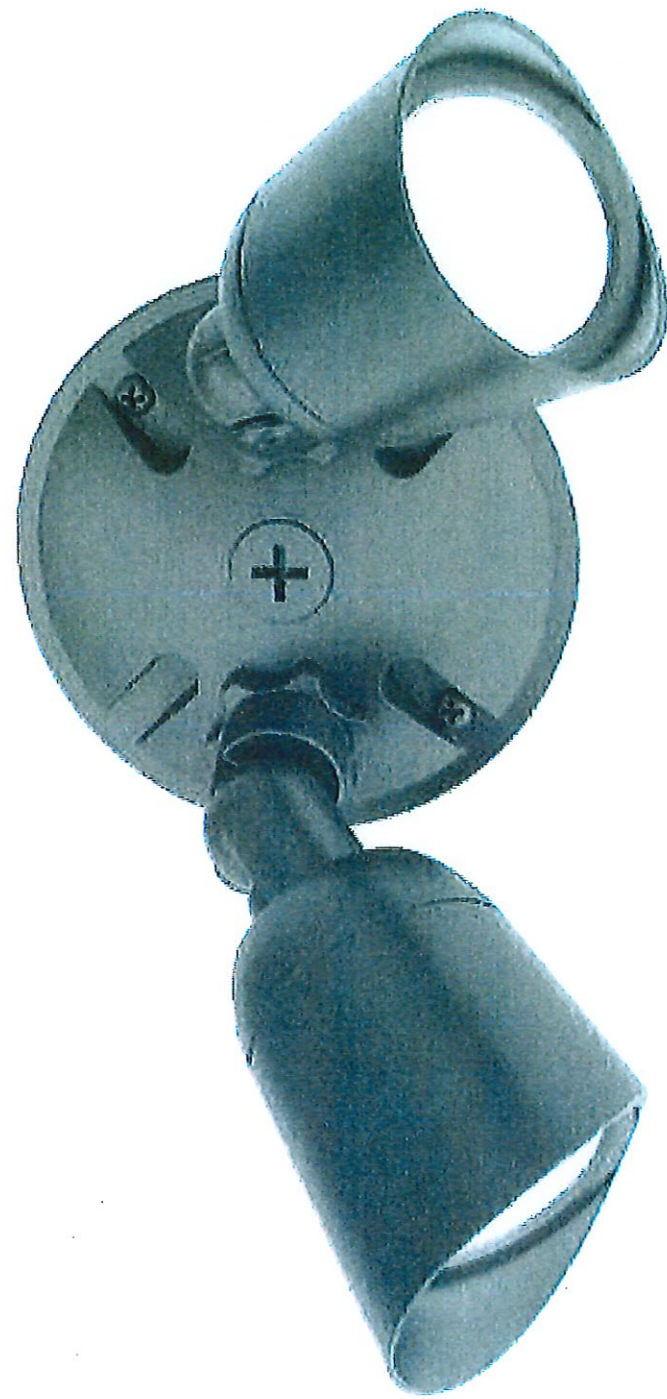




Barn Exterior- Large



Barn Exterior — Flood



183 Ridgefield Road use Matrix

Anticipated Uses

Public

1) Unscheduled visits by the public

Visits				Visit time of day					Parking	
Days/ Year	Persons/ visit	Weekday	Weekend	7-10:00 am	10:00 am-1:00 pm	1-4:00 pm	4-7:00 pm	7-9:00 pm	Ratio	Spaces Required
364	4	260	104	1	1	1	1	0	2:1	2

Wilton Land Conservation Trust Operations and Programs

2) Planned educational activities- WLCT sign-up *

3) Property stewardship/maintenance- WLCT sign up *

10	30-80	1	9	0	7	2	1	0	3:1	10-27
4	30-50	0	4	0	0	4	0	0	3:1	10-17

Wilton Land Conservation Trust Board Meetings

4) Board Meetings

5-7	5-18	5	2	0	0	0	0	5-7	2:1	3-9
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Wilton Land Conservation Trust Events

5) Donor recognition or other larger event -WLCT sign up*

1-2	75-130	0	2	0	1	1	0	0	2 :1	38-65
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Parking Capacity

a) There are 10 permanent designated parking spaces and 55 identified additional overflow spaces onsite, totaling 65 identified onsite parking spaces. (see site plan)

b) For Wilton Land Conservation Operations and Programs we utilized a 3:1 ratio.

c) For unscheduled visits, board meetings, and events we use a more conservative 2:1 ratio.

Barn Operations

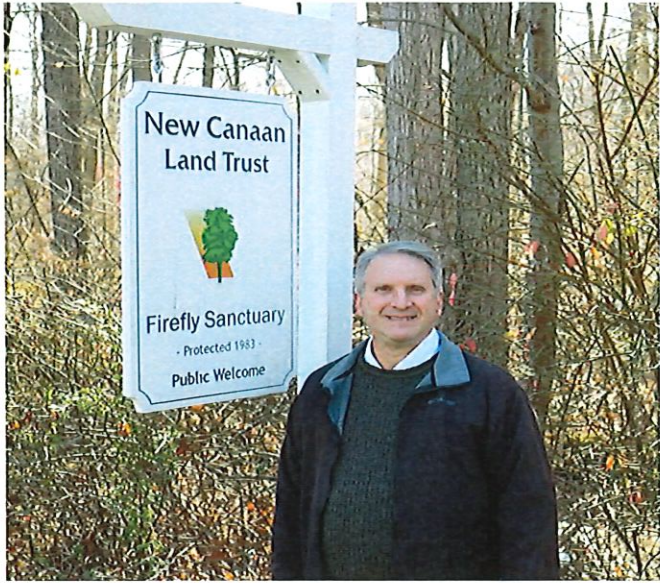
1) The Barn will only be open when there is a WLCT representative on site.

2) The Barn will not be open every day.

3) The Barn will be used for storage, shelter for WLCT personnel, and occasional WLCT business

4) Portable toilets will be used for events exceeding 80 people

* Event attendance will be capped through Sign Up technology



Wilton Land Conservation Trust

Land Use Applications to Town of Wilton

Premises: 183 Ridgefield Road, Wilton, CT

List of Project Professionals

- | | |
|------------------------|---|
| 1. Applicant and Owner | Wilton Land Conservation Trust
c/o Gregory and Adams, P.C.
190 Old Ridgefield Road
Wilton, CT 06897 |
| 2. Surveyor | Roger Stalker, L.S.
Stalker Land Surveying Inc.
503 Danbury Road
Wilton, CT 06897
203-563-0048
roger@stalkerls.com |
| 3. Site Engineer | Thomas Nelson, P.E.
McChord Engineering Associates, Inc.
1 Grumman Hill Road
Wilton, CT 06897
203-834-0569
tnelson@mcchordengineering.com |
| 4. Traffic Engineer | Craig D Yannes, PE, PTOE, RSP1
Tighe & Bond, Inc,
1000 Bridgeport Avenue
Shelton, CT 06484
203-712-1100
cdyannes@tighebond.com |
| 5. Architect | Rob Sanders AIA
Rob Sanders Architects, LLC
436 Danbury Road
Wilton, CT 06897
203-761-0144
rsanders@rsarchct.com |

6. Landscape Architect

Silvia Erskine, AIA
Erskine Associates, LLC
P.O. Box 998
Georgetown, CT 06829
203-762-9017
silvia@erskineasso.com

7. Attorney

Kathleen L. Royle, Esq.
Gregory and Adams, P.C.
190 Old Ridgefield Road
Wilton, CT 06897
kroyle@gregoryandadams.com
(203) 762-9000