

GREGORY AND ADAMS, P.C.

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:
JAMES D'ALTON MURPHY
DIRECT DIAL: 203-571-6309
jmurphy@gregoryandadams.com

PAUL H. BURNHAM
DANIEL L. CONANT*
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KATHLEEN L. ROYLE *
RALPH E. SLATER
ROGER R. VALKENBURGH *

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

February 7, 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:

This firm represents The Grossman Companies Inc. (“TGCI”). TGCI is the Managing Member of Wilton GSE, LLC, Wilton 378, LLC and Wilton 380, LLC which in turn hold record title to the parcels at 372, 378 and 380 Danbury Road, respectively. On behalf of our client, we are seeking a favorable report from the Architectural Review Board for the parcels at 372, 378 and 380 Danbury Road as described below.

Overview:

Wilton GSE, LLC, owner of 372 Danbury Road is seeking to expand medical office use within the existing office building. Under current Wilton Zoning Regulations (“Regulations”), the desired conversion of general office to medical office is prevented by existing parking metrics within the Regulations and the finite parking available on the 372 Danbury Road site (see, 29-8.B.5.a and b for parking metrics regarding private school, general office, and medical office). The 378 and 380 Danbury Road parcels will be scraped and a new interconnected paved parking lot will be developed with a bioswale and increased vegetative buffer along the Norwalk River.

Wilton Zoning Regulation Review:

Pursuant to Section 29-8.B.9.b of the Regulations, “At the time of Site Plan approval, the Commission may allow all or a portion of the required parking spaces to be located either on a separate lot under the same ownership as the use being served or on a separate lot under a different ownership than that use being served, provided that arrangements satisfactory to the Commission shall have been made to guarantee long-term access to and use of such spaces. All spaces approved under this provision shall be located within 500 feet of the main building entrance of the use being served.”

In light of Section 29-8.B.9.b, affiliated entities of Wilton GSE, LLC. purchased 378 Danbury Road and 380 Danbury Road with the intention of redeveloping those two parcels into one integrated parking lot which will connect with 372 Danbury Road via an interior driveway connection between 372 Danbury Road and 378 Danbury Road and a pedestrian walkway between 372 Danbury Road and 380 Danbury Road. Given residual environmental concerns based on prior uses of the 378 and 380 Danbury Road parcels, the entities that own the 3 parcels desire to keep the parcels under separate ownership (the different ownership noted in Section 29-8.B.9.b above) although the Overall Site Plan (C-100) prepared by Tighe & Bond, dated January 05, 2023 shows the 3 parcels reconfigured into one connected parking lot.

Regulations Section 29-6.D.7, which states: “No setback shall be required for parking and loading areas if they abut adjacent nonresidential parking and loading areas, with physical and legal provisions for access between the parking and loading areas.”, provides authorization for the Site Plan’s minimal parking setbacks for the interior property lines as it waives the need for the 3 parcels to conform to the General Business District parking and loading setbacks set forth in Section 29-6.E.5.

In addition to the above provisions, the Site Plan shows that the redevelopment of the 378 and 380 parcels will reduce the curb cuts into Danbury Road by one (see, Section 29-8.B.8).

Finally, the Landscape & Lighting Plan (LP-1) prepared by Environmental Land Solutions, dated January 16, 2023, complies with Section 29-8.C regarding parking lot screening.

Benefits of the Proposal:

The 378 Danbury Road and 380 Danbury Road parcels, as they exist today, do not contain means to mitigate the sheet flow of stormwater from the parcels into the Norwalk River and the existing buildings decrease the effectiveness of the floodplain. The proposed razing of the existing buildings and creation of a new paved parking lot with both a bioswale and level spreader will mitigate the sheet flow of stormwater into the River. By increasing the green space (pervious surface) on the parcels by 10,585±, through interior and property line landscaping buffers and increasing the existing vegetative buffer with the River by 8’ to 22’ along the 378 parcel, the anticipated redevelopment of the parcels will minimize any existing adverse impacts on the River.

In addition to the above environmental benefits, locating medical services within the Town of Wilton is a benefit to the citizens of the Town as it decreases the need to travel for such services and also brings in non-residents of the Town who may avail themselves of other business offerings while within Wilton. In addition, the Town is faced with a sizable number of vacant office buildings and office space so the conversion will also serve to mitigate such vacancy at the 372 Danbury Road property.

All proposed redevelopment of the parcels will be conducted in a timely manner once a medical use tenant contracts for space within the existing 372 Danbury Road building.

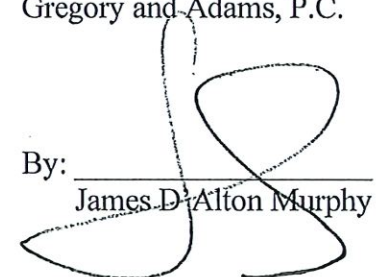
Submissions:

As attorneys for TGCI, we hereby submit for the Board's review under Wilton Zoning Regulations materials prepared in support of the proposed application for Special Permit and Site Plan approval to allow the conversion of office space to medical space and to provide additional parking to serve that use.

1. Authorization letter signed by The Grossman Companies, Inc. as applicant authorizing Gregory and Adams to act as its Agent in connection with this matter.
2. Authorization letters signed by Wilton GSE LLC, Wilton 378 LLC, and Wilton 380 LLC, as record owners authorizing Gregory and Adams to act as their Agent in connection with this matter.
3. Location Map
4. Application to Architectural Review Board.
5. Overall Site Plan (C-100) prepared by Tighe & Bond, Inc. ("T&B") dated January 25, 2023.
6. Site Plan (C-101) prepared by T&B dated January 25, 2023.
7. Eleven photos of the current conditions at 378 and 380 Danbury Road
8. List of Project Professionals

We look forward to presenting the application to the Board.

Respectfully submitted,
Gregory and Adams, P.C.

By: 
James D. Alton Murphy

JD'AM/ko
Enclosures

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.

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DIRECT DIAL: 203-571-6309
jmurphy@gregoryandadams.com

January 23, 2023

By E-Mail Only

Mr. Jacob Grossman
The Grossman Companies, Inc.
One Adams Place
859 Willard Street, Suite 501
Quincy, MA 02169

Re: The Grossman Companies Inc. – Land Use Applications to the Town of Wilton
Premises: 372, 378 and 380 Danbury Road, Wilton, Connecticut

Dear Mr. Grossman:

The Land Use agencies of the Town of Wilton require a letter signed by The Grossman Companies Inc. as 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 via email.

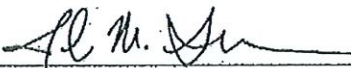
Very truly yours,

James D'Alton Murphy

JD'AM:ko

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with Land Use applications filed with the Town of Wilton.

The Grossman Companies, Inc.,

By: 

Jacob Grossman, President
Duly Authorized

JD'AM/ko
LandUse/Clients/WiltonGSE/2023ParkingExpansion/InformaltoPZC/Athorizationltr.Applicant(1)

PAUL H. BURNHAM
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January 23, 2023

By E-Mail Only

Mr. Jacob Grossman
Wilton GSE LLC
372 Danbury Road
Wilton, CT 06897

Re: The Grossman Companies Inc. - Land Use Applications to the Town of Wilton
Premises: 372, 378 and 380 Danbury Road, Wilton, Connecticut

Dear Mr. Grossman:

The Land Use agencies of the Town of Wilton require a letter signed by Wilton GSE LLC as owner of 372 Danbury Road, Wilton, Connecticut 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 via email.

Very truly yours,

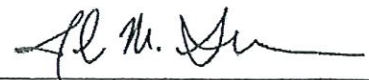
James D'Alton Murphy

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Wilton GSE LLC

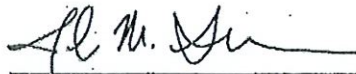
By: TGCI Wilton, LLC, its Managing Member



Jacob Grossman, Managing Member
Duly Authorized

Planning and Zoning Commission
January 23, 2023
Page 2 of 2

By: The Grossman Companies, Inc.,
its Managing Member



Jacob Grossman, President
Duly Authorized

JD'AM/ko

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jmurphy@gregoryandadams.com

January 23, 2023

By E-Mail Only

Mr. Jacob Grossman
Wilton 378 LLC
378 Danbury Road
Wilton, CT 06897

Re: The Grossman Companies Inc. -- Land Use Applications to the Town of Wilton
Premises: 372, 378 and 380 Danbury Road, Wilton, Connecticut

Dear Mr. Grossman:

The Land Use agencies of the Town of Wilton require a letter signed by Wilton 378 LLC as owner of 378 Danbury Road, Wilton, Connecticut 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 via email.

Very truly yours,

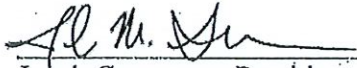
James D'Alton Murphy

JD'AM:ko

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with Land Use applications filed with the Town of Wilton.

Wilton 378 LLC

By: The Grossman Companies, Inc.
Its Managing Member



Jacob Grossman, President
Duly Authorized

JD'AM/ko

PAUL H. BURNHAM
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TREVOR CONLOW§
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DIRECT DIAL: 203-571-6309
jmurphy@gregoryandadams.com

January 23, 2023

By E-Mail Only

Mr. Jacob Grossman
Wilton 380 LLC
380 Danbury Road
Wilton, CT 06897

Re: The Grossman Companies Inc. - Land Use Applications to the Town of Wilton
Premises: 372, 378 and 380 Danbury Road, Wilton, Connecticut

Dear Mr. Grossman:

The Land Use agencies of the Town of Wilton require a letter signed by Wilton 380 LLC as owner of 380 Danbury Road, Wilton, Connecticut 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 via email.

Very truly yours,

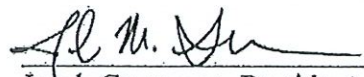
James D'Alton Murphy

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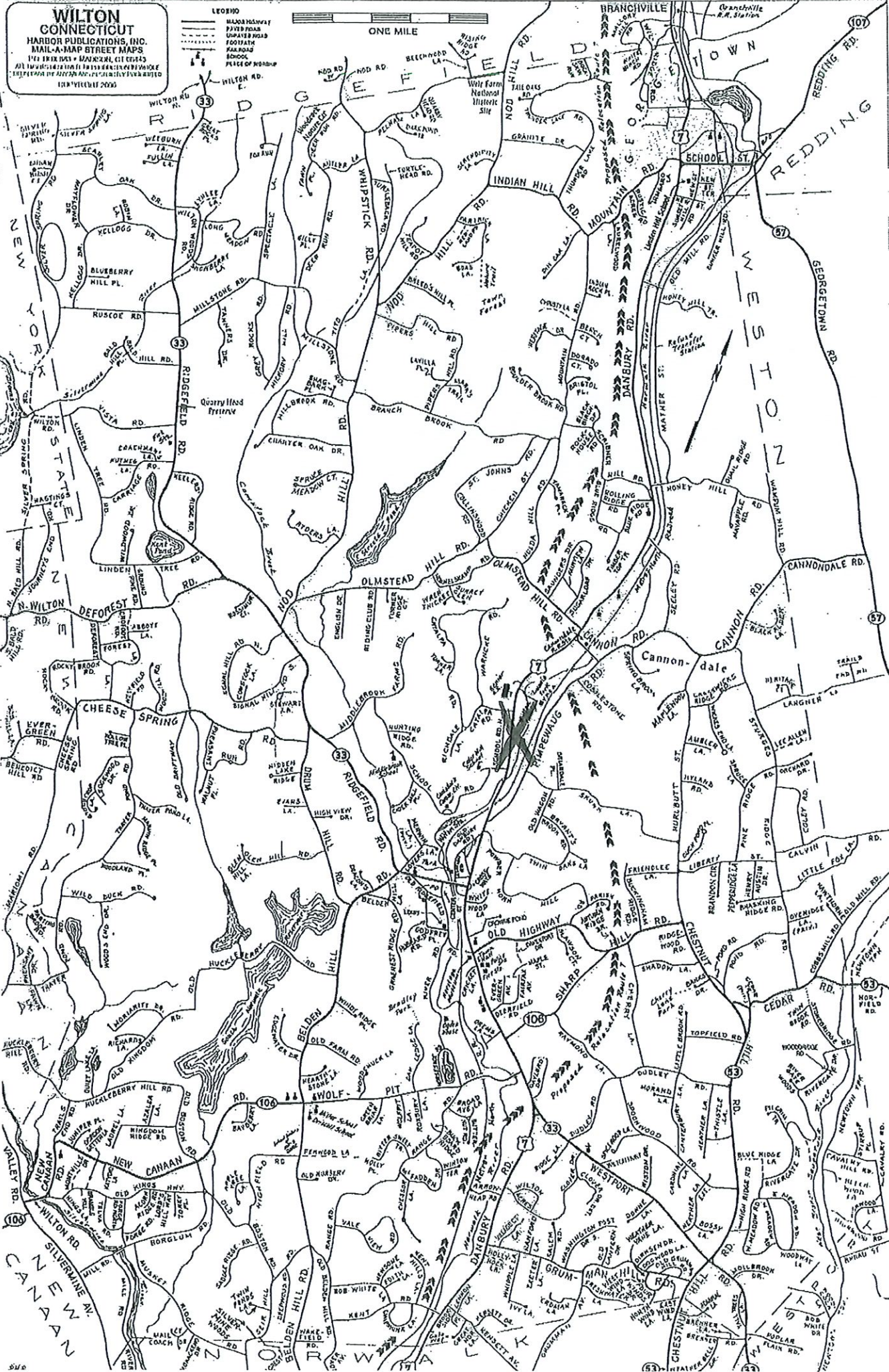
Wilton 380 LLC

By: The Grossman Companies, Inc.
Its Managing Member



Jacob Grossman, President
Duly Authorized

JD'AM/ko



WILTON PLANNING AND ZONING COMMISSION		ARCHITECTURAL REVIEW BOARD/VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION				
The Grossman Companies, Inc.		c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT				
APPLICANT'S NAME		ADDRESS				
Wilton GSE, LLC, Wilton 378 LLC and Wilton 380 LLC		c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT				
OWNER'S NAME		ADDRESS				
372, 378 and 380 Danbury Road		GB				
PROPERTY LOCATION		ZONING DISTRICT				
372)	3767	2362	54	46	10	5.87 acres
378)	4141	2550	883	46	11	0.692 acres
WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE	
380)	5383	2558	489	46	12	0.518 acres

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.

- N/A 6. Samples of all finish materials to be used on the exterior of the building.
- N/A 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.
- N/A 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.

The Grossman Companies Inc. by its Agent, Gregory and Adams, P.C.

By: James D'Alton Murphy February 7, 2023 203-762-9000

APPLICANT'S SIGNATURE DATE TELEPHONE
Wilton GSE LLC, Wilton 378 LLC and Wilton 380 LLC by their Agent, Gregory and Adams, P.C.

By: James D'Alton Murphy February 7, 2023

OWNER'S SIGNATURE DATE TELEPHONE
 2/7/23 203-762-9000

PROJECT NARRATIVE:

Please see attached Project Narrative.

The Grossman Companies, Inc.
Land Use Applications

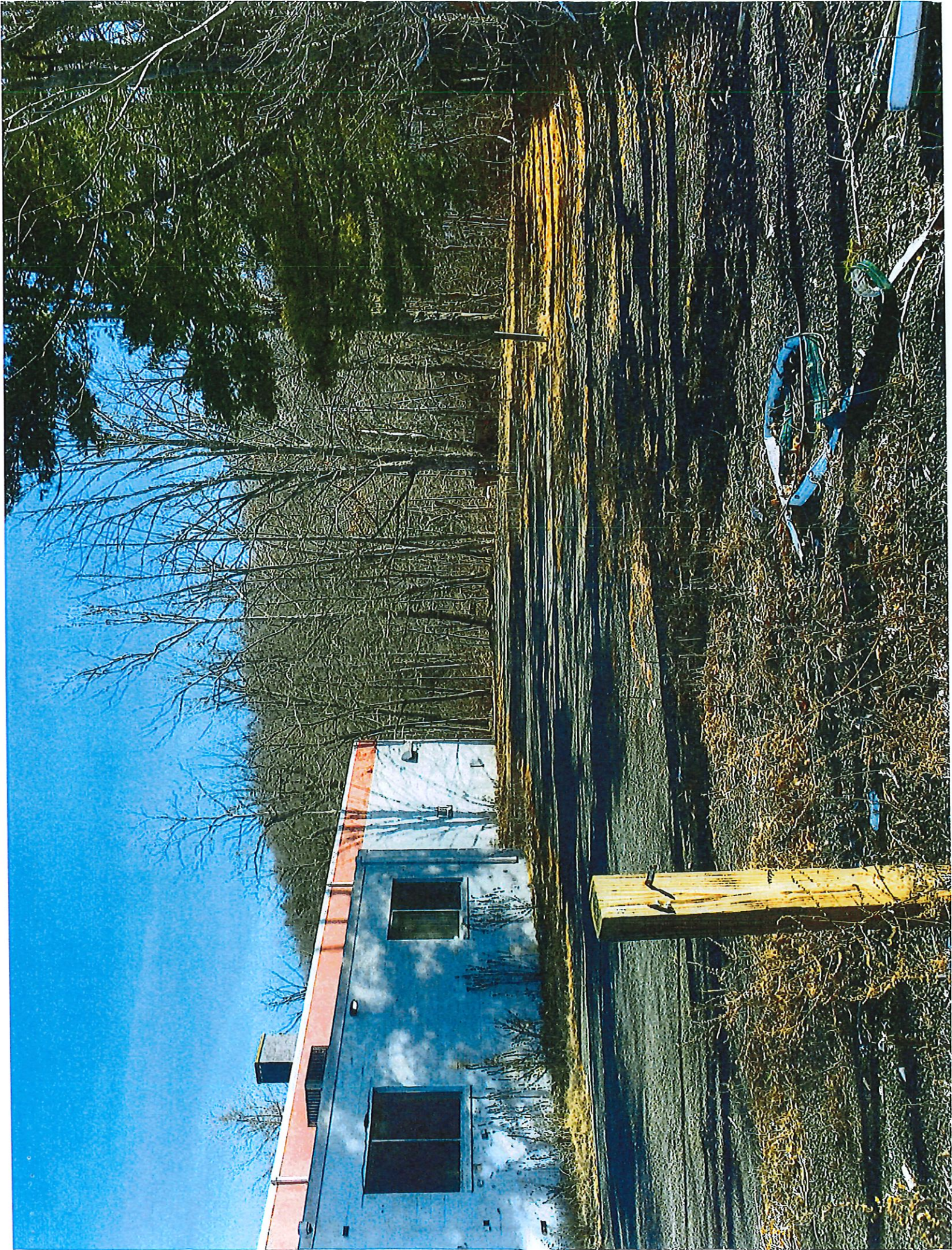
Project Narrative:

In order to support the conversion of portions of the existing building at 372 Danbury Road from office use to medical use and in order for that conversion to be in compliance with Wilton's current Zoning Regulations ("Regulations") regarding parking spaces per use, additional parking is required. In accordance with Section 29-8.B.9.b which permits the satisfaction of the Regulations parking space requirements on abutting properties, the applicant is looking to scrape the 378 and 380 Danbury Road parcels and develop an interconnected paved parking lot with the 372 Danbury Road parcel. The 378 and 380 Danbury Road parcels will be screened and landscaped in compliance with Section 29-8.C.4. Pursuant to Section 29-6.D.7 the applicant does not need to comply with the standard setbacks on any of the internal property lines between the three (3) parcels. In addition, during the redevelopment of the 378 and 380 Danbury Road parcels, storm water management will be enhanced, pervious surface will increase by 10,454+/- square feet as well as increasing the vegetative buffer from the 378 Danbury Road parcel to the Norwalk River.

























REGULATORY REVIEW SUBMISSION

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 Road

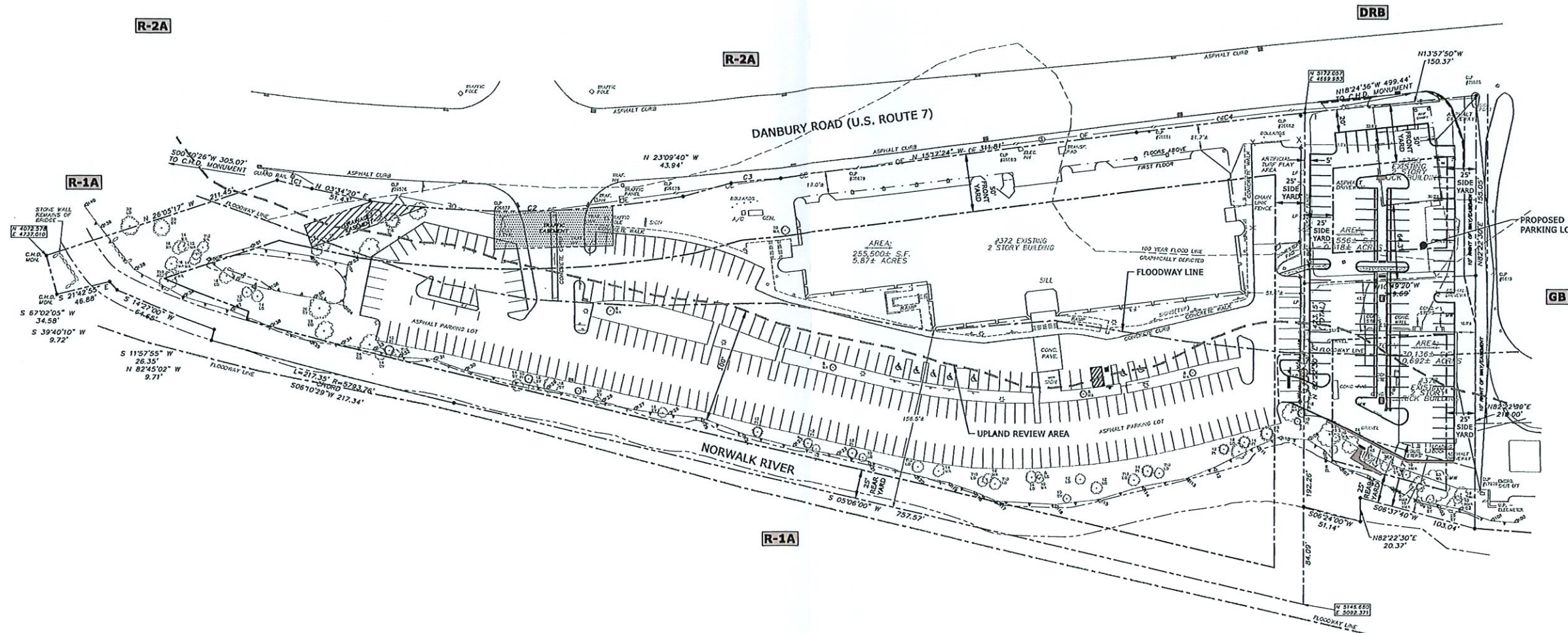
Wilton,
Connecticut

MARK	DATE	DESCRIPTION
PROJECT NO:	G5081-001	
DATE:	01/25/2023	
FILE:	G5081-01-C-100-SITE.dwg	
DRAWN BY:	EWL	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

OVERALL
SITE PLAN

SCALE: 1" = 50'

C-100



ZONE DESIGNATIONS

GB GENERAL BUSINESS
DRB DESIGN RETAIL BUSINESS DISTRICT
R-1A SINGLE FAMILY RESIDENTIAL DISTRICT 1A
R-2A SINGLE FAMILY RESIDENTIAL DISTRICT 2A

SITE PLAN LEGEND

- 100 FT UPLAND REVIEW AREA
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED CURB
- PROPOSED SIGN
- PROPOSED LIGHT FIXTURE
- PROPOSED CATCH BASIN
- PROPOSED ACCESSIBLE SYMBOL

AREA AND BULK REQUIREMENTS

	ZONE	372 DANBURY ROAD		378 DANBURY ROAD		380 DANBURY ROAD	
REGULATION	GB	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
MIN FRONT YARD	50	19' (MIN)	19' (MIN)	43' (MIN)	N/A	33.9' (MIN)	N/A
MIN SIDE YARD (EACH)	25 (50)	51' (MIN)	51' (MIN)	16' (MIN)	N/A	30' (MIN)	N/A
MIN. REAR YARD	50	156.5' (MIN)	156.5' (MIN)	54.7' (MIN)	N/A	64.3' (MIN)	N/A
MIN. PARKING & LOADING SETBACKS (SIDE AND REAR YARDS)	10	3' (MIN)	3' (MIN)	3' (MIN)	5' (MIN)	5' (MIN)	5' (MIN)
MAX. BUILDING HEIGHT	2 / 35	2 STORIES	2 STORIES	2 STORIES	N/A	2 STORIES	N/A
MAX. BUILDING COVERAGE (%)	25%	17%	17%	19%	0%	16%	0%
MAX. SITE COVERAGE (%)	80%	55%	55%	75%	54%	92%	72%
MIN. LOT SIZE (ACRES)	1	5.86	5.86	0.692	0.692	0.518	0.518
MIN. LOT FRONTAGE	50	902'	902'	FLAG LOT	FLAG LOT	150'	150'
MAXIMUM FLOOR AREA RATIO (FAR)	0.35	0.32	0.32	0.19	0.0	0.18	0.0

NOTE

- SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY, PREPARED FOR SEYFARTH SHAW LLP, 372, 378, 380 DANBURY ROAD, WILTON, CONNECTICUT" BY BRAUTIGAM LAND SURVEYORS, P.C., DATED SEPTEMBER 9, 2022, AND LAST REVISED NOVEMBER 22, 2022.



REGULATORY REVIEW SUBMISSION

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**Grossman
Companies, Inc.**

372, 378, & 380
Danbury Road

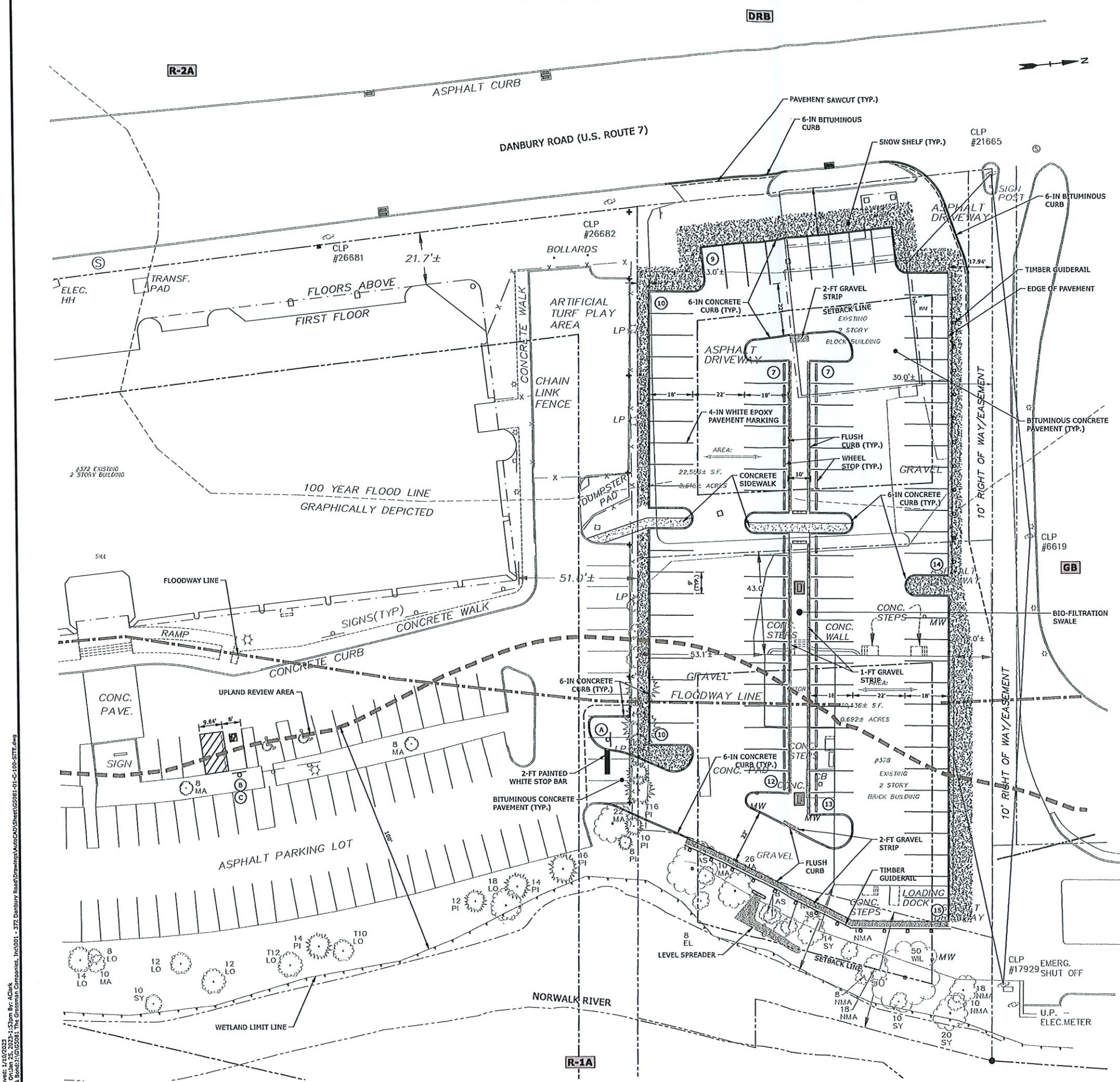
Wilton,
Connecticut

MARK	DATE	DESCRIPTION
PROJECT NO:	G5081-001	
DATE:	01/25/2023	
FILE:	G5081-01-C-100-SITE.dwg	
DRAWN BY:	EWL	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

SITE PLAN

SCALE: 1" = 20'

C-101



SIGN LEGEND



SITE PLAN LEGEND

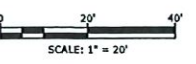
- 100 FT UPLAND REVIEW AREA
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED CURB
- PROPOSED SIGN
- PROPOSED LIGHT FIXTURE
- PROPOSED CATCH BASIN
- PROPOSED ACCESSIBLE SYMBOL
- SNOW STORAGE AREA

NOTE

1. SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY, PREPARED FOR SEYFARTH SHAW LLP, 372, 378, 380 DANBURY ROAD, WILTON, CONNECTICUT" BY BRAUTIGAM LAND SURVEYORS, P.C., DATED SEPTEMBER 9, 2022, AND LAST REVISED NOVEMBER 22, 2022.

PARKING SUMMARY

NEW STD. SPACES	- 97
NEW ACCESSIBLE SPACES	- 1
EXISTING STD. SPACES LOST	- 6
TOTAL NET SPACES	- 92



The Grossman Companies, Inc.

Land Use Applications to Town of Wilton

Premises: 372, 378 and 380 Danbury Road, Wilton, CT

List of Project Professionals

- | | |
|------------------------|---|
| 1. Applicant | The Grossman Companies, Inc.
c/o Gregory and Adams, P.C.
190 Old Ridgefield Road
Wilton, CT 06897 |
| 2. Owners | Wilton GSE LLC
Wilton 378 LLC
Wilton 380 LLC
c/o Gregory and Adams, P.C.
190 Old Ridgefield Road
Wilton, CT 06897 |
| 3. Surveyor | Paul A. Brautigam, LLS
Brautigam Land Surveyors, P.C.
90 South Main Street
Newtown, CT 06470
203-270-7810
Surveyint@BrautigamLand.com |
| 4. Civil Engineer | John W. Block, PE, LS
Erik W. Lindquist, PE, LEED AP
Tighe & Bond, Inc
1000 Bridgeport Avenue
Shelton, CT 06484
203-712-1100
jwblock@tighebond.com
elindquist@tighebond.com |
| 5. Traffic Engineer | Craig D Yannes, PE, PTOE, RSP1
Tighe & Bond, Inc,
1000 Bridgeport Avenue
Shelton, CT 06484
203-712-1100
cdyannes@tighebond.com |
| 6. Landscape Architect | Kate Throckmorton, L.A.
Environmental Land Solutions, LLC
8 Knight Street
Norwalk, CT 06851
203-855-7879
kate@elsllc.com |

.7. Environmental Consultants

Adam T. Henry, LEP
GZA Geoenvironmental, Inc.
655 Winding Brook Drive, Ste. 402
Glastonbury, CT 06033
860-286-8900

8. Attorneys

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