

PLANNING & ZONING  
COMMISSION  
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TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

**RESOLUTION #224– SP#518**  
February 26, 2024

**WHEREAS**, the Wilton Planning and Zoning Commission (“the Commission”) has received Special Permit application, **SP#518**, from ASML US, LLC, to allow the partial conversion of an interior loading dock into a clean room / lab space on the southeast side of the existing building on property located at 20 Westport, in the DE-10 zone, Assessor’s Map #56, Lot #43, consisting of 24.673+/- acres, owned by ASML US, LLC and shown on the application submitted and plans entitled:

Property Survey entitled “Topographic Survey of Property at 20 Westport Road in Wilton Connecticut Prepared For ASML, US, LLC”, 24.673 Acres, dated July 11, 2023, Scale 1”=60’, prepared by D’Andrea Surveying and Engineering, P.C. Riverside, Connecticut, signed by Edwin W. Rhodes, III, Surveyor.

Architectural Plans entitled “ASML, 20 Westport Road, Wilton, CT, B20 D&E Cleanroom Space and Heavy Lab Shell ”, prepared by “H&R Facilities Planning, Danbury, Connecticut, dated 02/01/24, sheets Z011, Z102 and sheet Z201.

Overall Site Plan entitled “Overall Site Plan ASML B20 D&E Cleanroom Space and Heavy Lab Shell Building, 20 Westport Road, Wilton, CT, 06897” prepared by Tighe and Bond ,1000 Bridgeport, Avenue, Shelton, CT , dated 01/14/2024, scale 1” = 50’

Site Plan entitled “Site Plan Enlargement ASML B20 D&E Cleanroom Space and Heavy Lab Shell Building, 20 Westport Road, Wilton, CT, 06897” prepared by Tighe and Bond, 1000 Bridgeport, Avenue, Shelton, CT , dated 01/14/2024, scale 1” = 20’

**WHEREAS**, the Commission conducted a public hearing electronically on February 26, 2024 to receive comment from the applicant and the public, and the Commission fully discussed and considered all submitted evidence at its meeting of February 26, 2024; and

**WHEREAS** the Commission has received expert testimony from the applicant’s civil and the building architect and has considered their input; and

**WHEREAS**, the Commission has diligently reviewed the application and accompanying plans

and finds it to be in substantial compliance with the Wilton Zoning Regulations and, in particular, those requirements governing Special Permits for manufacturing, research and office in the DE-10 zone.

**NOW, THEREFORE, BE IT RESOLVED** that the Commission **APPROVES** Special Permit **SP#518**, effective **March 9, 2024**, to allow the partial conversion of a loading dock area into lab space and a clean room, along with associated other site changes, on property located at 20 Westport Road, subject to the following modifications:

**General Modifications:**

1. This Resolution does not replace requirements for the owner to obtain any other permits or licenses required by law or regulation by the Town of Wilton, such as, but not limited to: Zoning Permit, Sign Permit, Building Permit, Certificate of Zoning Compliance; or from the State of Connecticut or the Government of the United States. Obtaining such permits or licenses is the responsibility of the owner. All required Town agency signoffs shall be provided as required, along with meeting all of the requirements of the State of Connecticut Department of Transportation.
2. In accordance with Section 8-3.(i) of the Connecticut General Statutes, all work or physical improvements required and/or authorized by the approved plan shall be completed within five years of the effective date of this resolution. This five-year period shall expire on February 26, 2029.
3. That the Parking Management Plan prepared by Tighe and Bond Engineers, revised to 10/26/2023, approved as part of the approval for SP# 514, 77 Danbury Road shall be in full force and made a part of this approval. That plan required an update and that it be submitted for Commission review 6 months from the issuance of a certificate of occupancy and a certificate of zoning compliance, or when the parking demand at 20 Westport Road reaches 80 % capacity.
4. The erosion and sedimentation plan shall be installed and such installation approved by the P&Z staff, prior to any work beginning on the site. Any additional needed sedimentation and soil erosion controls shall be installed at the direction of the Commission's staff.
5. The applicant's plans shall be submitted and reviewed by the Wilton Water Pollution Control Authority and shall be subject to their policies and the required approval shall be obtained prior to the issuance of a zoning permit.
6. All outdoor lighting shall be properly shielded so as to direct illumination towards the ground.
7. The operations of the building and associated mechanical shall at all times comply with the noise standards set forth in Section 29.9.H.7 of the zoning regulations.
8. That the grass paver emergency access drive, off Dudley Road be properly gated (locked

chain and posts) as per condition # 16 of the original approval (Resolution #400-11P, April 24, 2000). Fire Marshal and Fire Chief approval shall be obtained for the design and operational aspects of the “gate”.

9. Any additional site work and changes beyond the approved plans shall be submitted for review and approval prior to any changes.
10. Hours of construction shall be limited to Monday through Friday between the hours of 7:00 AM and 6:00 PM and Saturday between the hours of 8:00 AM and 5:30 PM. No construction shall be permitted on Sunday or legal holidays; said conditions shall not apply to any construction activity occurring within any fully-enclosed interior of the building.
11. The owner shall file a Land Record Information Form with the Town Clerk (form to be provided by the P&Z staff) and a copy of the filed Land Record Information Form shall be submitted to the P&Z staff, prior to the issuance of a zoning permit.
12. One (1) completed revised set, (collated and bound) shall be submitted to the Commission's office for endorsement as "Final Approved Plan" by the Town Planner. Said plans shall include all revisions noted above and shall bear an ORIGINAL signature, seal and license number of the professional responsible for preparing each plan or portion of it. Said plans shall include the following notes:
  - a. "Pursuant to Section 8-3.(i) of the Connecticut General Statutes, all work in connection with this Special Permit shall be completed within five years after the approval of the plan. Said five-year period shall expire on December 10, 2028."
  - b. "For conditions of approval for **Special Permit #518**, see **Resolution #224 –SP#518**"
13. That the approval from the Fire Chief and Fire Marshall be submitted to staff.

**PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE:**

14. The applicant shall furnish the staff with an as-built survey of the property, showing the location of the new air handler unit.

**END RESOLUTION**