

November 20, 2021

Richard Tomasetti, Chairman Planning and Zoning Commission
c/o Michael Wrinn
Director of Planning and Land-Use Management/Town planner
Town of Wilton, Town Annex 238 Danbury Road.
Wilton, CT 06897

Subject: Phased Opening of 200 Danbury Road, Sharp Hill Square..

Dear Chairman Tomasetti, members of the commission and Mr. Wrinn,

We respectfully request that the commission consider a phased opening of the development known as Sharp Hill Square located at 200 Danbury Road. We are seeking conditional zoning approval, following all inspections and conditional certification of occupancy, of the two western most buildings known as the Raymond Moore house and the "B" building (*see accompanying site plan*).

Due to COVID related shortages and availability of certain structural materials, the construction of the rear building known as the "A" building has been significantly delayed by up to eight months. The Raymond Moore House and the "B" building are nearing completion and we are seeking a phased zoning approval to put these building into productive use and avoid vacant buildings.

Phasing Sequence

The proposed opening schedule includes two Phases: Phase I will include the western buildings known as Raymond Moore house and the "B" building. Both structures consist of commercial occupancies on the first floor and residential on second floor. The target opening is 1/15/22-2/15/22, depending on field circumstances. Phase II includes the A building and target opening is 8/1/22-10/31/22.

All health and safety considerations are of paramount importance and are central to our opening strategy.

Phase I Opening Criteria	
Construction Separation	A construction fence will be placed as shown on the accompanying site plan to segregate the completed structures from the building under construction. The fencing will contain construction signage warning of no trespass. Two secure gates at each end of A building will allow construction vehicles and authorized personnel entrance.
Lighting	The Phase I area will be lighted as shown on attached lighting plan.
Paving	All areas west of the A building within the black line noted on plan, will be paved to provide a solid safe surface for pedestrian and vehicle traffic. <i>Snow plowing will be conducted as normal.</i>

Refuse	A temporary dumpster will be placed as noted on plan with weekly pick-ups.
Fire Access	A fire access plan is included which allows for sufficient access for all buildings. If needed the construction gates providing access to the A building are temporary and not "fixed" allowing quick passage.
Life and Safety	All building and Fire department requirements will be addressed for Phase I opening.
Signage	Any related permanent signage for phase I area will be installed. Directional and Handicap. A temporary Address Sign of not more than 10 square will be placed 5' from property line on RT 7.
Landscaping/Planting	Due to the time of year, plantings will occur as soon as practical in the spring.

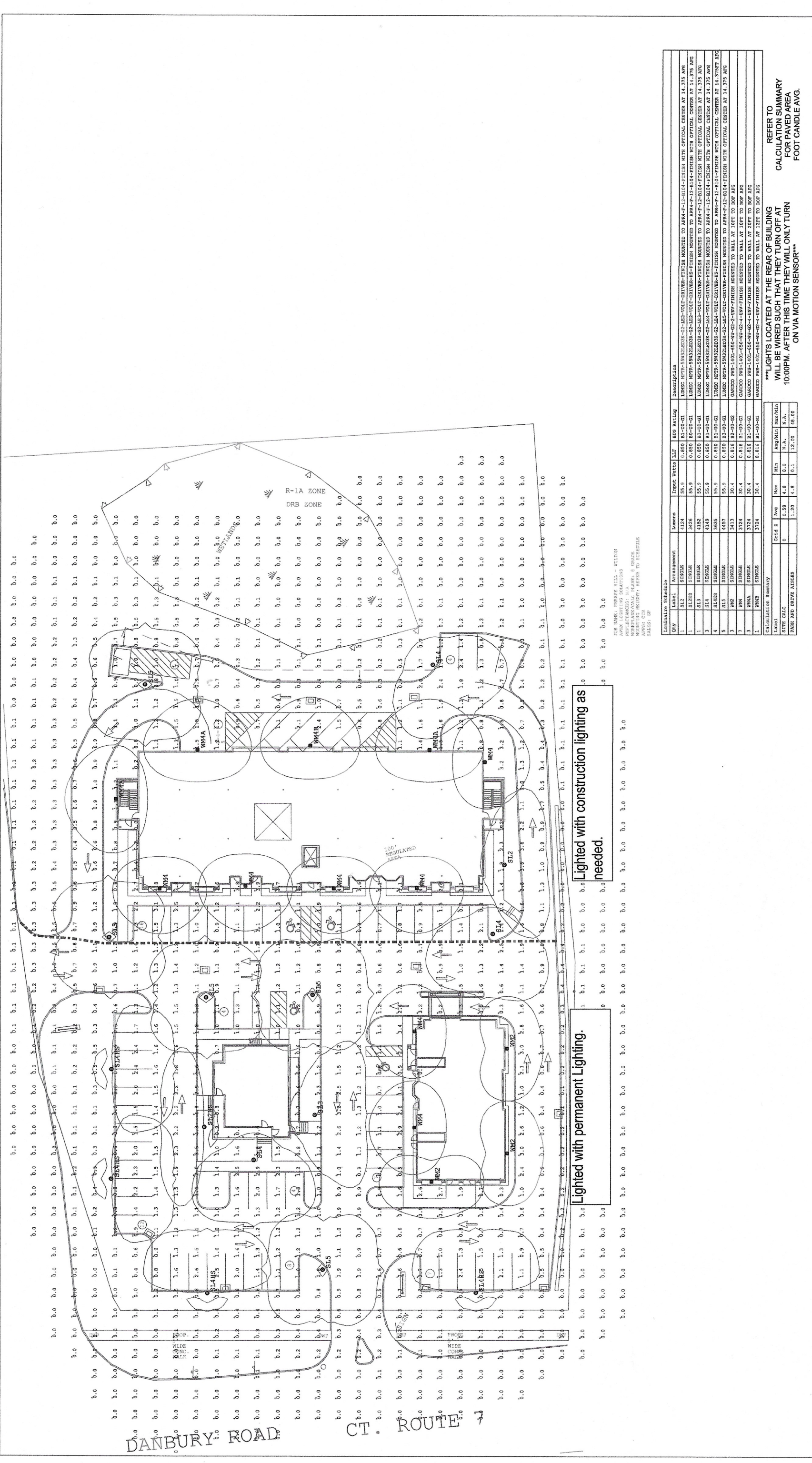
Parking

The parking available to the completed structures will be in excess of what is required.

Use	Qty	Required	Provided
Apartments	4	8	8
Visitor Parking (1/2 of apts)	2	2	2
Retail RMH	1,422 sq ft	6	6
Retail "B" building	2,763	14	14
Excess			19
Total		30	49

Respectfully

Patrick Downend
200 Danbury Road, LLC
283 Main Street
Ridgefield, CT 06877
Managing Member



Calculation Summary	
Label	Value
Site Calc	0.59
Park and Drive Aisles	1.20
Min	4.8
Max	4.8
Avg	0.1
Min/Max	12.00
Max/Min	48.00

Calculation Summary	
Label	Value
Site Calc	0.59
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Max	4.8
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Min/Max	12.00
Max/Min	48.00

REFER TO CALCULATION SUMMARY FOR PAVED AREA FOOT CANDLE AVG.

PROJECT TITLE:

SHARP HILL
WILTON, CT

DRAWING TITLE:

SITE LIGHTING
PHOTOMETRIC CALCULATION

FILE NAME: SL-2A SHARP HILL - WILTON, CT SITE CALC I-2-2020 CTR.DWG

REVISIONS:

REV. X	XX-XX-XX	XXXX
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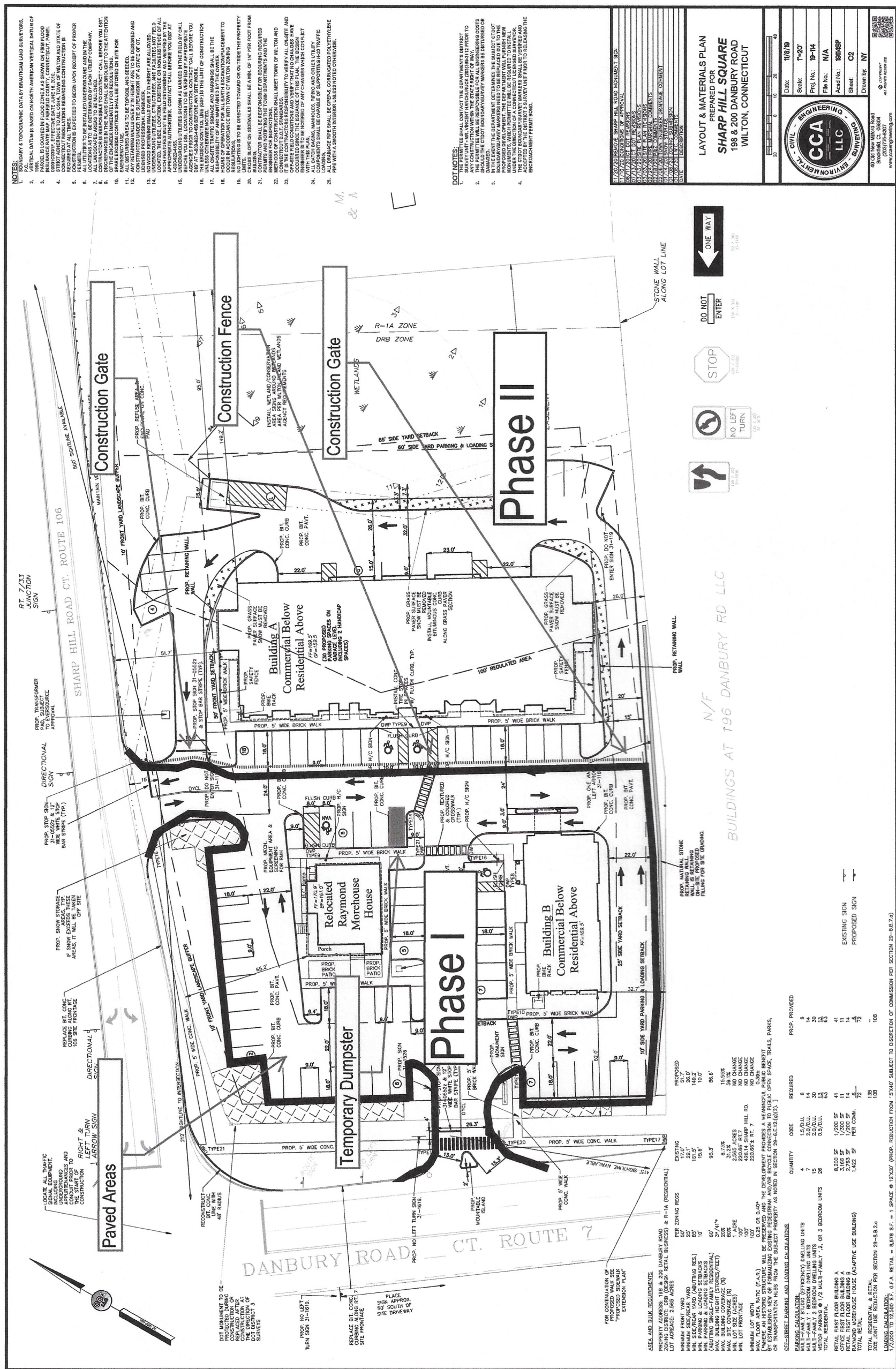
GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and used readily available data. The user is responsible for the accuracy of the input data and the resulting calculations. The user is responsible for the accuracy of the input data and the resulting calculations. The user is responsible for the accuracy of the input data and the resulting calculations.

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Ballast Factor (BF) from current ballast manufacturer's catalog, and an Inverse Color Rendering Index (ICRI) from current lamp manufacturer's catalog. For most common photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

SL-2.A



LOT AVERAGE: 2.855 ACRES		PER ZONING REG.	EXISTING	PROPOSED
MINIMUM FRONT YARD	50'	25'	12.0'	51.7'
MINIMUM SIDE/REAR YARD	25'	25'	12.0'	52.0'
MIN. LOT WIDTH	100'	100'	12.0'	52.0'
MIN. PARKING & LOADING SERVICES	10'	10'	15.8'	10.0'
MIN. PARKING & LOADING SERVICES	10'	10'	15.8'	10.0'
MIN. BALANCE HEIGHT (STORES/FEET)	67'	67'	95.3'	86.6'
MIN. BALANCE HEIGHT (STORES/FEET)	67'	67'	95.3'	86.6'
MAX. SITE COVERAGE (%)	80%	80%	31.2%	30.1%
MIN. LOT SIZE (ACRES)	1 ACRE	1 ACRE	2.955 ACRES	NO CHANGE
MIN. LOT FRONTAGE	100'	100'	448.14 SHARP HILL RD.	NO CHANGE
MIN. LOT MOUTH	100'	100'	232.662' RT. 7	NO CHANGE
MIN. LOT MOUTH (TO R.F. 6)	100'	100'	OR 0.64'	NO CHANGE

*WHERE AN EXISTING STRUCTURE WILL BE PRESERVED AND THE DEVELOPMENT PROVIDES A MEANINGFUL PUBLIC BENEFIT
 OR TRANSPORTATION NEEDS FROM THE SUBJECT PROPERTY
 OR TRANSPORTATION NEEDS FROM THE SUBJECT PROPERTY

QUT-SITE PARKING AND LOADING CALCULATIONS

QUANTITY CODE REQUIRED

PINP PROVIDED

PARKING CALCULATIONS						
1. MINIMUM EFFICIENCY DRINKING UNITS	4	15.0/D.U.				8
2. MULTI-FAMILY 1 BEDROOM DRINKING UNITS	7	2.0/D.U.				14
3. MULTI-FAMILY 2 BEDROOM DRINKING UNITS	10	3.0/D.U.				30
4. MULTI-FAMILY 3 BEDROOM UNITS	28	5.0/D.U.				133
5. VISITOR PARKING 1/2 MULTI-FAMILY 2, OR 3 BEDROOM UNITS						13
6. TOTAL RESIDENTIAL						68
7. OFFICE USE	8,500	15				127
8. MULTI-FAMILY 1 BEDROOMS	1,200	15				11
9. OFFICE FIRST FLOOR BUILDING A	3,168	30				11
10. OFFICE FIRST FLOOR BUILDING B	3,168	30				11
11. OFFICE FIRST FLOOR BUILDING C	3,168	30				11
12. OFFICE FIRST FLOOR BUILDING D	3,168	30				11
13. OFFICE FIRST FLOOR BUILDING E	3,168	30				11
14. OFFICE FIRST FLOOR BUILDING F	3,168	30				11
15. OFFICE FIRST FLOOR BUILDING G	3,168	30				11
16. OFFICE FIRST FLOOR BUILDING H	3,168	30				11
17. OFFICE FIRST FLOOR BUILDING I	3,168	30				11
18. OFFICE FIRST FLOOR BUILDING J	3,168	30				11
19. OFFICE FIRST FLOOR BUILDING K	3,168	30				11
20. OFFICE FIRST FLOOR BUILDING L	3,168	30				11
21. OFFICE FIRST FLOOR BUILDING M	3,168	30				11
22. OFFICE FIRST FLOOR BUILDING N	3,168	30				11
23. OFFICE FIRST FLOOR BUILDING O	3,168	30				11
24. OFFICE FIRST FLOOR BUILDING P	3,168	30				11
25. OFFICE FIRST FLOOR BUILDING Q	3,168	30				11
26. OFFICE FIRST FLOOR BUILDING R	3,168	30				11
27. OFFICE FIRST FLOOR BUILDING S	3,168	30				11
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29. OFFICE FIRST FLOOR BUILDING U	3,168	30				11
30. OFFICE FIRST FLOOR BUILDING V	3,168	30				11
31. OFFICE FIRST FLOOR BUILDING W	3,168	30				11
32. OFFICE FIRST FLOOR BUILDING X	3,168	30				11
33. OFFICE FIRST FLOOR BUILDING Y	3,168	30				11
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47. OFFICE FIRST FLOOR BUILDING AM	3,168	30				11
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50. OFFICE FIRST FLOOR BUILDING AP	3,168	30				11
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212. OFFICE FIRST FLOOR BUILDING GV	3,168	30				11
213. OFFICE FIRST FLOOR BUILDING GW	3,168	30				11
214. OFFICE FIRST FLOOR BUILDING GX	3,168	30				11
215. OFFICE FIRST FLOOR BUILDING GY	3,168	30				11
216. OFFICE FIRST FLOOR BUILDING GZ	3,168	30				11
217. OFFICE FIRST FLOOR BUILDING HA	3,168	30				11
218. OFFICE FIRST FLOOR BUILDING HB	3,168	30				11
219. OFFICE FIRST FLOOR BUILDING						

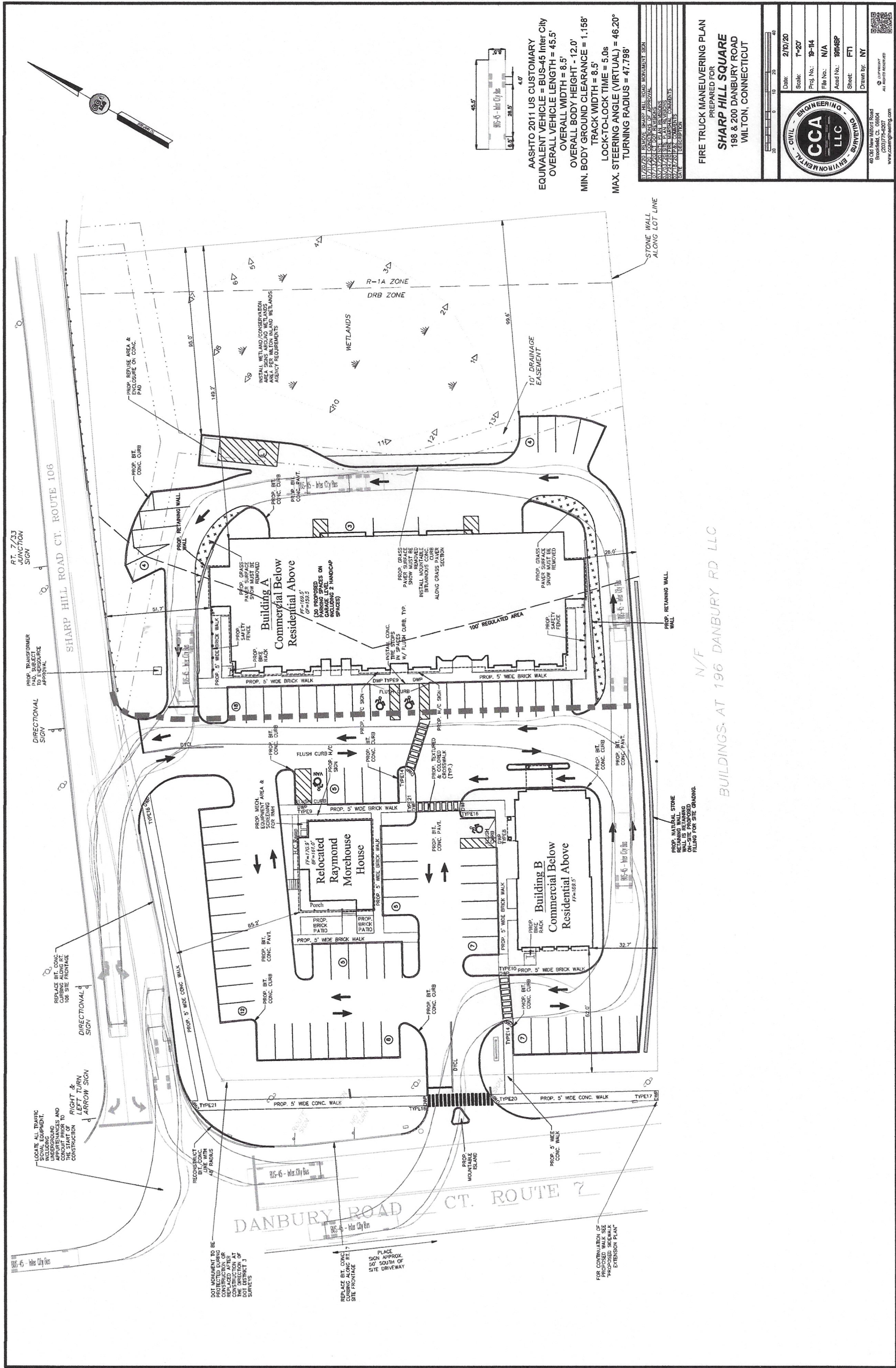
LOADING CALCULATION:
1/3,000 TO 12,500 S.F. G.F. RETAIL = 8,078 S.F. = 1 SPACE @ 12'X30' (PROP. REDUCTION FROM 5'X40' SUBJECT TO DISCRETION OF COMMISSION PER SECTION 29-08.7.d)

DATE	DESCRIPTION
01/20/20	REMOVE SHARP HILL ROAD MONUMENT SIGN
01/20/20	CONDITIONS OF APPROVAL
08/17/20	DOT REVISIONS
07/15/20	DOT REVISIONS
07/15/20	DOT REVISIONS
03/03/20	SITE PLAN REVISIONS
02/24/20	PRELIMINARY COMMENTS
02/18/20	DOT COMMENTS
02/18/20	DOT COMMENTS
02/18/20	TOWN ENGINEER DRAINAGE COMMENT
02/08/20	CONTRACTOR CONCERN
02/08/20	CONTRACTOR CONCERN
02/08/20	T.W.C. COMMENTS

LAYOUT & MATERIALS PLAN
PREPARED FOR
SHARP HILL SQUARE
198 & 200 DANBURY ROAD
WILTON, CONNECTICUT

25	20	15	10	5	0
Date: 11/8/19					
Scale: 1"=20'					
Proj. No.: 19-114					
File No.: N/A					
Acad No.: 19148P					
Sheet: C2					
Drawn by: NY					

www.cca-engineering.com
 40 CG New Milford Road
 Suite 200
 New Milford, CT 06854
 (203) 771-2707



AASHTO 2011 US CUSTOMARY
EQUIVALENT VEHICLE = BUS-45 Inter City
OVERALL VEHICLE LENGTH = 45.5'
OVERALL WIDTH = 8.5'
OVERALL BODY HEIGHT = 12.0'
MIN. BODY GROUND CLEARANCE = 1.158'
LOCK-TO-LOCK TIME = 5.0s
MAX. STEERING ANGLE (VIRTUAL) = 46.20°
TURNING RADIUS = 47.798'

DATE	DESCRIPTION
11/17/20	REVISIONS TO STANDARD MANUEVERING PLAN
11/17/20	REVISIONS TO STANDARD MANUEVERING PLAN
11/17/20	REVISIONS TO STANDARD MANUEVERING PLAN
11/17/20	REVISIONS TO STANDARD MANUEVERING PLAN
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FIRE TRUCK MANUEVERING PLAN
PREPARED FOR
SHARP HILL SQUARE
198 & 200 DANBURY ROAD
WILTON, CONNECTICUT

CCA
CIVIL
ENGINEERING
LLC
ENVIRONMENTAL
SUPERVISOR

DATE: 2/10/20
SCALE: 1"=20'
PROJ. NO.: 19-14
FILE NO.: N/A
ACCT. NO.: 19146P
SHEET: FT1
DRAWN BY: NY

40 Old New Milford Road
Brookfield, CT 06804
(203) 775-0000
www.cca-engineering.com