

Elizabeth A.B. Suchy

Partner

Main: 203-425-4200

Direct: 203-252-2656

Fax: 203-325-8608

esuchy@carmodylaw.com

1055 Washington Boulevard

4th Floor

Stamford, CT 06901

November 13, 2022

Hand Delivered

Michael Wrinn
Director of Planning & Land Use Management/Town Planner
Town of Wilton
Planning & Zoning Department
Wilton Town Hall – Town Annex
238 Danbury Road
Wilton, CT 06897

Re: *David Schwartz & Deborah List – 5 West Wind Lane, Wilton, CT*
Request to modify recreation and conservation open space area in existing planned
Residential development (SP#172)

Dear Mr. Wrinn:

As you know, this firm represents David Schwartz & Deborah List, owners of real property with the improvements thereon located at 5 West Wind Lane in Wilton, CT (Map 41, Lot 1, Unit 24)(the “Property”). Their Property is one of eighteen (18) houses that comprise “Four Winds Farm,” a planned residential development (PRD) approved in 1987. This PRD consists of 39.195 acres in Wilton which are zoned R1-A and R-2A. There is also 0.805 acres in Norwalk. Of the 40 acres, 15.7 acres (39%) were developed with single-family dwellings. Approximately 12.05 acres (30%) were set aside for passive recreation and the remaining 12.22 acres (31%) were classified as conservation land/open space.


Mr. Schwartz and Ms. List submit this request to similarly modify the configuration of the recreation and conservation lands associated with their Property at 5 West Wind Lane. Specifically, they seek to exchange 6,098+/- sq.ft. of existing recreation and conservation land, for the identical amount of land in other areas on their Property. The requested changes are largely since my clients have been using both recreation and conservation land as part of their unit, so it is appropriate to modify the approved configuration to address this issue. The proposed exchange is noted on “Property Survey Depicting Unit Boundary Revision 5 West Wind Lane Wilton Connecticut Prepared for David G. Schwartz & Deborah G. List 1” = 20’ 11/8/2022” prepared by Redniss & Mead, attached hereto and made a part hereof. If Planning & Zoning Commission is obtained, the only change will be the configuration and location of recreation and conservation lands; the total acreage for both will remain unchanged.

In the past, other owners in this PRD have sought to modify recreation and/or conservation land, so my clients’ request is not novel or unusual. For example, in 1993, owners of Units 12 and 8 on separate {S7469109}

occasions sought to modify the configuration of recreation and/or conservation lands, and the Planning & Zoning Commission, without public hearing, approved the requested changes. In each of these instances, the Four Winds Farm Homeowners Association reviewed and approved the changes. My clients have similarly discussed the proposed even exchange with the Four Winds Farm homeowners' association, which unanimously approved the request at its October 23, 2022 meeting. (Refer to letter dated November 4, 2022 from the Four Wind Farm Homeowners Association, attached hereto and made a part hereof).

Lastly, since my clients' property is served by a septic system, the proposed modification was reviewed and approved by Jennifer Zbell, R.S. of the Town of Wilton Health Department.

I trust that the foregoing information sufficiently describes my clients' proposal. However, should you need additional information, please do not hesitate to contact me. Kindly let me know when the Planning & Zoning Commission will consider this request.

Very truly yours,

Elizabeth A.B. Suchy

EABS
Encl.

FOUR WINDS FARM HOMEOWNERS ASSOCIATION

Four Winds Lane
Wilton, Connecticut 06897

November 4, 2022

David Schwartz and Deborah List
5 West Wind Lane
Wilton, CT 06897

Re: Proposed Swap of Common Land

Dear David and Deborah:

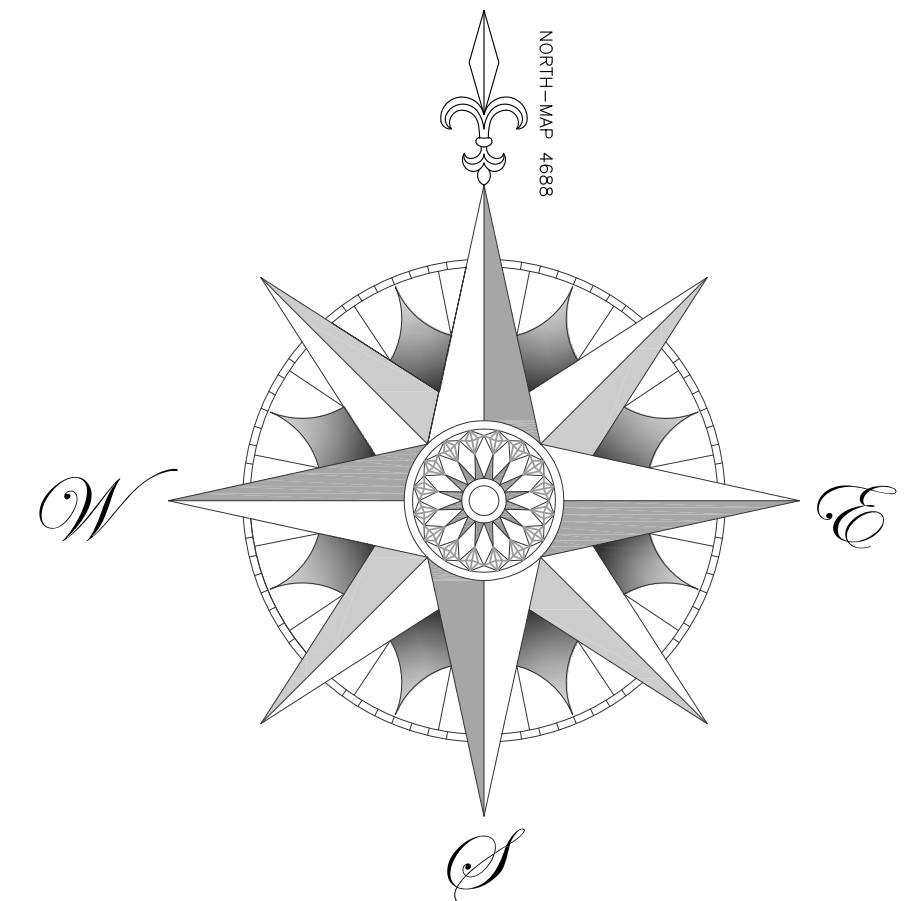
A vote of the homeowners of Four Winds Farm Homeowners Association was taken as of October 23, 2022 regarding the proposed land swap at 5 West Wind Lane, Wilton, CT 06897, and the requisite vote of two-thirds of the homeowners of the Association to approve the swap was obtained in accordance with the Bylaws of the Association. Such exchange consists of a parcel of 6,098 square feet (denoted by the yellow shaded plot on the survey dated July 11, 2022, by Redniss & Mead (the "Survey")) to be combined with your property and a parcel of 6,098 square feet (denoted by the blue shaded plot on the Survey) to be combined with common land L.C.A 12 as described on the Survey. A copy of the Survey is attached.

Sincerely,

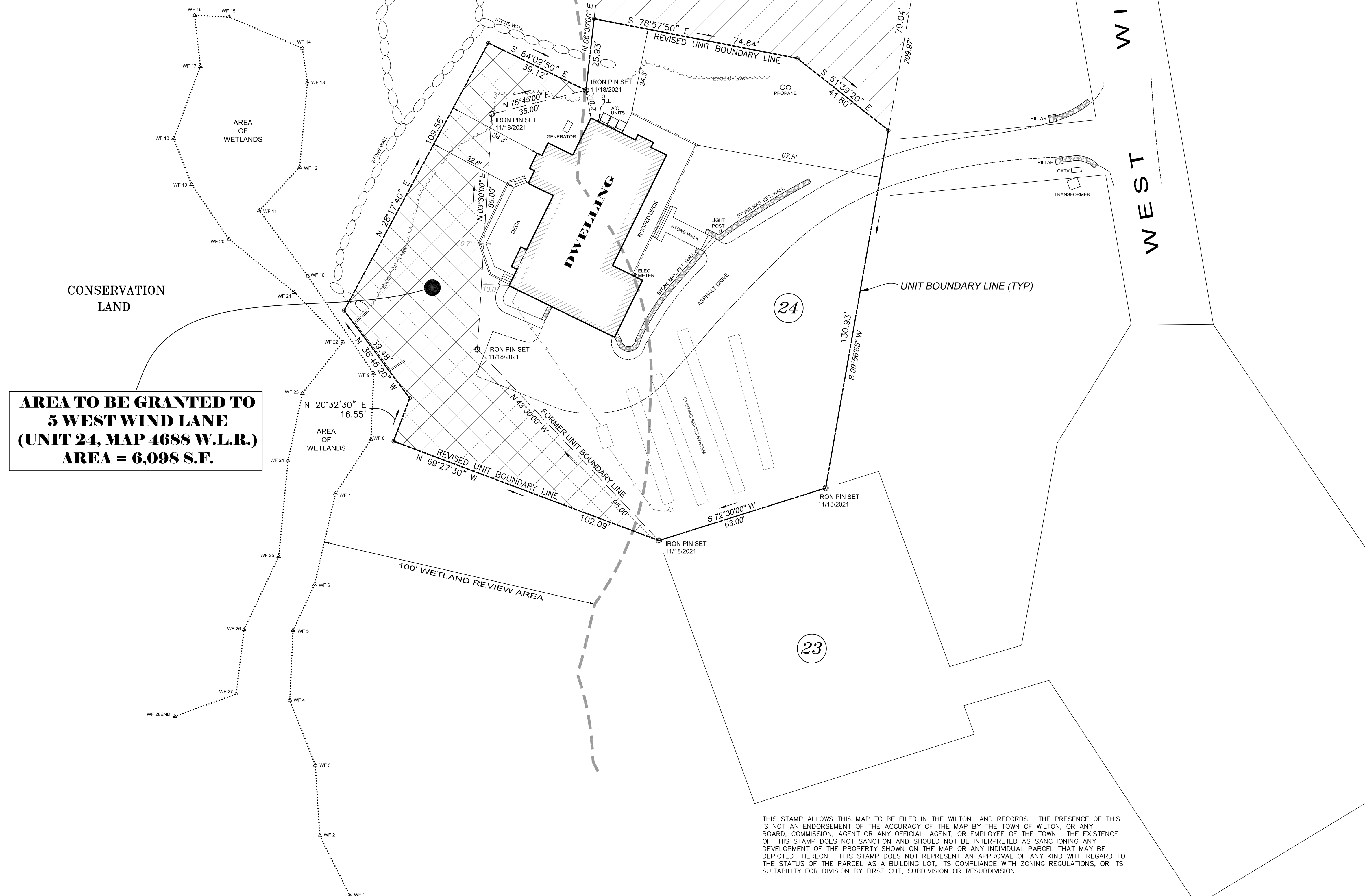
A handwritten signature in dark ink, appearing to read "Gina Leporati".

Georgina Leporati (on behalf of the Board of Directors)
Four Winds Farm Homeowners Association

cc: Board of Directors, Four Winds Farm HOA



**AREA TO BE GRANTED TO
CONSERVATION LAND
AREA = 6,098 S.F.**



NOTES:

1. This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2. It is intended to depict the revision of unit boundaries and locations of improvements.
2. Area of Unit = 26,377 S.F. / 0.605 Acres
3. Property designated as Unit No. 24, Map No. 4688 of the Wilton Land Records.
4. Reference is made to Warranty Deed recorded in Vol. 2259, Pg. 66 of the Wilton Land Records.
5. Reference is made to Tax Map 41, Block 1, Unit 24.
6. Property Located in R-1A Residence Zone.
7. Reference is made to FEMA Flood Insurance Rate Map No. 09001C0392F, dated June 18, 2010. Subject Unit does not lie within a Special Flood Hazard Area.
8. Wetlands delineated hereon were flagged in the field by William Kenny Associates, LLC on 10/11/2021 and field located by Ryan and Faulds 10/14/2021.
9. Existing septic system depicted hereon was transcribed from Town of Wilton Health Department Records.
10. All monumentation, found or set, depicted hereon.

THIS IS AN ORIGINAL
MYLAR PRODUCED
FOR FILING ON THE
LAND RECORDS
Ryan & Faulds

THIS STAMP ALLOWS THIS MAP TO BE FILED IN THE WILTON LAND RECORDS. THE PRESENCE OF THIS IS NOT AN ENDORSEMENT OF THE ACCURACY OF THE MAP BY THE TOWN OF WILTON, OR ANY BOARD, COMMISSION, AGENT OR AN OFFICIAL, AGENT, EMPLOYEE OF THE TOWN. THE EXISTENCE OF A ZONING MAP DOES NOT CONSTITUTE AN IMPLICATION OF THE TOWN'S ENDORSING ANY DEVELOPMENT OF THE PROPERTY SHOWN ON THE MAP OR ANY INDIVIDUAL PARCEL, THAT MAY BE DEPICTED THEREON. THIS STAMP DOES NOT REPRESENT AN APPROVAL OF ANY KIND WITH REGARD TO THE STATUS OF THE PARCEL AS A BUILDING LOT, ITS COMPLIANCE WITH ZONING REGULATIONS, OR ITS SUITABILITY FOR DIVISION BY FIRST CUT, SUBDIVISION OR REDIVISION.

TOWN PLANNER _____ DATE _____

<h1 style="margin: 0;">PROPERTY SURVEY</h1> <p style="margin: 0;">DEPICTING</p> <h2 style="margin: 0;">UNIT BOUNDARY REVISION</h2> <h3 style="margin: 0;">5 WEST WIND LANE</h3> <p style="margin: 0;">WILTON, CONNECTICUT</p> <p style="margin: 0;">PREPARED FOR</p> <h2 style="margin: 0;">DAVID G. SCHWARTZ & DEBORAH G. LIST</h2>					
<div style="display: flex; align-items: center;"> <div> <p>Ryan and Faulds</p> <p>LAND SURVEYORS A Redniss & Mead Company</p> </div> </div> <p style="margin-top: 20px;">57 Danbury Road, Suite 203 Wilton, CT 06897 Tel: 203.762.9492 www.ryanandfaulds.com</p> <div style="text-align: center; margin-top: 30px;"> </div> <p style="margin-top: 20px; font-size: small;">LAND SURVEYING CIVIL ENGINEERING PLANNING & ZONING CONSULTING PERMITTING</p>	<p>Scale: 0 20 40 1"=20'</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Drawn by: C/JV</td> <td style="width: 50%;">Date: 11/08/2022</td> </tr> <tr> <td>Checked by: LWP</td> <td>Comm. No: 10450-2</td> </tr> </table> <p style="margin-top: 10px;">To my knowledge and belief this map is substantially correct and in accord with the original records.</p> <div style="text-align: center; margin-top: 10px;"> <p>LAWRENCE W. POSSON, JR., CT. L.S. #18130</p> <p style="font-size: large; font-weight: bold;">11/10/2022</p> </div> <p style="text-align: center; margin-top: 10px;">DATE</p> <p style="font-size: small;">This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensing professional. Unauthenticated alterations render any declaration herein null and void.</p> <div style="display: flex; justify-content: space-around; align-items: center; margin-top: 20px;"> <div style="text-align: center;"> </div> <div style="text-align: center;"> <p>Sheet No:</p> <h1 style="margin: 0;">LLR</h1> </div> </div>	Drawn by: C/JV	Date: 11/08/2022	Checked by: LWP	Comm. No: 10450-2
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