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The Lake Club
Pickleball Court Noise Impact Assessment

Prepared for:

The Lake Club, Inc.
165 Thayer Pond Road
Wilton, CT 06897

Lally Report #22018.2

March 14, 2023

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1.0 Summary

We have completed a noise impact analysis of the proposed replacement of one tennis court with four Pickleball courts at The Lake Club in Wilton, CT. This noise impact assessment included evaluation of the relative changes in noise level from tennis to Pickleball. While a comparison to the provided local zoning noise limits has also been made, the assessment does not ascertain the legal disposition of these changes or the applicability of any local or state code, ordinance, or regulation, which must be established by an attorney, architect, and/or code consultant.

We visited the site on May 25, 2022 to evaluate noise generated by each activity and to measure background noise near the surrounding properties.

Our impact analysis found that loudest individual Pickleball strike noises will be nearly the same relative to the measured background noise as the loudest tennis strike noises being replaced, at properties in all directions from the facility. Because the two strikes do not sound the same, the change may nonetheless be noticeable even if the overall sound level is similar.

While similar in maximum strike noise level, Pickleball noise differs in frequency character from tennis noise, and so subjectively the two do not sound the same. Pickleball also generates strike noises more frequently than tennis due to the smaller court, and so its continuous average noise level increases relative to a tennis game, particularly with 4 concurrent Pickleball games replacing a single tennis game.

Despite this, sustained average game noise level is also expected to be nearly the same relative to the background noise in all directions when 4 concurrent Pickleball games occur, as compared with the single tennis game they will replace. This is a consequence of the significant distance to the nearest receivers in combination with the measured background noise level. Because the two activities do not sound the same, the change many nonetheless be noticeable.

Even with the above-noted difference, neither the individual Pickleball strike noise level nor the sustained average noise level of 4 Pickleball games and 11 tennis games concurrently is expected to approach the quantitative noise limits in the Zoning Regulations of the Town of Wilton.

2.0 Project Description

The Lake Club is an outdoor racket sports and pool club that currently incorporates twelve full-size tennis courts and five platform paddle tennis courts. According to the project documents provided on February 13, 2023, one existing tennis court is proposed to be converted into a grid of four hard-surfaced Pickleball courts. An assessment of potential changes in noise impact to the surrounding residential properties has been requested, along with a comparison to provided Wilton zoning ordinance noise limits.

The proposed court for the reconfiguration is the easternmost tennis court on the site (Court 1). The current single-court fenced enclosure would be shifted 8 feet south and changed to four Pickleball courts.

The nearest potentially-affected residential neighbors include three homes across Thayer Pond Road to the south and west (174-196 Thayer Pond Road), with 174 Thayer Pond Road as close as 430 ft. to the proposed courts. These homes are similar or higher in elevation to the proposed courts and partially shielded by a ridge along the road. The closest home across the pond to the northeast (39 Woods End Drive) is higher in elevation and approximately 320 ft. from the proposed courts. Finally, one property directly adjoining the Club to the north (205 Thayer Pond Road) has a home as close as 550 ft. from the proposed courts, and higher in elevation.

3.0 Criteria & Methodology

The following describes our criteria for identifying potential noise impacts, our site measurements, and our analysis methodology. This noise impact assessment included evaluation of the relative changes in noise level from tennis to Pickleball. While a comparison to the provided local zoning noise limits has also been made, the assessment does not ascertain the legal disposition of these changes or the applicability of any local or state code, ordinance, or regulation, which must be established by an attorney, architect, and/or code consultant.

3.1 Acoustics & Impact Criteria

Airborne noise is measured as a sound pressure level in decibels (dB). Overall noise level is usually summed on the A-weighting scale (dBA) which weights sound frequencies according to the sensitivity of human hearing.

Noise impacts are normally judged against the ambient background noise without the noise source in question, or against the existing noise source prior to a proposed change. The decibel scale for sound level increases logarithmically, as does human perception of sound loudness. Individual hearing sensitivity varies, but the following subjective perception benchmarks are useful in judging noise impacts:

- An overall increase of 3 dBA or a sound that is 3 dBA above the background is considered a barely-perceptible change to most people. Noise increases of greater than 3 dBA can be considered the threshold of a perceptible noise impact. Changes of less than 3 dBA are less likely to be perceived as a change.
- An increase of 6 dBA is considered a clearly perceptible increase to most people.
- An increase of 10 dBA is perceived as approximately twice as loud to most people.

While the above perception criteria are derived from the total, overall noise level (in dBA), changes in sound at specific frequencies (i.e. different pitches) can occur without affecting the overall total. Noise that is focused at a specific frequency or pitch is often easier to perceive than a broad-band noise, particularly against a typical outdoor background noise environment.

In addition to the above guidelines for assessing relative changes in noise, we have been provided with the following excerpt from the Town of Wilton Zoning Regulations which provides an absolute criterion for evaluation.

> 29.9-H 7. Noise: *No noise shall be transmitted outside the property from which it originates at a level that exceeds 80 decibels during daylight hours or 55 decibels from 10:00 P.M. to 7:00 A.M. at any lot line, as registered on A-weighted network of a sound level meter manufactured according to standards prescribed by the American National Standards Institute, ANSI S1.4, type 1 or type 2.*

3.2 Site Survey

During our May 25, 2022 site visit, we evaluated the layout of the site relative to the surrounding properties, and took sound measurements while both tennis and Pickleball games were demonstrated at a recreational level by two members of the site staff. The demonstrations were measured both on an average sound level (L_{eq}) and a maximum sound level (L_{Fmax}) basis at multiple distances from the demonstration court, for later use in extrapolating sound transmission across the site. These demonstrations have been incorporated as provided, and the suitability and typicality of each demonstration remains the responsibility of others. Platform tennis was not requested to be included as part of our analysis and was not demonstrated.

During this visit, we also measured prevailing daytime ambient noise levels at three locations near the surrounding properties: two locations along Thayer Pond Road, and one location along the shore of the pond itself. Sources of background noise included wind through foliage, birds, and general background noise from distant roadways. Direct vehicle or aircraft pass-bys and landscape maintenance noise were excluded. Each measurement was analyzed statistically to determine the 90th percentile level (L_{90}), which is often used to characterize a sustained minimum background noise level while excluding instantaneous minima.

3.3 Analysis

Noise transmission from each court was studied using a 3-D sound propagation model implemented in Datakustik CadnaA software. The software accounts for factors including distance attenuation, ground absorption, surface reflection, screening, and related aspects based on the ISO-9613 standard for sound propagation outdoors. This standard makes a conservative assumption of downward sound refraction in all directions, as would occur downwind or in a moderate temperature inversion (as can occur on clear, calm nights). The published uncertainty for ISO-9613 sound propagation is generally ±3 dBA.

Site conditions including layout, topography, and structures were taken from provided project documents along with public satellite imagery and our site observations.

4.0 Findings

The following presents the findings of our study of Pickleball noise versus tennis noise in general, along with potential noise impacts of the proposed court reconfiguration.

4.1 Source Noise

The primary source of noise observed in both tennis and Pickleball is the impact of the racket or paddle on the ball, with lesser secondary noise from participants running and voices. Since there is only one ball, the primary racket/paddle noise is similar for both singles and doubles. This noise is impulsive, or sharp and concentrated at brief moments in time. Over the duration of a game, however, the average noise level of each game depends not only on the loudness of the racket strike but also on how frequently these strikes occur. Because of its smaller court and faster action compared to tennis, Pickleball is more influenced by this effect.

We measured both the maximum (L_{Fmax}) and the average (L_{eq}) sound level during each demonstration. In a one-to-one comparison between Pickleball and tennis games as they were demonstrated, we found the following:

- On a maximum basis, the loudest tennis strike was 2 dBA louder overall than the loudest Pickleball strike. This is a slight difference that does not reach the 3 dBA threshold of likely perceiving a change. At each individual sound frequency (i.e. pitch), the two noises differed, with tennis louder at low frequencies and Pickleball louder in high frequencies. This difference in sound level at each specific pitch corroborates that the two strikes subjectively do not sound alike, which could contribute to perceptibility even if the overall sound levels are nearly the same.

- On an average basis over the course of a single demonstrated game, Pickleball noise was 1 dBA louder than tennis, a slight difference unlikely to be perceptible. This slight increase is likely related to the pace of play, with more strike noises per minute than in tennis. Again, the sound frequency content differed; Pickleball was louder in high sound frequencies, the two did not sound alike, and this could contribute to perceptibility.

4.2 Noise Impact Findings for Proposed Site

The potential noise impacts of Pickleball play on nearby properties will depend on how loud each game is at the source as discussed above, but it will also be influenced by other factors. The number of concurrent Pickleball games (4 courts are proposed) are not expected to affect the peak strike noise, but will strongly influence the continuous average noise since strikes occur more frequently with more games. The number of other tennis games occurring (11 courts will remain) will also influence the relative impact of Pickleball. Finally, noise impact at any receiver will always be relative to the background noise level at the receiver location.

4.2.1 Receivers across Pond

The maximum overall sound level of each individual racket strike is not projected to differ significantly between tennis and Pickleball at the nearest property across Thayers Pond (39 Woods End Drive). These strike sounds will likely be similar in level to the current tennis strikes they replace on the proposed court. Based on the prevailing daytime background noise we measured along the pond, both tennis strikes and Pickleball strikes will likely remain audible (greater than 3 dBA above background) to the same degree before and after the proposed project. Because the sound frequency character of the noise differs between the two sports, a change may nonetheless be noticeable.

On a sustained average basis from ongoing games, the continuous level of Pickleball noise from 4 concurrent games is not expected to reach the 3 dBA impact threshold at the properties across the pond, compared to the single tennis game they would replace. This is a consequence of the significant distance to this receiver in combination with the measured background noise level. However, since the character of the noise will differ, a change may nonetheless be noticeable.

On an absolute basis, the maximum Pickleball strike noises are projected to reach approximately 42-45 dBA, falling well below both the 55 dBA nighttime and the 80 dBA time limits at this property. Likewise, concurrent games on all 11 tennis courts and 4 Pickleball courts are projected to reach approximately 38-41 dBA, falling well below both the nighttime and daytime limits on a sustained average (L_{eq}) basis. These noise level projections are subject to the uncertainty in the underlying ISO standard (generally ±3 dBA), and may vary further with different players and playing styles at the source.

Other properties across the pond would be expected to receive less noise than 39 Woods End Drive due to the increased distance from the proposed project site.

4.2.2 Receivers across Thayer Pond Road

The maximum overall sound level of each individual racket strike is not projected to differ significantly between tennis and Pickleball at any of the nearest properties across Thayer Pond Road (174, 180, and 196 Thayer Pond Road). These strike sounds will likely be similar in level to the current tennis strikes they replace on the proposed court. Based on the prevailing daytime background noise we measured, both tennis strikes and Pickleball strikes will likely remain audible (greater than 3 dBA above background) to the same degree before and after the proposed project. Because the sound frequency character of the noise differs between the two sports, a change may nonetheless be noticeable.

On a sustained average basis from ongoing games, the continuous level of Pickleball noise from 4 concurrent games is not expected to reach the 3 dBA impact threshold at the properties across the road, as compared to the single tennis game that they would replace. This is a consequence of the significant distance to these receivers in combination with the measured background noise level. However, since the character of the noise will differ, a change may nonetheless be noticeable.

On an absolute basis, the maximum Pickleball strike noises are projected to reach approximately 42-45 dBA, falling well below both the 55 dBA nighttime and the 80 dBA time limits at these properties. Likewise, concurrent games on all 11 tennis courts and 4 Pickleball courts are projected to reach approximately 39-42 dBA, falling well below both the nighttime and daytime limits on a sustained average (L_{eq}) basis. These noise level projections are subject to the uncertainty in the underlying ISO standard (generally ±3 dBA), and may vary further with different players and playing styles at the source.

Other properties across the road and to the south would be expected to receive less noise than these closest properties due to the increased distance from the proposed project site.

4.2.3 Adjacent Receiver

The maximum overall sound level of each individual racket strike is not projected to differ significantly between tennis and Pickleball at the adjacent property to the north (205 Thayer Pond Road). These strike sounds will likely be similar in level to the current tennis strikes they replace on the proposed court. Based on the prevailing daytime background noise we measured near the property, both tennis strikes and Pickleball strikes will likely remain perceptible (greater than 3 dBA above background) to the same degree before and after the proposed project. Because the sound frequency character of the noise differs between the two sports, a change may nonetheless be noticeable.

On a sustained average basis from ongoing games, the continuous level of Pickleball noise from 4 concurrent games is not expected to reach the 3 dBA impact threshold at the adjoining property, compared to the single tennis game they would replace. This is a consequence of the significant distance to this receiver in combination with the measured background noise level. However, since the character of the noise will differ, a change may nonetheless be noticeable.

On an absolute basis, the maximum Pickleball strike noises are projected to reach approximately 38-41 dBA, falling well below both the 55 dBA nighttime and the 80 dBA time limits at this property. Likewise, concurrent games on all 11 tennis courts and 4 Pickleball courts are projected to reach approximately 43-46 dBA, falling well below both the nighttime and daytime limits on a sustained average (L_{eq}) basis. These noise level projections are subject to the uncertainty in the underlying

ISO standard (generally ±3 dBA), and may vary further with different players and playing styles at the source.

Other properties in this direction would be expected to receive less noise than 205 Thayer Pond Road due to the increased distance from the proposed project site.

The results and information provided in this report are supplied for the addressee and only for the purposes of this project. This report inclusive of findings, sketches, and recommendations may not be duplicated or reused in any way, or applied to different projects by any party.

The Lake Club Pickleball Court Noise Impact Assessment

	LAS(90)	LS(90) 63 Hz	LS(90) 125 Hz	LS(90) 250 Hz	LS(90) 500 Hz	LS(90) 1 kHz	LS(90) 2 kHz	LS(90) 4 kHz	LS(90) 8 kHz
Ambient near lake dock	34.7	42.8	39.4	30.3	27.5	28.4	28.3	26.3	20.3
Ambient across road at main drive exit	35.8	41.4	37.4	32.2	30.1	27.1	29.1	26.7	18.9
Ambient across road at service drive	40.1	41.0	37.5	31.2	27.3	24.1	32.2	36.6	19.9

The Lake Club Pickleball Court Noise Impact Assessment

	LAFmax	LAeq	LFmax 63 Hz	LFmax 125 Hz	LFmax 250 Hz	LFmax 500 Hz	LFmax 1 kHz	LFmax 2 kHz	LFmax 4 kHz	LFmax 8 kHz	Leq 63 Hz	Leq 125 Hz	Leq 250 Hz	Leq 500 Hz	Leq 1 kHz	Leq 2 kHz	Leq 4 kHz	Leq 8 kHz
Tennis, courtside 26.5'	76.5	58.9	57.3	58.3	67.2	70.3	73.6	73.9	67.0	57.5	50.4	48.8	53.0	55.7	53.3	53.3	47.8	41.0
Tennis, across driveway 136.6'	58.8	47.3	53.6	47.9	52.5	55.5	57.7	48.6	43.7	34.5	50.7	42.7	41.4	43.5	44.3	38.8	35.8	27.0
Pickle, courtside 26.5'	74.3	66.7	58.7	58.7	63.9	67.4	72.2	67.7	66.4	62.8	51.7	48.8	50.7	55.5	57.1	50.4	48.7	47.9
Pickle, across driveway 136.6'	54.6	51.6	53.7	50.7	48.1	44.8	51.5	51.3	39.8	36.7	50.7	44.8	39.3	37.9	41.5	40.0	32.1	26.1

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June 2, 2023

By E-mail and Hand Delivery
Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897
Attn: Mr. Michael E. Wrinn – Director of Planning and Land Use Management

Re: The Lake Club, Inc. - Application to Planning and Zoning Commission (SP#511)
Premises: 175 and 195 Thayer Pond Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Commission:

As attorney for The Lake Club, Inc. ("Lake Club") I submit the following in support of the Lake Club's application.

1) ***Noise Complaints***: Commissioner Ken Hoffman requested that the Lake Club, as well as the Town, provide information about written complaints regarding noise on the Lake Club's property. Board Members, Andrea Ferrante, and Jim Newfield, worked with their IT support as follows:

   Our IT consultants ran a search of our files. Our email, documents, and messaging services for The Club are based on the Microsoft 365 platform and includes a searchable Microsoft Exchange Online Message Archiving. To identify potential messages and artifacts related to noise complaints, they created what's called an eDiscovery case on Microsoft 365, using the following phrase-match and keyword criteria going back to January 1, 2020, searching for terms in both the subject and content of all emails, messages, and documents.

   "noise"
   "noisy"
   "complain"

"complaint"
"complaining"
"complaints"

This search produces a single file archive, that can then be opened in Microsoft Outlook. It contains all the search hits of the original messages that met the criteria.

I (Andrea Ferrante) personally went through each file and found the attached.

We have not included the emails as they were private communications but the search produced two results, the email from neighbor Joe Kirincich, which was discussed during the applicants public hearing on April 24, 2023, and an email from a neighbor complaining of noise in May of 2021, which complained of above ground pump noise related to filling the pool prior to opening day.

Notwithstanding the absence of significant complaints reported previously to the Lake Club by its neighbors, the Lake Club takes its relationship with and specific complaints by its neighbors seriously and has worked in the past and will continue to work to address specific issues raised.

As to the noise complaints raised during the Planning and Zoning Committee hearing on April 24, 2023, regarding hosted activities, the Lake Club did host two Bar/Bat mitsvah's for members and did host one small wedding for two staff members. The Lake Club has stated that these three (3) events were unusual and that it does not intend to host these types of gatherings in the future.

2) ***Pickleball In Wilton***: Presently pickleball is being played in many locations within Wilton, not just at the Lake Club. In support of this statement please see attached a printout of the Wilton Continuing Education summer brochure setting out Pickleball classes/clinics that occur on the public courts located at Middlebrook School. As additional support attached is a printout of the Rolling Hills Country Club ("RHCC") website (from 05.15.2023) stating pickleball play is available on four (4) courts at RHCC. Last, I have anecdotal evidence that Wilton residents play pickup games in their driveways. There are no restrictions within the Town's Zoning regulations that prohibit residents from playing pickleball on their properties.

   As such, the applicant respectfully contends that it need not seek permission from the Planning and Zoning Commission to play pickleball as it: (1) is already a permissible recreational activity within Wilton; and (2) the noise from the play complies with Wilton's Zoning regulations Section 29-9.H.7 (Noise).

   The Lake Club's application is seeking approval to convert what the Lake Club calls Court One from a Har-Tru surface to a hard surface and to minimally expand the court such that when complete, Court One will be able to accommodate four pickleball courts as opposed to the two courts it can currently accommodate. If the application is approved, the Lake Club will restrict pickleball play at the Lake Club to Court One (although as stated in the Project Narrative, the hard surface court will also be used for tennis play). As previously stated, Court One has been selected due to its location as the most interior court within the Lake Club's property.

3) ***Distance to Neighbors***: Acoustic studies, including the Lake Club's acoustic report by Lally Acoustic Consulting, and other acoustic and popular press articles regarding pickleball evidence that distance from the source of pickleball noise does mitigate the sound to neighbors. The attached GIS mapping identifies the approximate distance of Court One to the neighbors who have provided written or oral comments regarding this application. As you can see the closest property line is 35 Woods End Lane approximately 310 feet from Court One and the distances then increase to 30 Woods End Land approximately 900 feet away.

4) ***Project Professionals***: In addition, I hereby submit the following documents regarding the professionals supporting this application:

    a) Redniss & Mead Firm Profile
    b) Curriculum Vitae of Patrick Shurr, P.E.
    c) Lally Acoustical Consulting Firm Profile
    d) Curriculum Vitae of Martin Schiff

I look forward to presenting this additional information to the Planning and Zoning Commission soon.

Respectfully submitted,
Gregory and Adams, P.C.

By: Kathleen L. Royle
Kathleen L. Royle

KLR/ko
Enclosures
Ms. Andrea Ferrante and Messrs. Hugh Underhill and James Newfield – The Lake Club
Craig Flaherty, P.E. and Patrick Shurr, P.E.- Redniss & Mead
Martin Schiff – Lally Acoustical Consulting

Willm Continuing Ed Brochure

Spring 2023: Sports & Tennis

Adult group Tennis/Paddle and Pickleball lessons are the ideal choice for adults who love playing racket sports, would like to improve their technical and tactical skills and who would like to meet other racket sport players to practice their skills with.

Pickleball Workshop: 100 - True Beginner

- Saturday: 8 – 9 am
- 6/10 – 7/1
- Sessions: 4
- Register

- YD100C
- Location: Middlebrook School - Outdoor Tennis Courts
- Instructor: D'Aquino
- Fees: $75

Pickleball Workshop: 200 - Advanced Beginner with Some Skills

- Saturday: 9 – 10 am
- 6/10 – 7/1
- Sessions: 4
- Register

- YD200B
- Location: Middlebrook School - Outdoor Tennis Courts
- Instructor: D'Aquino
- Fees: $75

Pickleball Workshop: 300 - Advanced

- Saturday: 10 – 11 am
- 6/10 – 7/1
- Sessions: 4
- Register

- YD300C
- Location: Middlebrook School - Outdoor Tennis Courts
- Instructor: D'Aquino
- Fees: $75

Pickleball for Tennis/Paddle Players

- Saturday: 11 am – 12 pm
- 6/10 – 7/1
- Sessions: 4
- Register

- YD400B
- Location: Middlebrook School - Outdoor Tennis Courts
- Instructor: D'Aquino
- Fees: $75

Small Group Private Pickleball Lessons 3-4 Players

-
- Sessions: 4
- Register

- Private Pickle Lessons
- Location: Middlebrook School - Outdoor Tennis Courts
- Instructor: D'Aquino
- Fees: $200

Tennis: Intermediate Levels Small Group Clinics with Coach Beka of Beka Tennis Academy

- Saturday: 9:30 – 11 am
- 5/20 – 6/24
- Sessions: 6
- Register

- Beka 05
- Location: Wilton High School - Outdoor Tennis Courts
- Instructor: Sikharulidze
- Fees: $400

Tennis: Intermediate Levels Sunday Series with RV Sports

- Sunday: 5 – 6 pm
- 4/30 – 6/4
- Sessions: 6
- Register

-
- Location: Wilton High School - Outdoor Tennis Courts
- Instructor: Sports Instructor
- Fees: $240
- *$15 Resident Discount*

- Sunday: 6 – 7 pm
- 4/30 – 6/4
- Sessions: 6
- Register

-
- Location: Wilton High School - Outdoor Tennis Courts
- Instructor: Sports Instructor
- Fees: $240

- *$15 Resident Discount*

Past Popular Classes

- Learn to Play Tennis 01 – Tennis: Beginner - Learn to Play Tennis
- YD100A True Beginner – Pickleball Workshop: 100 - True Beginner
- YD100B True Beginner – Pickleball Workshop: 100 - True Beginner
- YD200 – Pickleball Workshop: 200 - Advanced Beginner with Some Skills
- YD300A – Pickleball Workshop: 300 - Advanced
- YD300B – Pickleball Workshop: 300 - Advanced
- YD400 – Pickleball for Tennis/Paddle Players
- Beka01 – Tennis: Intermediate Levels Small Group Clinics with Coach Beka of Beka Tennis Academy
- Beka03 – Tennis: Intermediate Levels Small Group Clinics with Coach Beka of Beka Tennis Academy
- Beka04 – Tennis: Intermediate Levels Small Group Clinics with Coach Beka of Beka Tennis Academy
- Beka 01Spring – Tennis: Mixed Intermediate Levels Small Group Clinics with Coach Beka of Beka Tennis Academy
- Beka02 – Tennis: Mixed Intermediate Levels Small Group Clinics with Coach Beka of Beka Tennis Academy
- PM02THVista – Tennis: Intermediate at Vista Tennis Club
- RV015Vista – Tennis: Intermediate at Vista Tennis Club
- RV37A – Tennis: Low Intermediate Levels
- RV047A – Tennis: Intermediate Levels with RV Sports
- RV047B – Tennis: Intermediate Levels with RV Sports
- YD03 – Tennis: USTA Team Practice
- YD01A – Tennis: High Intermediate
- YD01B – Tennis: High Intermediate
- RVSports5-6PM – Tennis: Intermediate Levels with RV Sports Coach Taylor
- RVSports6-7PM – Tennis: Intermediate levels with RV Sports Coach Taylor
- FA04B – Tennis: Intermediate Levels at Four Seasons Racquet Club
- FS02A – Tennis: Intermediate Levels at Four Seasons Racquet Club
- FS02B – Tennis: Intermediate Levels at Four Seasons Racquet Club
- FS03A – Tennis: Intermediate Levels at Four Seasons Racquet Club
- FS03B – Tennis: Intermediate Levels at Four Seasons Racquet Club
- YD02A – Tennis: Advanced Beginner/Low Intermediate
- YD06 – Tennis: Low Intermediate
- PM03THVista – Tennis: Intermediate Levels with Coach Pierre
- PM05THVista – Tennis: Intermediate Levels with Coach Pierre
- PM04THVista – Tennis: High Intermediate Levels with Coach Pierre
- PM06THVista – Tennis: High Intermediate Levels with Coach Pierre
- RV200 – Paddle Tennis: Thursday Evenings
- RV300 – Paddle Tennis: Thursday Evenings
- YD01MON – Tennis: Advanced Beginner Instruction & Point Play at Vista Tennis
- YD02TU – Tennis: Intermediate Instruction & Point Play at Vista Tennis

- YD03TH – Tennis: Intermediate Instruction & Point Play at Vista Tennis
- PM01THVista – Tennis: High Intermediate at Vista Tennis Club
- RV016Vista – Tennis: High Intermediate at Vista Tennis Club
- RVO17Vista – Tennis: High Intermediate at Vista Tennis Club
- FS01A – Tennis: Low Intermediate at Four Seasons Racquet Club
- FS01B – Tennis: Low Intermediate at Four Seasons Racquet Club
- – Golf: True Beginner
- – Golf: Skills Refresher

- Sports & Tennis
- Astrology, Knitting/Fiber Arts, Bridge, Mah Jongg & Beekeeping
- Fine Arts & Pottery
- Gardening & Home Techniques
- Languages & Writing
- Cuisine & Spirits
- Daytime Classes
- Finance, Business & Law
- Fitness
- Wellness
- Technology
- Family Workshops
- Ed2Go Online Courses
- Course Evaluation
- Policies & Procedures

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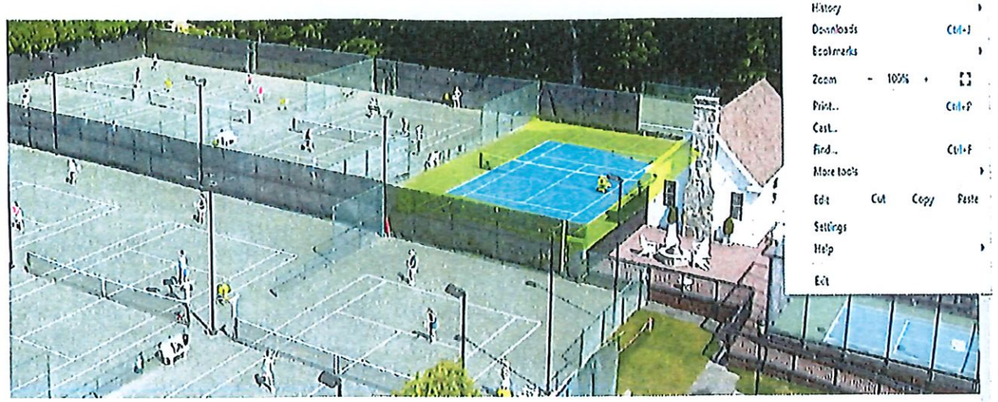


New tab Ctrl+T
New window Ctrl+N
New Incognito window Ctrl+Shift+N
History
Downloads Ctrl+J
Bookmarks
Zoom - 100% +
Print... Ctrl+P
Cast...
Find... Ctrl+F
More tools
Edit Cut Copy Paste
Settings
Help
Exit

RACQUETS

Racquet sports at Rolling Hills are led by our professional racquets director and assistant professionals. The club offers an active schedule of instruction, mixers and league play for all ages and skill levels.

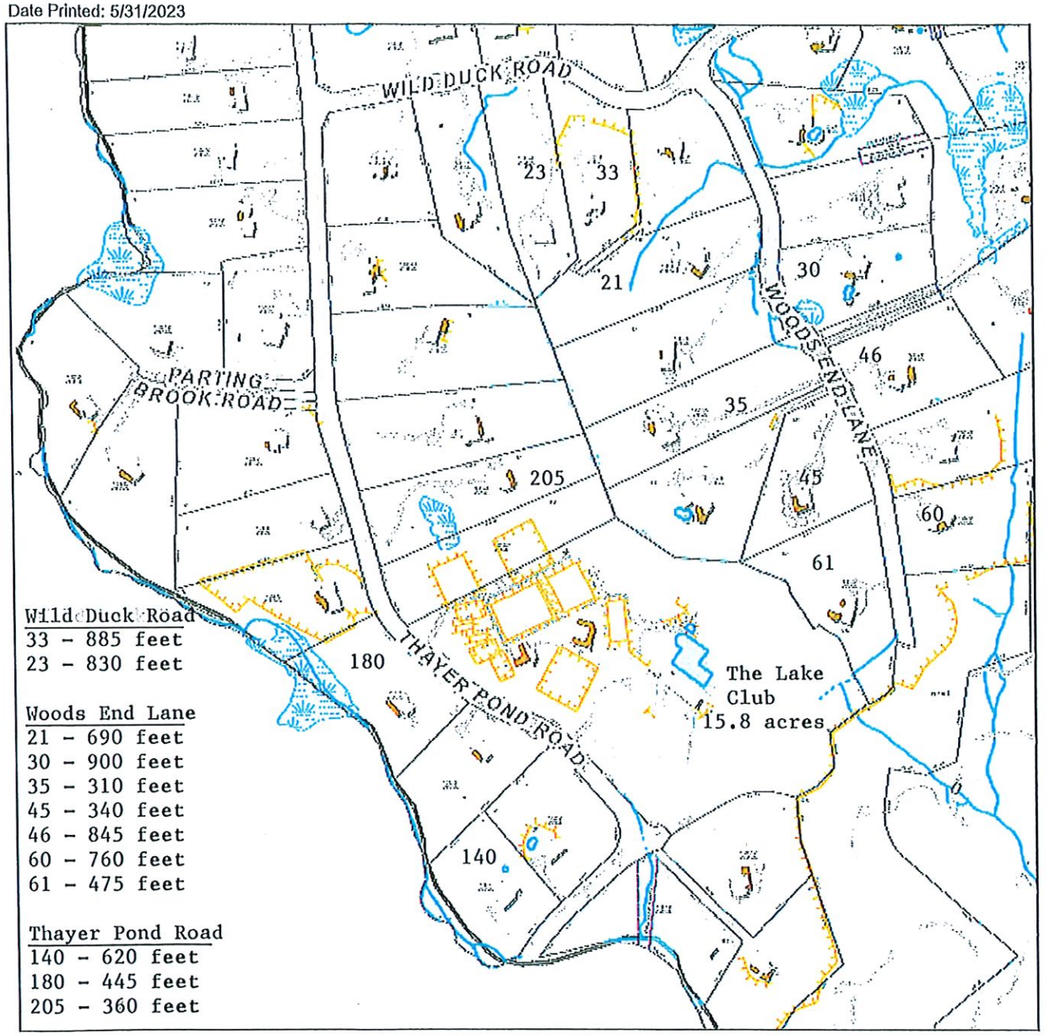
Racquet facilities include seven Har-Tru tennis courts, three heated, lighted paddle tennis courts located east of the main clubhouse adjacent to the tennis courts, including our four pickleball court. Tennis courts are complimented by a shaded tennis viewing platform, a tennis pro shop and restrooms. A newly built paddle pavilion with a lounge and outside firepit has become the center of post-match fun on chilly nights.

1:33 PM
5/15/2021

Town of Wilton

Geographic Information System (GIS)

Date Printed: 5/31/2023



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. 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.

Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 400 feet

0 400 Feet

N W E S

Firm Profile

Land Surveying

Property Surveys
Boundary Stake-Outs
Topographic Surveys
Pile Location
Construction Stake-Outs
Zoning Location Surveys
Improvement Location Surveys
Flood Elevation Certificates
LOMA's and LOMR's
Aerial Data Acquisition,
Mapping & Imagery Services

Civil Engineering

Drainage Solutions
Flooding Evaluation
Floodplain Management
Coastal Site Solutions
Storm Water Quality
Road Design
Septic Systems
Sanitary Sewer Design
Erosion & Sediment Controls

Planning & Zoning

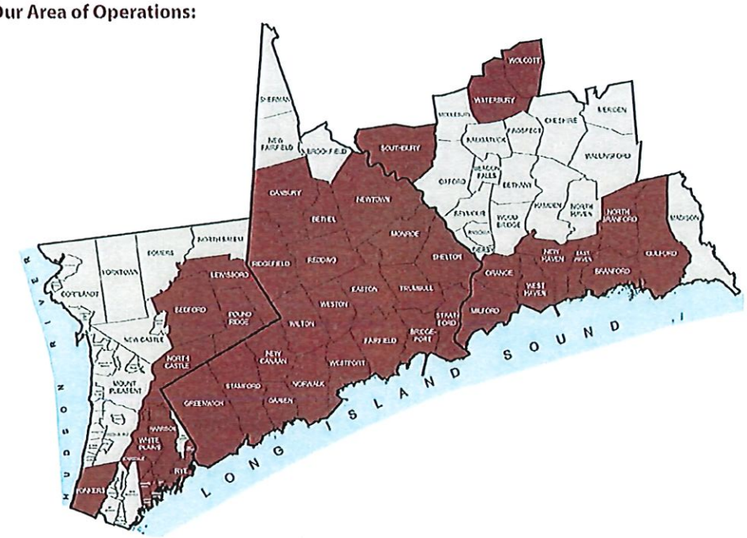
Site Evaluation and Planning
Zoning Analyses
Zoning Text Amendments
Zoning Map Amendments
Variances
Land Planning for Estates
Feasibility Studies

Permitting

Site Plan Approvals
Special Permits
Coastal Area Management
Wetland Permits
CT DEEP Permitting

Since 1957, Redniss & Mead, Inc. has provided land use expertise and services to large and small communities, property owners and developers in Connecticut and New York. We tailor our services to the specific goals of our clients and the unique characteristics of their individual projects.

Our Area of Operations:



Offices: Two offices located in Stamford and Wilton.

Team Members: 40 land surveyors, civil engineers, planners and support staff.

Our Mission is to enhance properties and communities through exceptional land use services.

Our Values: We have a strong commitment to our core values of Quality, Integrity, Service and Respect.

We Offer A Complete Land-Use Solution: Our services can be rendered separately or together. We seamlessly integrate with your team, or efficiently deliver the complete solution in-house. Our focus is to meet and exceed the needs of our clients.

Local Knowledge: We have established long term relationships with local decision makers. We have an in-depth understanding of local interpretations, community goals and regional design requirements.

A Reputation of Excellence: Our expertise and dedication to project excellence sustains our successful long term client relationships.

Redniss & Mead

Land Surveying
Civil Engineering
Planning & Zoning Consulting
Permitting

22 First Street
Stamford, CT 06905
203.327.0500
www.rednissmead.com

Patrick Shurr, P.E.

Project Engineer

With Redniss & Mead Since 2016

Professional Engineer
CT License # 33981

Patrick is a resourceful project engineer with comprehensive knowledge of engineering principles, theories, specifications, and standards. He has extensive experience coordinating project progress and preparing project deliverables, such as site development plans, bid documents, specifications, site engineering reports, cost estimates, and permit applications.

Expertise

- Storm Water Management & Drainage Design
- Septic & Sanitary Sewer Systems
- Feasibility Studies
- Roadway and Parking Lot Improvement and Design
- Hydraulic Flood Studies
- Sediment and Erosion Controls
- Utility Coordination
- Project Management and coordination with design team members

Education

- B.S. Civil Engineering, Virginia Tech

Local Knowledge

- Stamford
- Greenwich
- Darien
- Wilton

Email

p.shurr@rednissmead.com

Projects

Residential/Mixed Use

- Darien Commons (D)
- Wilton Center Lofts (WL)
- 3 Parklands Drive (D)
- 100 Clinton Avenue (S)
- Multiple Single-Family Residential Properties throughout Fairfield County

Community

- Brunswick School (G)
- Highland Farm (D)
- Convent of The Sacred Heart (G)
- Wee Burn Country Club (D)
- Country Club of Darien (D)

Commercial

- CubeSmart Self Storage (S)
- 75 Holly Hill Lane (G)
- Mike's Organic (G)
- Trader Joe's (S)

(S) Stamford, (G) Greenwich, (N) Norwalk, (WL) Wilton

lally acoustical consulting
we listen.

Lally Acoustical Consulting provides creative, informed, and practical acoustical solutions for design professionals and troubleshooting services for noise and vibration concerns. We not only listen for sound, we listen to your concerns and project goals.

about us

Lally Acoustical Consulting is dedicated to the highest technical standards and unrivaled client service. We are a firm with large-company capabilities, small-company attention to detail, and a hands-on approach to coordination and problem-solving.

Emily Lally and Jonathan Lally brought their experience and vision to the inception of Lally Acoustical Consulting in 2008, with Martin Schiff joining in 2009. We are a certified Woman-Owned Business Enterprise (WBE) in New York City, Approved Noise Consultants with the New York City Department of Environmental Protection and members of the National Council of Acoustical Consultants (NCAC), Institute of Noise Control Engineering (INCE) and Acoustical Society of America (ASA).

expertise

Lally Acoustical Consulting specializes in sound and vibration consultation covering all project phases from feasibility through post-construction acceptance studies. Our areas of expertise include:

- Architectural, Mechanical, and Environmental Acoustical Design Consultation
- Site Feasibility Studies
- Troubleshooting and Acoustical Code Compliance
- Sound Propagation Modeling and Auralization
- Acoustical Testing Services

project approach

Our clients receive experienced, owner-level attention through all phases of their projects. The firm principals are directly involved in all projects. Project scheduling and coordination with other disciplines are an integral part of our services to achieve project goals from feasibility studies through construction administration.

101 avenue of the americas 9th floor new york ny 10013 t: 212-614-3280 www.lallyacoustics.com

lally acoustical consulting
we listen.

select project list

BMW Darien Zoning Study
60 Hudson Street Multiple Data Centers with Emergency Generators
ACS Data Center Tarrytown
AHRC NYC Rooftop
Bay Park EIS
Malvern Fire Alarm Study
Molloy College Athletic Fields
Western New York State Wind Turbine Noise Study (NYSERDA Program)
South Nassau Communities Hospital Power Plant
Verizon Stamford
Yaphank GEIS
Law Enforcement Firing Range, NJ
DSNY Queens 11/13
DSNY Staten Island 3
Manhattan Pet Adoption Center
Tri-C Western Campus Public Safety Training Campus Phase II
Blink Fitness
New York Athletic Club
Planet Fitness
Flywheel
St. John's University Carnesecca Arena

101 avenue of the americas 9th floor new york ny 10013 t: 212-614-3280 www.lallyacoustics.com

lally acoustical consulting
we listen.

Martin Schiff

Experience

2009 – Present
Principal & Co-Owner
Lally Acoustical Consulting LLC
New York, NY

Creative, informed, and practical acoustical solutions for architecture, engineering, and construction design professionals, as well as troubleshooting services for noise and vibration problems. Areas of expertise include environmental noise studies and large-scale computer noise prediction; acoustical site feasibility studies, including zoning board testimony; wind turbine noise evaluation and prediction according to international standards; field measurement, troubleshooting, and prediction of noise from mechanical, electrical, and plumbing equipment; evaluation relative to acoustical requirements of local noise and building codes and applicable ASTM/ANSI/ISO standards; and computer modeling and simulation of interior architectural acoustics.

2008 – 2009
Senior Consultant
WSP Environment & Energy
New York, NY

Served as the US acoustics consultancy presence for WSP Group plc.

2007 – 2008
Research Assistant, Division of Applied Acoustics
Chalmers University of Technology
Gothenburg, Sweden

Planned and executed an extensive field measurement campaign for wind turbine noise, contributing to a broad assessment of international noise prediction methods.

2000 – 2006
Senior Associate
Cerami & Associates, Inc., New York, NY

Senior acoustical consultant at one of New York City's oldest acoustical consultancies, assuming project management responsibilities on a wide range of projects throughout North America and worldwide.

lally acoustical consulting
we listen.

Education	**MS in Sound & Vibration**, 2008 Chalmers University of Technology
	BS in Mechanical Engineering, 2000, with High Honors The University of Texas at Austin
Publications	M. Schiff, S. Magari, C. Smith, A. Rohr, *Field evaluation of wind turbine-related noise in western New York State*. Noise Control Engineering Journal, 61(5):509-519 (2013).
	J. Forssén, M. Schiff, E. Pedersen, K.P. Waye, *Wind turbine noise propagation over flat ground: Measurements and predictions*. Acta Acustica united with Acustica, 96(4):753-760 (2010).
	M. Schiff, M. Hornikx, J. Forssén, *Excess attenuation for sound propagation over an urban canyon*. Applied Acoustics, 71(6):510-517 (2010).
Presentations	5th International Meeting on Wind Turbine Noise, Denver (2013)
	41st International Congress on Noise Control Engineering (INTER-NOISE), New York (2012)
Certifications	Approved Noise Consultant, NYC Department of Environmental Protection
	LEED AP BD+C, Green Building Certification Institute
Associations	Member, Institute of Noise Control Engineering of the USA (INCE)
	Member, Acoustical Society of America (ASA)

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

PAUL H. BURNHAM
TREVOR CONLOW§
SUSAN L. GOLDMAN
J. VANCE HANCOCK
MICHAEL LAMAGNA*
DERREL M. MASON*
MATTHEW C. MASON*
JAMES D'ALTON MURPHY*⌂
KATHLEEN L. ROYLE *
RALPH E. SLATER
ROGER R. VALKENBURGH *

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

J. CASEY HEALY
OF COUNSEL

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

July 18, 2023

Via Email and Hand Delivery
Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897
Attn: Mr. Michael E. Wrinn – Director of Planning and Land Use Management

Re: The Lake Club Inc. – Application for Special Permit
Premises: 175 and 195 Thayer Pond Road, Wilton, CT

Dear Mr. Chairman and Members of the Commission:

Set forth below is The Lake Club Inc.'s ("Lake Club") Environmental Impact Statement in satisfaction of the requirements of Section 29-10.A.5 of the Zoning Regulations of the Town of Wilton (the "**Regulations**"):

a. Compatibility with Town's Plan of Development

The above-referenced Premises are comprised of 15.8± acres of land that is zoned Residential Two Acre ("R-2A"). Private membership recreation clubs are permitted by special permit in an R-2A zone (reference being made to Section 29-5.A.3.b. of the zoning regulations). This use is compatible with the Town's Plan of Conservation and Development adopted September 23, 2019, effective October 1, 2019 (the "Town Plan"). The Town Plan states in Section 6.4 the desire to improve and maintain recreational facilities including acknowledging that "private recreation providers" are important in meeting the recreation needs of Wilton residents (reference being made to page 87 of the Town Plan). The Lake Club is one of a limited number of private recreation providers in Wilton.

b. Sensitive Environmental Features

No sensitive environmental features will be disturbed by the proposed site changes and enhancements.

c. Impact on Water, Sewer and Storm Drainage Systems of the Town

The premises are serviced by private well and septic system. There will be no impacts to the Town storm drainage systems.

d. Traffic Impact

There will be no traffic impact from the proposed site changes.

e. Impact on Town Services

There will be no impact on Town services by the proposed site changes.

f. Alternatives to mitigate adverse impacts

There are no adverse impacts that need to be mitigated by the proposed site changes.

If you have any questions, please contact me.

Respectfully submitted,
Gregory and Adams, P.C.

By: Kathleen L. Royle
Kathleen L. Royle

KLR/ko

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
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KATHLEEN L. ROYLE *
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* ALSO ADMITTED IN NEW YORK
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§ADMITTED IN NY AND NJ ONLY

J. CASEY HEALY
OF COUNSEL

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

July 18, 2023

Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Re: The Lake Club, Inc. – Land Use Applications to the Town of Wilton
Premises: 175 and 195 Thayer Pond Road, Wilton, CT

Dear Members of the Commission:

As attorneys for The Lake Club, Inc., we hereby certify that: title to the properties located at 175 and 195 Thayer Pond Road are vested in The Lake Club, Inc. by virtue of the following:

1) Warranty Deed from Parting-Brook Homes, Incorporated dated March 17, 1959 and recorded in Volume 79 of the Wilton Land Records at Page 69; and

2) Warranty Deed from Thayer Lake Corp. dated July 8, 1969 and recorded in Volume 141 of the Wilton Land Records at Page 414.

Copies of the Deeds are enclosed.

Very truly yours,
GREGORY AND ADAMS, P.C.

By: Kathleen L. Royle
Kathleen L. Royle

KLR/ko
Enclosures

Form 123 (Connecticut) WARRANTY DEED.

TUTTLE, MORGAN & TUTTLE
Fairfield Ave. at Belden Place, Bridgeport, Conn.

To all People to Whom these Presents shall Come, Greeting:

Know Ye, *That* PARTING-BROOK HOMES, INCORPORATED, a Connecticut corporation organized and existing under and by virtue of the statute laws of the State of Connecticut and having its principal place of business in the Town of Norwalk, County of Fairfield and State of Connecticut, acting herein by CHARLES R. PRICE, its President, and PAUL BLITZ, ITS Treasurer, hereunto duly authorized

for the consideration of ONE DOLLAR ($1.00) and other valuable considerations

received to its full satisfaction of THE LAKE CLUB, INC., a Connecticut non-stock corporation organized and existing under the laws of the State of Connecticut

does give, grant, bargain, sell and confirm unto the said THE LAKE CLUB, INC.

ALL THAT CERTAIN tract or parcel of land situated in the Town of Wilton, County of Fairfield and State of Connecticut, shown and designated as Parcel "C" on that certain map entitled, "Map Prepared for Parting Brook Homes Wilton, Connecticut Scale 1" = 100' Certified "Substantially Correct" Henry F. Henrici, Land Surveyor & Henrici Associates New Canaan, Conn. Feb. 3, 1959 Revised Feb. 16, 1959 Henry F. Henrici, said map being on file in the Office of the Town Clerk of the Town of Wilton under File No. 1864, reference being had to said map for a more particular description of said Parcel "C".

Said premises are conveyed together with the right to use the entire confines of Thayer Pond ~~for bathing purposes~~ in common with others to whom a similar right may be granted.

Said premises are further conveyed together with a right to pass and repass over Thayer Pond Road, as shown on said map, the "Proposed Road" projecting easterly from Thayer Pond Road and bounding the southwesterly corner of Parcel "C", Parcel "L", Parcel "K", Parcel "J", Parcel "N", Parcel "M" and Parting Brook Road, all as shown on said map, in common with others, for all lawful purposes. *

Said premises are conveyed free and clear of all encumbrances whatsoever, except:

1. Zoning and planning rules and regulations of the Town of Wilton.

2. Taxes of the Town of Wilton next becoming due and payable.

3. Easements of record.

4. Riparian rights of others in and to Thayer Pond, as shown on said map.

5. The rights of others to whom portions of Thayer Pond may be granted, to use the entire water surface thereof.

6. A restriction which shall be a covenant running with the land prohibiting the use of motor boats on any portion of Thayer Pond, as shown on said map, which restriction shall pertain to the entire confines of said Thayer Pond and which restriction shall be incorporated in deeds to subsequent purchasers of any property within the confines of said Thayer Pond.

* Said Thayer Pond Road is in the Town of New Canaan as is part of the projection therefrom.

The grant of the right to pass and repass over the "Proposed Road" as above described shall pertain to so much thereof of said "Proposed Road" as may be owned by the grantor herein.

U.S.I.R. Stamps $36.85

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee its successors and assigns forever, to their And their own proper use and behoof.

And also, it the said grantor does for itself, its successors and assigns, covenant with the said grantee its successors, and assigns, that at and until the ensealing of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, it the said grantor does by these presents bind itself and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to it the said grantee its successors, and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, PARTING-BROOK HOMES, INCORPORATED has caused these presents to be signed in its corporate name by CHARLES H. PRICE, its President, and PAUL BLITZ, its Treasurer, authorized as aforesaid and its corporate seal to be hereunto affixed

this 17th day of March in the year of our Lord nineteen hundred and fifty-nine.

PARTING-BROOK HOMES, INCORPORATED

Signed, Sealed and Delivered in presence of

Helen Britton

Max R. Lopofsky

By Charles H. Price, President

By Paul Blitz, Treasurer

State of Connecticut,

County of Fairfield | ss. Norwalk

March 17th A.D. 1959

Personally Appeared PARTING-BROOK HOMES, INCORPORATED by CHARLES R. PRICE, its President, and PAUL BLITZ, its Treasurer

Signers and Sealers of the foregoing Instrument, and acknowledged the same to be their *free act and deed* and the free act and deed of said corporation *before me.*

MAX R. LEPOFSKY

Notary Public
Justice of the Peace
Commissioner of the Superior Court

Received April 21, 1959 At 3:24 P.M. Attest: Edith R. Gregory
Town Clerk

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that CHICHESTER ESTATES, INCORPORATED, a Connecticut corporation having its principal place of business in the Town of New Canaan, County of Fairfield and State ofConnecticut, acting herein by ROBERT G. ROLES, its President, hereunto duly authorized, for the consideration of One Dollar ($1.00) and other value, received to its full satisfaction of THE LAKE CLUB, INC., a Connecticut non-profit corporation having its principal office in the Town of Wilton, County and State aforesaid, DOES GIVE, GRANT, BARGAIN, SELL AND CONFIRM unto the said THE LAKE CLUB, INC., its successors and assigns, a perpetual right of way or easement through, over and across a certain parcel of land situated in the Town of Wilton, County of Fairfield and State of Connecticut and bounded and described as follows:

> A strip of land fifty (50) feet in horizontal width, extending Easterly from the New Canaan-Wilton town line to and along the Southerly boundary line and along the Westerly boundary line of a certain piece of land designated as "Parcel 'C' 11.007 AC. Area To Be Conveyed To The Lake Club Inc." as shown and delineated on a certain map entitled "Map Prepared For Parting Brook Homes Wilton, Connecticut" certified "Substantially Correct" Henry F. Henriel, Land Surveyor New Canaan, Conn. Feb. 3, 1959, which map is on file in the office of the Town Clerk of the Town of Wilton as Map No. 1864, and thereon designated "Proposed Road" and "Parcel 'L' 1.5AC.".

The said right of way is conveyed subject to the following terms and conditions:

748 — WARRANTY DEED

Executive Sales Co., Philadelphia, Pa.

To all People to Whom these Presents shall Come, Greeting:

Know Ye, THAT THAYER LAKE CORP., a Connecticut corporation organized and existing under and by virtue of the statute laws of the State of Connecticut and having its principal place of business in the Town of Norwalk, County of Fairfield and State of Connecticut, acting herein by EDMOND CADOUX, its President, hereunto duly authorized

for the consideration of THIRTY THREE THOUSAND ($33,000.00) DOLLARS ----------

received to its full satisfaction of THE LAKE CLUB, INC., a Connecticut corporation having its principal place of business in the Town of Wilton, County of Fairfield and State of Connecticut

does give, grant, bargain, sell and confirm unto the said THE LAKE CLUB, INC.

ALL THAT certain tract or parcel of land situated in the Town of Wilton, County of Fairfield and State of Connecticut, being shown and designated as Lot 62 on a certain map entitled, "Section 1 of 3 Map Prepared for David Katz & Sons Inc. Wilton, Connecticut Total Area of Sec. #1, #2 & #3 = 160.713 Acres" Certified "Substantially Correct" Henry F. Henrici, Land Surveyor Henricis' New Canaan, Ridgefield, Bethel & Westbrook Connecticut Henry F. Henrici L.S. 3241, which map is on file in the Town Clerk's Office of the Town of Wilton under File No. 2796, and to which map reference may be had for a more particular description of said Lot 62.

Together with the right to pass and repass for all lawful purposes, in common with others, over all of the roads shown on Maps 2796, 2797, and 2798.

Said premises are conveyed free and clear of all encumbrances whatsoever, except:

1. Building lines, zoning regulations and municipal ordinances of the Town of Wilton and any and all provisions of public or private law.

2. Taxes of the Town of Wilton next becoming due and payable.

3. Rights of others, if any, to the cart paths shown and indicated on Map No. 670.

4. Rights of upper and lower riparian owners in or to any brooks or streams which flow through or border on said property.

5. Rights given to The Lake Club, Inc. to use the entire confines of Thayer Pond in common with others to whom a similar right may be granted as recorded in Volume 79 at Page 69 of the Wilton Land Records.

6. A right of way granted to The Lake Club, Inc. to pass andrepass over Thayer Pond Road, as shown on Map 1864, in common with others to whom such right may be granted for all lawful purposes, said right of way being recorded in Volume 79 at Page 69 of the Wilton Land Records.

7. Easements, grants, and restrictions of record.

8. Notations on said maps.

$ 36.30 Conveyance Tax received

Edith R. Gregory

Town Clerk of Wilton

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee its ~~heirs~~, successors and assigns forever, to it and their own proper use and behoof.

And Also, it the said grantor does for itself, its ~~heirs~~ ~~executors administrators~~ successors and assigns, covenant with the said grantee its ~~heirs~~ successors and assigns, that at and until the ensealing of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as above stated.

And Futhermore, it the said grantor does by these presents bind itself and its ~~heirs~~ successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to it the said grantee its ~~heirs~~, successors and assigns, against all claims and demands whatsoever, except as above stated. IN WITNESS WHEREOF, THAYER LAKE CORP. has caused these presents to be signed in its corporate name by EDMOND CADOUX, its President, authorized as aforesaid, and its corporate seal to be hereunto affixed ~~in duplicate~~ ~~in triplicate~~ this 8th day of July in the year of our Lord nineteen hundred and sixty-nine.

Signed, Sealed and Delivered in presence of

THAYER LAKE CORP.

By Edmond Cadoux
Edmond Cadoux, its President

HENRY VAN DYKE

State of Connecticut
County of Fairfield } ss. Norwalk July 8th A. D. 1969

Personally appeared THAYER LAKE CORP. by EDMOND CADOUX, its President

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his *free act and deed* and the free act and dead of said corporation, *before me.*

Max R. Lepofsky
Notary Public ~~Commissioner~~
Commissioner of the Superior Court

Received for Record July 8, 1969 at 2:35 P. M. Attest Edith R. Gregory
Town Clerk

138-2
144 HUCKLEBERRY HILL RD LLC
144 HUCKLEBERRY HILL RD
WILTON CT 06897

138-3
144 HUCKLEBERRY HILL RD LLC
144 HUCKLEBERRY HILL ROAD
WILTON CT 06897

138-17
GIACALONE KRISTEN JESSOP
155 THAYER POND RD
WILTON CT 06897

138-18
NASH ROBERT F & PATRICIA J
147 THAYER POND RD
WILTON CT 06897

138-19
DAHL DAWN D
153 THAYER POND RD
WILTON CT 06897

139-1
KIRINCICH JOSEPH C & VALERIE
140 THAYER POND RD
WILTON CT 06897

139-2
CALMAN JASON
150 THAYER POND RD
WILTON CT 06897

139-3
CALDWELL ROBERT L IV & LYNNE W
174 THAYER POND RD
WILTON CT 06897

139-4
BISHOP WILLIAM A REVOC TRUST
180 THAYER POND RD
WILTON CT 06897

139-5
DUBROCK MARK J &
196 THAYER POND RD
WILTON CT 06897

139-6
RAGHAVAN VIJAY & ANU K
206 THAYER POND RD
WILTON CT 06897

139-7
GORMAN JONATHAN &
212 THAYER POND RD
WILTON CT 06897

139-28
FOODMAN MARC D & AMY
46 WOODS END DR
WILTON CT 06897

139-29
HIDALGO GABRIEL &
52 WOODS END DR
WILTON CT 06897

139-30
SOLECKI MICHAEL J & KATHLEEN E
60 WOODS END DR
WILTON CT 06897

139-32
WITKE ROXANE TR REVOCABLE
61 WOODS END DR
WILTON CT 06897

139-33
ROWLEY EDWARD M III &
45 WOODS END DR
WILTON CT 06897

139-34
BRYN RICHARD J & CHRISTINE R
39 WOODS END DR
WILTON CT 06897

139-35
LOON ISLAND LLC
35 WOODS END DR
WILTON CT 06897

139-36
KOECKERT ELIZABETH H
29 WOODS END DR
WILTON CT 06897

139-37
QAMAR OSMAN & SABA
21 WOODS END DR
WILTON CT 06897

139-44
LOVE RYAN & LOVE ALYSIA F
225 THAYER POND RD
WILTON CT 06897

139-45
PETRIKAS PAUL A
215 THAYER POND RD
WILTON CT 06897

139-46
BENSON ROBERT L & KARIN B
205 THAYER POND RD
WILTON CT 06897

139-47
LAKE CLUB INC THE
165 THAYER POND RD
WILTON CT 06897

139-48
LAKE CLUB INC THE
165 THAYER POND RD
WILTON CT 06897

138-2
144 HUCKLEBERRY HILL RD LLC
144 HUCKLEBERRY HILL RD
WILTON CT 06897

138-3
144 HUCKLEBERRY HILL RD LLC
144 HUCKLEBERRY HILL ROAD
WILTON CT 06897

138-17
GIACALONE KRISTEN JESSOP
155 THAYER POND RD
WILTON CT 06897

138-18
NASH ROBERT F & PATRICIA J
147 THAYER POND RD
WILTON CT 06897

138-19
DAHL DAWN D
153 THAYER POND RD
WILTON CT 06897

139-1
KIRINCICH JOSEPH C & VALERIE
140 THAYER POND RD
WILTON CT 06897

139-2
CALMAN JASON
150 THAYER POND RD
WILTON CT 06897

139-3
CALDWELL ROBERT L IV & LYNNE W
174 THAYER POND RD
WILTON CT 06897

139-4
BISHOP WILLIAM A REVOC TRUST
180 THAYER POND RD
WILTON CT 06897

139-5
DUBROCK MARK J &
196 THAYER POND RD
WILTON CT 06897

139-6
RAGHAVAN VIJAY & ANU K
206 THAYER POND RD
WILTON CT 06897

139-7
GORMAN JONATHAN &
212 THAYER POND RD
WILTON CT 06897

139-28
FOODMAN MARC D & AMY
46 WOODS END DR
WILTON CT 06897

139-29
HIDALGO GABRIEL &
52 WOODS END DR
WILTON CT 06897

139-30
SOLECKI MICHAEL J & KATHLEEN E
60 WOODS END DR
WILTON CT 06897

139-32
WITKE ROXANE TR REVOCABLE
61 WOODS END DR
WILTON CT 06897

139-33
ROWLEY EDWARD M III &
45 WOODS END DR
WILTON CT 06897

139-34
BRYN RICHARD J & CHRISTINE R
39 WOODS END DR
WILTON CT 06897

139-35
LOON ISLAND LLC
35 WOODS END DR
WILTON CT 06897

139-36
KOECKERT ELIZABETH H
29 WOODS END DR
WILTON CT 06897

139-37
QAMAR OSMAN & SABA
21 WOODS END DR
WILTON CT 06897

139-44
LOVE RYAN & LOVE ALYSIA F
225 THAYER POND RD
WILTON CT 06897

139-45
PETRIKAS PAUL A
215 THAYER POND RD
WILTON CT 06897

139-46
BENSON ROBERT L & KARIN B
205 THAYER POND RD
WILTON CT 06897

139-47
LAKE CLUB INC THE
165 THAYER POND RD
WILTON CT 06897

139-48
LAKE CLUB INC THE
165 THAYER POND RD
WILTON CT 06897

The Lake Club, Inc.
Land Use Applications

Premises: 175 and 195 Thayer Pond Road, Wilton, CT

List of Project Professionals

1. Owner and Applicant	The Lake Club, Inc. c/o Gregory and Adams, P.C. 190 Old Ridgefield Road Wilton, CT 06897
2. Surveyors and Civil Engineers	Lawrence W. Posson, Jr., L.S. Craig Flaherty, P.E. Patrick Shurr, P.E. Redniss & Mead 22 First Street Stamford, CT 06905 203-327-0500 cflaherty@rednissmead.com
3. Soil Scientist	Mary Jaehnig Pfizer-Jahnig 17 Fairview Avenue Ridgefield, CT 06877 203-431-8113 MaryJaehnigSoils@gmail.com
4. Sound Engineer	Mr. Martin Schiff Lally Acoustical Consulting 101 Avenue of the Americas, 9th Floor New York, NY 10013 212-614-3280
5. Attorney	Kathleen L. Royle, Esq. Gregory and Adams, P.C. 190 Old Ridgefield Road Wilton, CT 06897 203-762-9000 kroyle@gregoryandadams.com