

April 12, 2023

Mr. Michael Wrinn,  
Wilton Planning & Zoning Department  
238 Danbury Road; Town Hall  
Wilton, CT 06897

**Subject: Pre Application submission for 88 Danbury Road, Wilton, CT**

Dear Mr. Wrinn:

On behalf of our clients Chris Rode and Michael Schinella of MTS Enterprises, LLC I am requesting a pre-Application hearing before the Planning and Zoning Commission. Our proposal is to convert the existing office building at 88 Danbury Road into medical office space. The existing onsite parking spaces fall short of what would be required to serve the 42,000 sf as medical office space. We are seeking comments and collaboration with the Commission to consider a modification to the parking requirements for medical office space. I have included the following supporting documents:

1. The existing conditions survey for MTS Enterprises prepared by our office dated 3.20.23.
2. Schematic architectural 2<sup>nd</sup> floor plans prepared by Rose and Tiso dated 4.6.23.
3. A Project Narrative prepared by our office dated 4.12.23.
4. A Photo of the building at 88 Danbury Road.
5. "A Day in the Life" of Coastal Orthopedics dated 4.12.23.
6. A flash drive containing the information above.

Thank you for your continued efforts on our behalf. Once you complete your review, please contact me with questions or requests for additional information on 203-454-2110, ext. 150 or at [promano@landtechconsult.com](mailto:promano@landtechconsult.com).

Very truly yours  
LANDTECH



Pete Romano, Principal

Enclosures  
C: M. Schinella  
C. Rode  
P. Protomastro

	Clinical Staff	Clinical Patients	Admin Staff	MRI/IR Staff	MRI/IR Patients	PT Staff	PT Patients	Total
7:00-8:00 AM	10	0	0	3	3	6	6	28
8:00-9:00 AM	30	30	15	3	3	12	9	102
9:00-10:00 AM	30	30	15	3	3	12	9	102
10:00-11:00 AM	30	35	15	3	3	12	11	109
11:00-12:00 PM	30	35	15	3	3	12	11	109
12:00-1:00 PM	10	15	3	3	3	6	6	46
1:00-2:00 PM	30	30	15	3	3	12	11	109
2:00-3:00 PM	30	35	15	3	3	12	11	109
3:00-4:00 PM	30	35	15	3	3	12	12	110
4:00-5:00 PM	30	35	15	3	3	12	12	110
5:00-6:00 PM	10	15	0	3	3	6	6	43
6:00-7:00 PM	10	15	0	3	3	6	6	43

# PROJECT NARRATIVE

**Site Location:** 88 Danbury Road; Wilton, CT

**Owner:** 88 Danbury Road, LLC

**Applicant:** MTS Enterprises, LLC

**Site Area:** 3.885 ac.

**Existing Building:** 41,813 sf office Building

**Zone:** DE-5 and R-1A

April 12, 2023

**Existing Conditions:** The nearly 42,000 sf office building built in 1981, is situated on 3.88 acres along the easterly side of Danbury Road, Route 7. Since 1981 the building has been used as office space. There are currently 156 surface parking spaces, 66 of those located under the elevated building. The site has 2 separate ingress and egress drives to Danbury Road. There is an existing watercourse and an enhanced/planted wetland along the northerly property line that flows along a portion of the front property line to a “rain garden” that overflows to the existing storm drainage in Danbury Road.

**Proposal:** The intention is once through the Pre-Application opportunity is to convert the existing building to medical office space that will include, physical therapy and a MRI studios. The building footprint will remain unchanged with the possible exception of a new elevator at the rear of the building to accommodate a stretcher. Coastal Orthopedics, who have offices in Norwalk just south of this site, will be occupying the converted building.

The parking spaces for the current office space uses comply with the parking requirement; 42,000 sf/300sf/parking space is 140 spaces; the site currently contains 156 parking spaces. The immediate plan is for Coastal Orthopedics to occupy the 21,000sf on the second floor which requires 105 parking spaces ( $21,000/200=105$  spaces). There are two existing office space tenants on the third floor who occupy approximately 10,500 sf, which requires 35 parking spaces. The total parking spaces required for second floor medical space and the 10,500 sf of office space on the third floor is 140 spaces. For the remaining 10,500 sf we are proposing to designate as “storage” space at 1,000 sf/parking space. We would restrict the space in accordance with a condition set forth by the Commission to assure the use is limited to storage.

The ultimate plan would be once the leases of the existing office space tenants expire Coastal Orthopedics would seek to occupy at least the 10,500 sf of the existing tenants. But hopefully the entire 21,000 sf of the All medical would require approximately 210 parking spaces. Which would not currently meet.

We are requesting that the Commission consider modifying the parking ratio for medical office spaces. We offer the following: the proposed facility will include large studios for physical therapy and MRI equipment, the core space of the building i.e., stairwells, elevators will be utilized by the same patients visiting the doctors, administrative office for the practice, storage even the popular use of ride sharing, i.e., UBER and LYFT. Each contributing to a reduced need for parking. We look forward to a conversation and collaboration with the Commission so that the existing building can once again be fully utilized.



ZONING DATA			
ZONING DISTRICT: DE-5 ZONE			
DIMENSIONAL		REQUIRED/ALLOWED	EXISTING
LOT AREA		3 ACRES	3.108 ACRES (135,382 SF)
LOT FRONTAGE		150'	347.02'
LOT WIDTH & DEPTH		200'	401.5'
BUILDING COVERAGE		MAX. 40% (54,153 SF)	14.8% (20,078.5 SF)
SITE COVERAGE		MAX. 75% (101,537 SF)	66.2% (89,707 SF)
YARDS	FRONT	100' (ALONG RT. 7, PER 29-7.F.)	100.3±'
	SIDE	50'	52.0'±
	SIDE	100' (ABUTTING RES. DISTRICT)	124.6'±
	REAR	100' (ABUTTING RES. DISTRICT)	171.0'±
BUILDING HEIGHT		4 STORIES	3 STORIES
MAXIMUM		55'	35'

LEGEND	
SYMBOLS	
○	IRON PIN (FOUND)
⊙	SEWER MANHOLE
⊕	STORM MANHOLE
CB	CATCH BASIN
UP#	UTILITY POLE
LP	LIGHT POLE
⊕	FIRE HYDRANT
WM	WATER METER
---	PROPERTY LINE
S	SEWER LINE
E	ELECTRIC LINE
W	WATER LINE
20	CONTOUR
X 20.1	SPOT ELEVATION
WF#1	WETLAND FLAG
▲▲	FLOODWAY BOUNDARY

TREE LEGEND:	
A.	ASH
BE.	BEECH
B.B.	BLACK BIRCH
CAT.	CATALPA
CED.	CEDAR
CH.	CHERRY
DOG.	DOGWOOD
ELM.	ELM
F.	FIR
LOC.	LOCUST
MP.	MAPLE
O.	OAK
P.	PINE
POP.	POPLAR
SUM.	SUMAC
SP.	SPRUCE
SYC.	SYCAMORE
TRIP.	TRIPLE
TWN.	TWIN

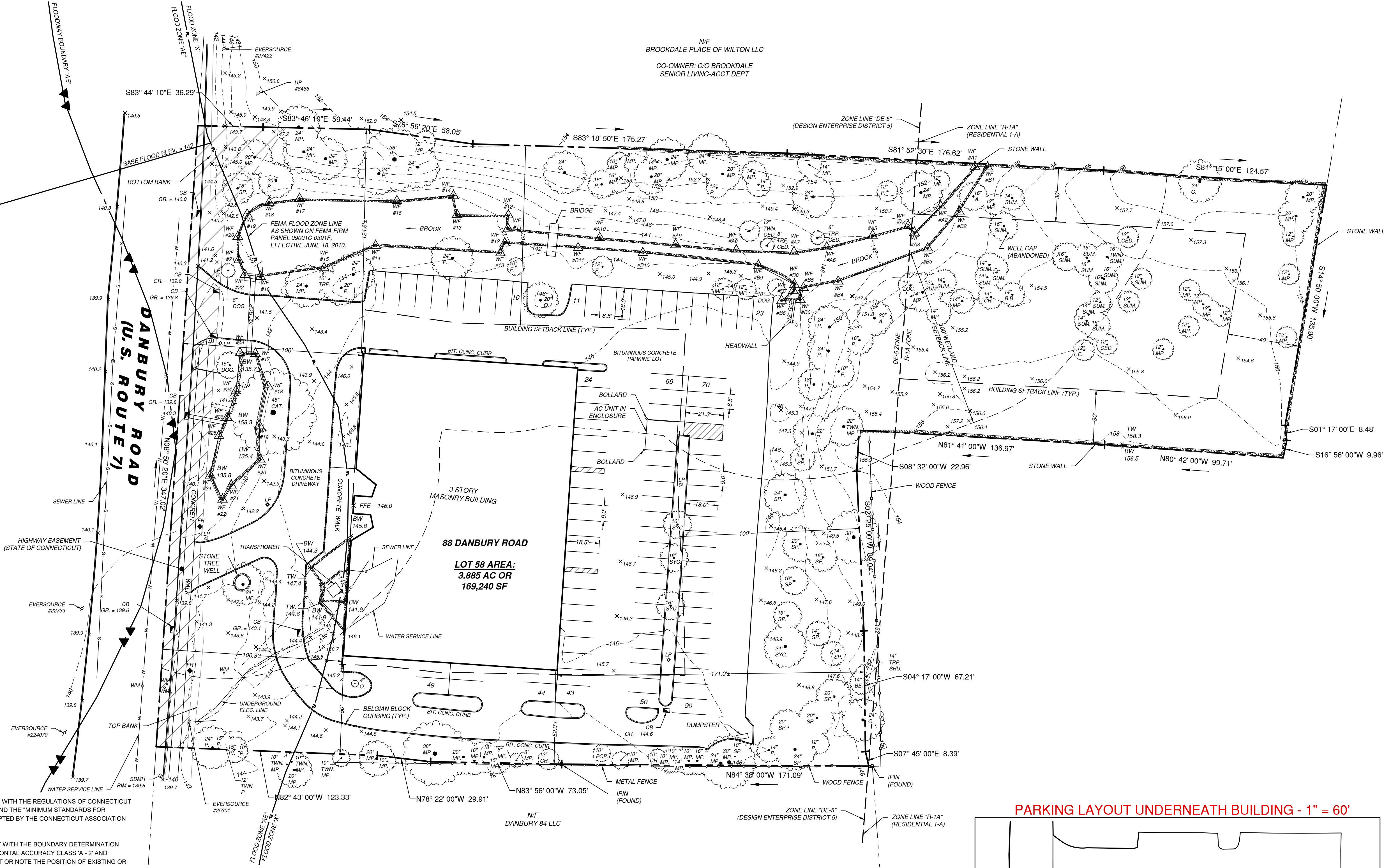
LEGEND ABBREVIATIONS:	
BW	BOTTOM OF WALL
CB	CATCH BASIN
FFE	FIRST FLOOR ELEVATION
FH	FIRE HYDRANT
GR.	GRATE
LP	LIGHT POLE
RCP	REINFORCED CONCRETE PIPE
SDMH	SANITARY DRAIN MANHOLE
TW	TOP OF WALL
UP	UTILITY POLE

SURVEY NOTES:

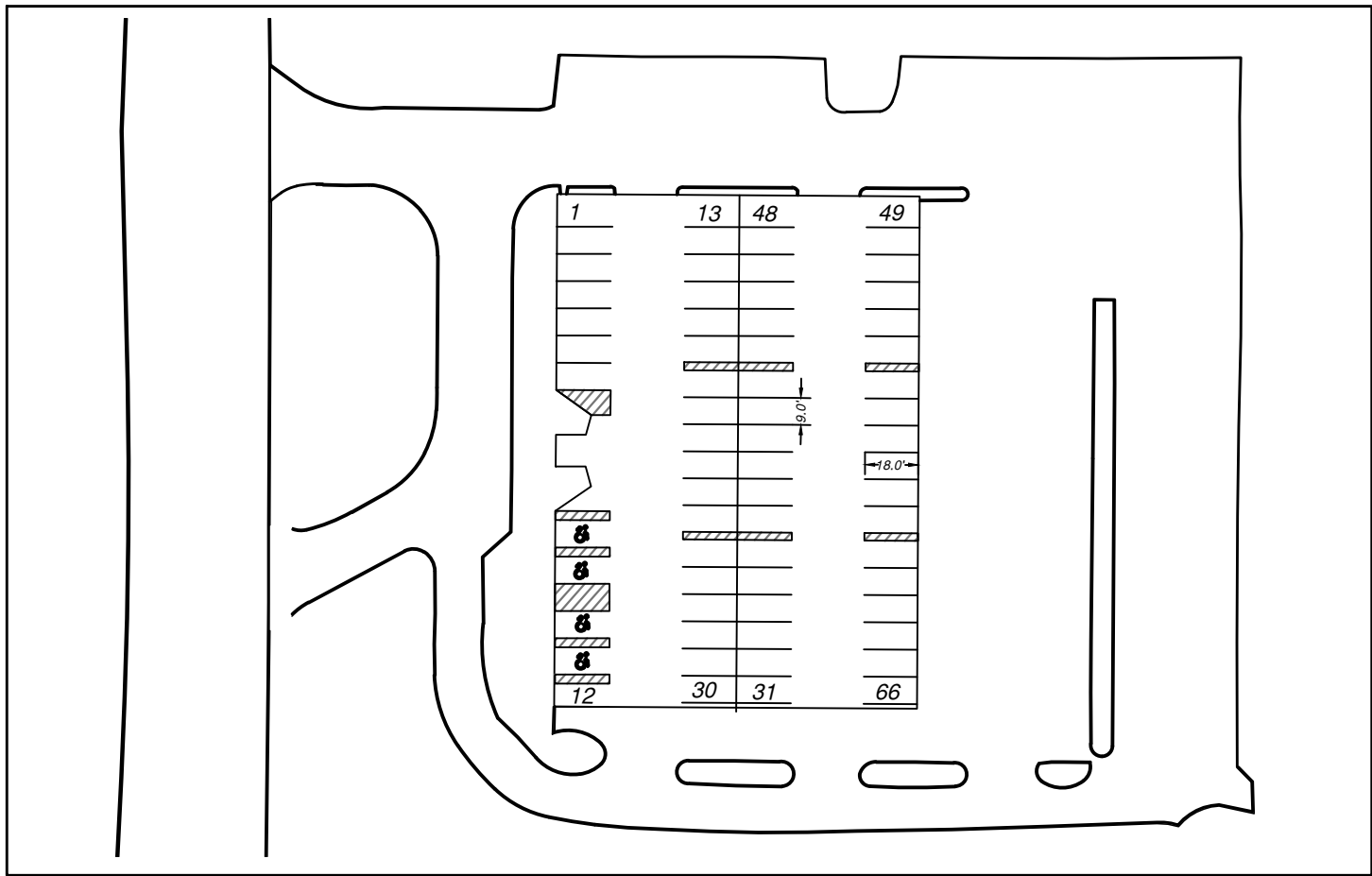
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 28, 2019.
- THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A - 2" AND VERTICAL ACCURACY CLASS "T - 2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
- THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
- UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
- THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
- REFER TO MAP NO. 2948, IN WILTON LAND RECORDS.
- VERTICAL DATUM: NAVD83
- WETLANDS AS FLAGGED BY ANTHONY ZEMBA, CERTIFIED SOIL SCIENTIST OF LANDTECH, MARCH 7, 2023.
- SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONES "AE" & "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0391F, EFFECTIVE JUNE 18, 2010.
- LOT CONTAINS A TOTAL OF 156 PARKING SPACES, 4 OF WHICH ARE HANDICAP.

ZONING DATA			
ZONING DISTRICT: R-1A ZONE			
DIMENSIONAL		REQUIRED/ALLOWED	EXISTING
LOT AREA		1 ACRE	0.777 ACRES (33,858 SF)
LOT FRONTAGE		25'	132'
LOT WIDTH & DEPTH		150'	>200'
BUILDING COVERAGE		MAX. 10% (3,386 SF)	N/A
SITE COVERAGE		MAX. 15% (5,079 SF)	N/A
YARDS	FRONT	40'	N/A
	SIDE	30'	N/A
	REAR	40'	N/A
	BUILDING HEIGHT	2 1/2 STORIES	N/A
MAXIMUM		35'	

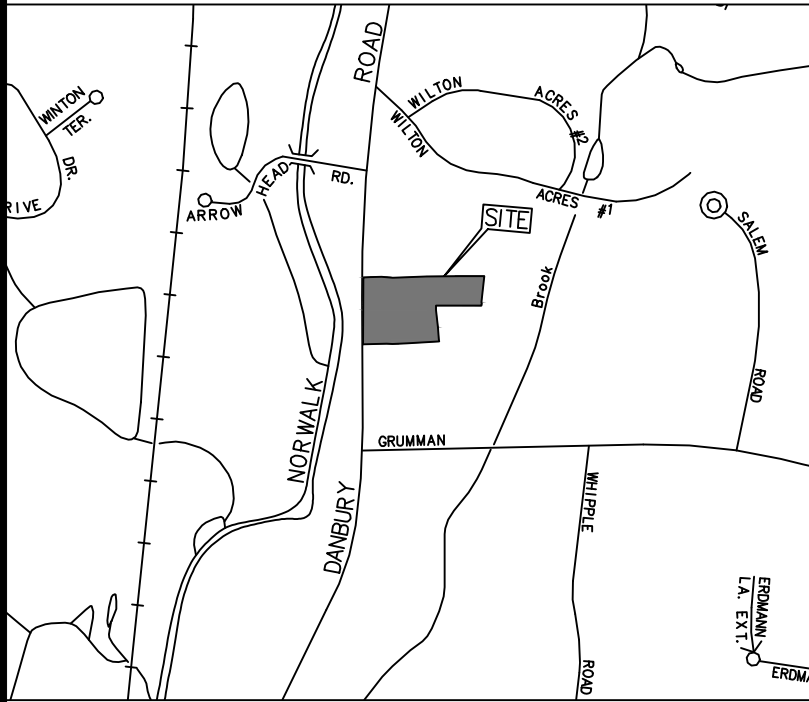
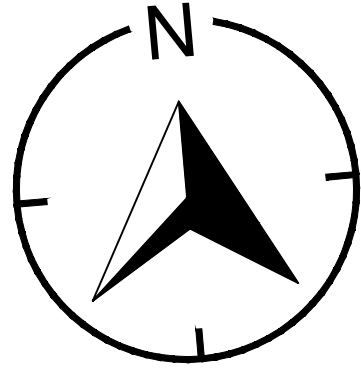
NOTE:  
VACANT LOT\*\*\*



PARKING LAYOUT UNDERNEATH BUILDING - 1" = 60'



PROGRESS PRINT



LOCATION MAP  
(NTS)

PROPERTY INFORMATION:

OWNER:	88 DANBURY RD LLC, C/O FURST CORP
ADDRESS:	88 DANBURY ROAD WILTON, CT
LOT AREA:	169,240 SF, 3.885 AC
ZONE:	"DE-5" "R-1A"
DEED:	BK. 889 PG. 30
MAP:	69
LOT:	58
SETBACK LINES:	
DE-5:	
100'	FRONT
50'	SIDE
100'	SIDE
100'	REAR
R-1A:	
30'	SIDE
40'	REAR

REVISION DATE: ISSUE:

LANDTECH

SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING

518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110

HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

MTS ENTERPRISES

PROJECT LOCATION:

88 DANBURY ROAD  
WILTON, CT

DRAWING TITLE:

ZONING LOCATION &  
TOPOGRAPHIC SURVEY

PROJECT No. 22300-01

DATE:	DRAWN BY:	CHECKED BY:
03/20/2023	CM	TAD

SCALE: 1" = 30'



TO MY KNOWLEDGE AND BELIEF THIS MAP IS  
SUBSTANTIALLY CORRECT AS NOTED HEREON

THOMAS A. DEILUS, LAND SURVEYOR  
CT. REGISTRATION NO. 70098

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID  
WITHOUT THE LICENSED SURVEYOR'S LIVE SIGNATURE AND SEAL

SV-1.0





88 Danbury Road, Wilton

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