

## GREGORY AND ADAMS, P.C.

PAUL H. BURNHAM  
SUSAN L. GOLDMAN  
J. VANCE HANCOCK  
J. CASEY HEALY  
MICHAEL LAMAGNA\*  
DERREL M. MASON\*  
MATTHEW C. MASON\*  
JAMES D'ALTON MURPHY\*  
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RALPH E. SLATER  
ROGER R. VALKENBURGH \*

\* ALSO ADMITTED IN NEW YORK  
\* ALSO ADMITTED IN VERMONT

ATTORNEYS AT LAW  
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JULIAN A. GREGORY  
(1912 - 2002)

THOMAS T. ADAMS  
(1929 - 2015)

PLEASE REPLY TO SENDER:  
JAMES D'ALTON MURPHY  
DIRECT DIAL: 203-571-6309  
jmurphy@gregoryandadams.com

March 8, 2022

### **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: Connecticut Humane Society – Supplemental Submission and Application for Alternative  
Signage Program for Large Developments  
Premises: 863-875 Danbury Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Commission:

As you are aware, this firm represents the Connecticut Humane Society (“CHS”), a 501(c)(3) non-profit organization, which operates a number of shelters, adoption sites and both in-house veterinary medical facilities and reduced-fee public veterinary clinics in Connecticut to support the health and well-being of companion animals. By Resolution #1121-480SP dated November 29, 2021 (the “**Resolution**”), a copy of which is provided herewith, the Commission approved CHS’ special permit application to allow the construction of a 14,243 SF building and related site improvements at the referenced Premises. There were two open conditions in the Resolution. On behalf of CHS we propose the following for your review and approval.

### **Condition #8 (Safety Lighting Plan)**

We hereby submit the following safety lighting plan for review and approval:

1. Building Lighting (9) prepared by Amenta Emma Architects (“A/E”) dated March 1, 2022;

It is CHS' plan to have the wall mounted fixtures, identified as L-1 (Hubbel Sling – Black Finish) on the above plan on the north, south and west sides of the building and as L-6 (Gini Downlight) on the east/front façade side of the building, be used to provide building safety from vandalism and/or theft. The

L-1 fixtures will be controlled by automatic timers and motion sensors depending on the time of day. The L-6 fixtures on the front façade will be motion sensor only from dusk to dawn.

**Condition #13 (Rooftop Screening)**

We hereby submit the following rooftop screening plans for review and approval:

1. Floor Plan|Roof Plan (2) prepared by A/E dated March 1, 2022.
2. East Elevation (3) prepared by A/E dated March 1, 2022.
3. North Elevation (4) prepared by A/E dated March 1, 2022.
4. West Elevation (5) prepared by A/E dated March 1, 2022.
5. South Elevation (6) prepared by A/E dated March 1, 2022.
6. Elevation|Materials|Lighting Narrative (7) prepared by A/E dated March 1, 2022.
7. Utility Screening (10) prepared by A/E dated March 1, 2022.
8. Sight Lines – Roof Top Equipment (13) prepared by A/E dated January 12, 2022.

In addition to the above open conditions, Condition #10 acknowledged that CHS might pursue enhanced signage for the Premises. By this letter and its incorporated Application and supplemental material, we submit an application for signage pursuant to Section 29-8.A.8, the Alternative Signage Program for Large Developments. The signs proposed in the signage package will result in a comprehensive and attractive arrangement of signs to further enhance the use of the premises by CHS and are proportional both to the proposed building and the 18.32 acre site. CHS presented the Alternative Signage Program material to the Architectural Review Board ("ARB") on December 2, 2021 and received a favorable response. One point raised by the ARB was a suggestion to elevate the letters that spell out Connecticut Humane Society on the canopy/eyebrow that fronts the building. That change has been incorporated in this filing as shown on the Signage (8) plan, dated March 1, 2022.

In support of CHS's Alternative Signage Program application, we hereby submit one (1) copy each of the following:

1. Application for Site Development Plan with Form B – Zoning Data (unchanged since July 15, 2021) with Statement of Compliance with Town Plan and Parking and Loading Calculation attached.
2. Location Map.
3. South Elevation (6) prepared by A/E dated March 1, 2022 (showing dog paw signage).
4. Signage (8) prepared by A/E dated March 1, 2022.
5. Monument Signage (11) prepared by A/E dated March 1, 2022.
6. Monument Sign Location (12) prepared by A/E dated March 1, 2022.

7. Gregory and Adams' letter certifying title to the Premises is vested in the Estate of John J. Allegrrezza and the Estate of Mary L. Rondos, as owners under a Contract of Sale to the Connecticut Humane Society executed on April 17, 2020, and April 23, 2020.
8. Letter signed by CHS as the applicant and authorized contract purchaser authorizing Gregory and Adams, P.C. to act as its agent in this matter.
9. Gregory and Adams' check drawn to the order to the Town of Wilton in the amount of \$360.00 in payment of the application fee.
10. Two envelopes addressed to CHS c/o Gregory and Adams, P.C.

We look forward to presenting to the Commission.

Respectfully submitted,  
Gregory and Adams, P.C.

*James D'Alton Murphy*

By: \_\_\_\_\_  
James D'Alton Murphy

JD'AM/ko

Enclosures

By email only, with enclosures:

cc: Mr. James Bias – Connecticut Humane Society

Mr. Thomas Quarticelli, Mr. Michael Tyre and Ms. Debra Seay – Amenta Emma Architects

Mr. Craig Flaherty and Mr. Vincent Hynes – Redniss & Mead

Ms. Kate Throckmorton – Environmental Land Solutions, LLC

PLANNING & ZONING  
COMMISSION  
Telephone (203) 563-0185  
Fax (203) 563-0284



TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

**RESOLUTION # 1121- 480SP**  
**APPROVED November 29, 2021**

**WHEREAS**, the Wilton Planning and Zoning Commission (“the Commission”) has received Special Permit application **SP #480** from CT Humane Society, to allow the construction of a 14,243 SF one story building and related site improvements, including parking areas, stormwater runoff treatment systems, landscaping and lighting for a non-profit use on property located at 863-875 Danbury Road, in the **R1-A** zone, Assessor’s Map #11, Lots #47, #47-1 and #47-2, consisting of 18.32+/- acres and shown on the plans entitled:

Property Survey, entitled “Property and Topographic Survey Prepared for Connecticut Humane Society Depicting 863 Danbury Avenue (U.S. Rte. &), Wilton, CT, Scale 1”=60”, dated January 20, 2021, prepared by Douglas R. Faulds, LS, of Ryan and Faulds, Land Surveyors, Wilton CT, a Redniss and Mead Company.

Site Development Plan, by Craig J. Flaherty, CT PE, of Redniss & Mead Planners / Engineers, 22 First Street, Stamford, CT dated July 1, 2021 as entitled “Site Development Plan depicting 863 Danbury Road, Wilton CT Prepared for Connecticut Humane Society”, Scale 1”=30’

Landscaping Plan, by Environmental Land Solutions, LLC, 8 Knight Street, Norwalk, CT entitled: Landscape Plan, Connecticut Humane Society, 863 Danbury Road, Wilton, Connecticut, dated July 1, 2021, revised to August 27, 2021 by Katherine E. Throckmorton, RLA

**WHEREAS**, the Commission conducted public hearings electronically on September 13, 2021, October 12, 2021 and November 8, 2021 to receive comment from the applicant and the public, and the Commission fully discussed and considered all submitted evidence at a meeting of November 22, 2021 and November 29, 2021.

**WHEREAS**, Inland Wetlands Application (WET # 2714) was reviewed and approved by the Wilton Inland Wetlands Commissions at their meeting of October 28, 2021 and the report has

been considered by the Commission.

**WHEREAS**, the special permit was reviewed by the Architectural Review Board for comments concerning architectural design, landscaping and site improvements and the Commission has fully considered the findings of the ARB's June 3, 2021 meeting, which were positive.

**WHEREAS** the Commission has received expert testimony from the applicant's traffic engineer, civil engineer, landscape architect, building architect and an acoustical engineer and has considered their input.

**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 a non-profit use in the R1-A residential zone.

**NOW THEREFORE BE IT RESOLVED** that the Wilton Planning and Zoning Commission **APPROVES** Special Permit #480, effective **December 7, 2021** to allow the construction of a 14,243 SF one story building and related site improvements, including parking areas, stormwater runoff treatment systems, landscaping and lighting for a non-profit use on property located at 863-875 Danbury Road, in the **R1-A** zone, Assessor's Map #11, Lots #47, #47-1 and #47-2, consisting of 18.32+/- acres, 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 **December 7, 2026**.
3. A bond estimate shall be provided by the applicants to the Commission's staff, to ensure proper installation and maintenance of the approved soil and erosion control measures; specifically silt sacks, erosion control fencing, tracking pads and temporary sedimentation basins, along with a 10% contingency. Such amount shall be approved by the Commission's staff. The bond shall be in a form and amount with proper surety satisfactory to the Commission staff and Town Counsel and shall be submitted prior to the issuance of a zoning permit.
4. The applicant shall file the final stormwater maintenance and inspection plan that was

submitted as part of the applicants engineering report. Such declaration shall be subject to review and approval of the Town Planner and Town Counsel and, following review and approval, filed in the Wilton Land Records. A copy of the recorded declaration shall be submitted to the staff prior to the issuance of a zoning permit.

5. The erosion and sedimentation plan shall be installed and such installation approved by the P&Z staff, prior to any work, including demolition, begins on the site; all trees to be preserved adjacent to the proposed northern dog run shall be properly marked and safety fencing installed prior to any work.
6. As a portion of the property is shown on the Department of Energy and Environmental Protection (DEEP) Natural Diversity Data Base map, the plans to protect the Eastern Box Turtle, as approved by the Inland Wetlands Agency, be followed and added to the approved plans.
7. That in accordance with Section 29.9E.2.b of the Wilton Zoning Regulations, the intensity of the lighting is allowed to be under the usually required 2.5 foot-candles, given the proximity of the neighbors.
8. All outdoor lighting shall be properly shielded so as to direct illumination towards the ground; that all general exterior lighting be on an automatic timer, automatically turning off between the hours of 11:00 PM to 6:00 AM., except for safety lighting, which is to be approved by the Commission.
9. Any additional site work and changes beyond the approved plans shall be submitted for review and approval prior to any changes.
10. Any new signage shall be in compliance with the Wilton zoning regulations (unless an Alternate Signage program is approved) and be reviewed and approved by the P&Z staff.
11. Hours of construction shall be limited to Monday through Friday between the hours of 7:30 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.
12. The operations of the building and associated mechanicals shall at all times comply with the noise standards set forth in Section 29.9.H.7 of the zoning regulations.
13. That proper screening be installed around the rooftop HVAC units.
14. That any dogs utilizing any outdoor exercise areas be with a handler at all times and the number of dogs outside at any one time be limited to a maximum of 5 animals in order to minimize dogs barking.
15. That as recommended by the acoustical report, any windows in rooms where dogs are going to be kept overnight have double pane windows with one pane laminated to increase the

acoustic isolation.

16. The existing buildings shall not be razed until such time as demolition permits have been issued by the Town of Wilton.
17. The owner shall be required to maintain all landscaping (trees, shrubs, etc.) planted in connection with the application ("Trees") for the duration of the Special Permit. Should any Trees planted in connection with this application not survive for any reason, the same shall be replaced by the owner in kind. P & Z staff shall be permitted to enter the property upon appropriate notice to the owner, to inspect and confirm the survival of the Trees.
18. 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.
19. Two (2) completed revised sets, (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 7, 2026.**"
  - b. "For conditions of approval for Special Permit #480, see **Resolution #1121 – 480SP.**"

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

1. Following completion of the development, the applicant shall provide an "as-built" photometric plan for the property. The plan shall account for all lighting and confirm compliance with the approved plans.
2. The applicant shall furnish the staff with an as-built survey of the property. Said survey shall depict the subsurface drainage system, location of all buildings/structures and parking spaces and shall include building height calculations, building and site coverage calculations, regulatory setbacks and average grade calculations.,
3. This as-built shall be accompanied by an engineering certification from a Connecticut-licensed engineer verifying that the installation is in conformance with the engineers site plan approved by the Commission and in accordance with Town of Wilton standards.
4. 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.

**END RESOLUTION**

**WILTON PLANNING AND  
ZONING COMMISSION****SITE DEVELOPMENT  
PLAN****SDP#**

**SITE DEVELOPMENT PLAN:** Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.

Section 29 - 8.A.8 for approval of a sign permit under the Planning and Zoning Commission's

Alternative Signage Program for Large Developments.

Connecticut Humane Society

**APPLICANT'S NAME**

The Estate of John Allegrezza and  
The Estate of Mary L. Rondos

c/o Gregory and Adams, P.C.

190 Old Ridgefield Road, Wilton, CT

**ADDRESS**

c/o Gregory and Adams, P.C.

190 Old Ridgefield Road, Wilton, CT

**OWNER'S NAME****ADDRESS**

863-875 Danbury Road

R-1A

**PROPERTY LOCATION****ZONING DISTRICT**

5791	831	163	11-47, 11-47-1 and 11-47-2	18.32 acres
<b>WLR</b>	<b>VOLUME</b>	<b>PAGE</b>	<b>TAX MAP #</b>	<b>LOT #</b>
				<b>ACREAGE</b>

**THE FOLLOWING MATERIALS ARE REQUIRED:**

\* Please see **SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID** at:

**Application Forms / Materials | Wilton CT**

\* All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item. Maps should be **folded, not rolled**.

☒ **VICINITY SKETCH** at a scale of 1"=100' or 1"=200'. Said map shall show all existing zone boundaries, existing buildings and parcels, labeled by their corresponding Tax Map and Lot Number, within 500' of the subject property.

☐ **CLASS A-2 SURVEY MAP** of the subject property.

☐ **SITE DEVELOPMENT PLAN** pursuant to Section 29-11 of the Zoning Regulations.

☒ **FORM B - ZONING DATA.**

☐ **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone.

☒ **LETTER OF TITLE** certifying owner of record as of date of the application.

☒ **PROOF OF APPLICANT'S LEGAL INTEREST** in property.

☒ **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations.

☒ **ELECTRONIC SUBMISSION** of all materials, consolidated into 1 or 2 PDFs maximum, emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org

☒ **\$360 FILING FEE + \$50/Unit or \$50/2000 sq. ft.** payable to: **Town of Wilton.**



**THE APPLICANT** understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

**THE UNDERSIGNED WARRANTS** the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

Connecticut Humane Society by its Agent, Gregory and Adams, P.C.

By: James D'Alton Murphy /s/ March 8, 2022 jmurphy@gregoryandadams.com 203-571-7309

APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

James D'Alton Murphy

Estate of John Allegrrezza and Estate of Mary L. Rondos by their Agent, Gregory and Adams PC

By: James D'Alton Murphy /s/ March 8, 2022 jmurphy@gregoryandadams.com 203-571-6309

OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

James D'Alton Murphy

### For Planning and Zoning Department Use Only:

Mandatory Referrals - Jurisdiction/Agency		
	Yes	No
Village District Design Advisory Committee (VDDAC):	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Review Board (ARB):	<input type="checkbox"/>	<input type="checkbox"/>
Western Connecticut Council of Governments (WestCOG):	<input type="checkbox"/>	<input type="checkbox"/>
South Norwalk Electric and Water Company (SNEW) Designated Public Watershed:	<input type="checkbox"/>	<input type="checkbox"/>
First Taxing District Water Department Designated Public Watershed:	<input type="checkbox"/>	<input type="checkbox"/>
State-Designated Aquifer Protection Area:	<input type="checkbox"/>	<input type="checkbox"/>
Adjoining Community Notification:	<input type="checkbox"/>	<input type="checkbox"/>

## WILTON PLANNING AND ZONING COMMISSION

## FORM B - ZONING DATA

Include the following data on the required Site Development Plan, as well.

863-875 Danbury Road  
PROPERTY ADDRESS18.32 acres +/-  
LOT ACREAGER-1A  
ZONING DISTRICT1,754 ft. +/-  
LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING *	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	10,000 sf		14,243 sf	14,243 sf
BUILDING FOOTPRINT [SF]	10,000 sf		14,243 sf	14,243 sf
BUILDING COVERAGE [SF/%] (round up)	10,000 sf/1.28%		14,243sf/1.8%	14243sf/1.8%
BUILDING HEIGHT [FT - Story]	35'/2.5 stories		24'/one story	24'/one story
FLOOR AREA RATIO (F.A.R.)	DNA		0.0178 (14,243 sf)	0.0178 (14,243 sf)
PARKING SPACES (round up)	As determined by the Commission		59	59
LOADING SPACES	As determined by the Commission		1	1
SITE COVERAGE [SF/%]	119,703 sf/15%		53,637sf/6.7%	53,637sf/6.7%

\* All existing structures to be removed.

## OFF-STREET PARKING AND LOADING CALCULATIONS

Please provide the specific calculation used to determine the minimum required off-street parking and loading spaces pursuant to the Zoning Regulations.

PARKING CALCULATION (Use separate page, if necessary)

As determined by the Commission.

LOADING CALCULATION (Use separate page, if necessary)

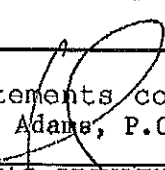
As determined by the Commission.

PLAN OF CONSERVATION AND DEVELOPMENT

Please indicate on separate page how this proposal complies with the Plan of Conservation and Development.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:  
Connecticut Humane Society by its Agent, Gregory and Adams, P.C.

James D'Alton Murphy

By:   
APPLICANT'S SIGNATUREJuly 15, 2021  
DATE

**Connecticut Humane Society**

**Application for Special Permit**

**Premises: 863-875 Danbury Road**

**Statement of Compliance with Plan of Conservation and Development**

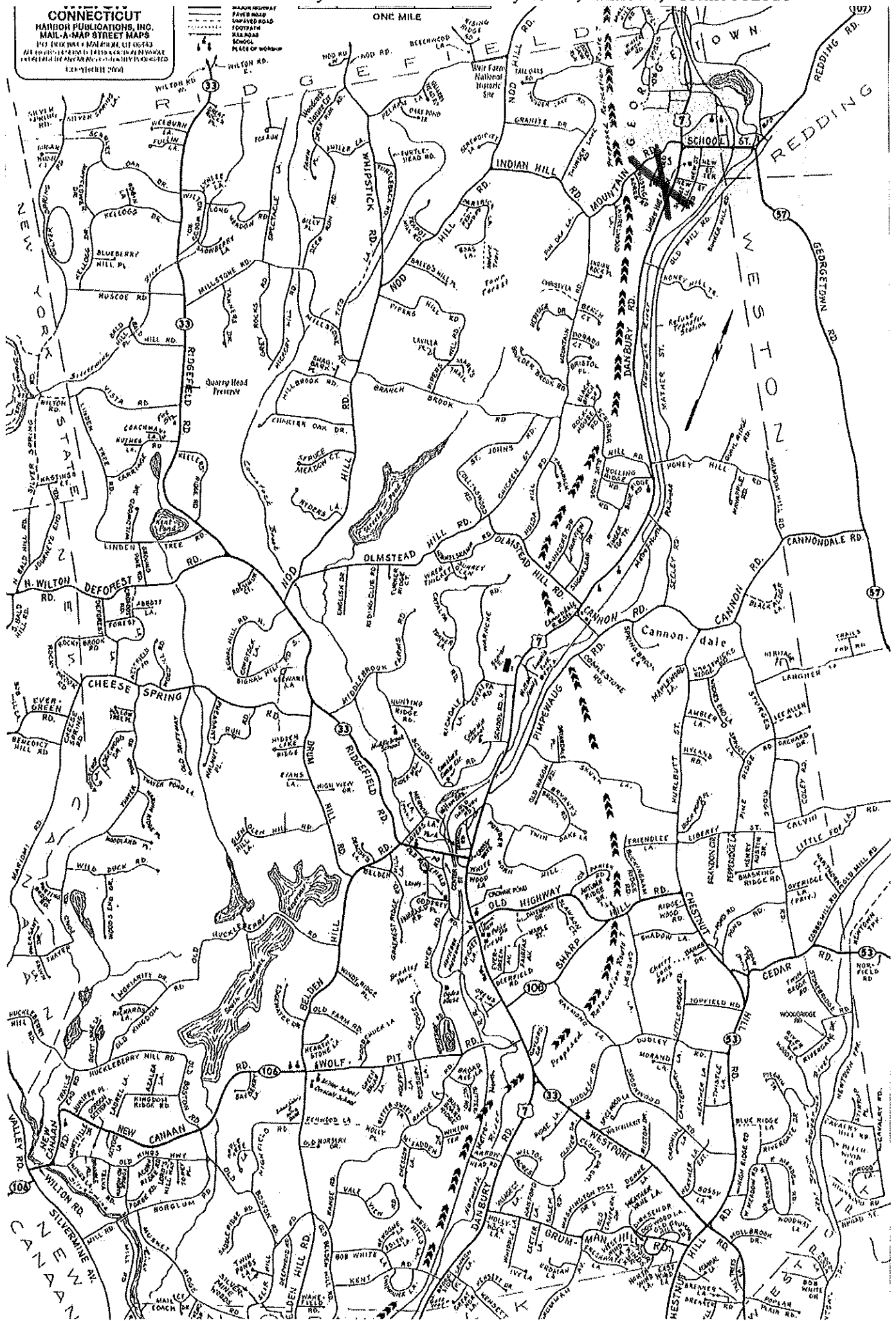
The above-referenced Premises is comprised of 18.32± acres of land that is zoned Residential One Acre ("R-1A"). Charitable Organizations, as defined in the Regulations, are allowed to construct a building of up to 10,000 sf of Gross Floor Area as a Special Permit Use under Section 29-5.A.3.r. The Connecticut Humane Society intends to ask the Planning & Zoning Commission for a text change when requesting the Special Permit and Site Plan review to allow the larger proposed building. This use is compatible with the Town's Plan of Conservation and Development adopted on September 23, 2019, and effective October 1, 2019 (the "Town Plan"). The Town Plan states that this area along Danbury Road, the Route 7 Transition, should be used for low-intensity and limited density development and that commercial and mixed-use development at the proper scale are supported. In addition, the large amount of acreage that will be left in its natural state, and the preservation of treed knolls, will work to preserve the Cannon Road to Ridgefield border unique streetscape that includes mature trees and stone walls.

## CONNECTICUT

HARTON PUBLICATIONS, INC.  
MAIL-A-MAP STREET MAPS  
1115 YORK STREET, NEWTON, MASS. 02459  
ALL RIGHTS RESERVED. THIS MAP IS A SERVICE TO THE PUBLIC.  
IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

MAJOR HIGHWAY  
PAVED ROAD  
UNPAVED ROAD  
FOOTPATH  
RAILROAD  
SCHOOL  
PLACE OF WORSHIP

ONE MILE



## GREGORY AND ADAMS, P.C.

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JULIAN A. GREGORY  
(1912 - 2002)

THOMAS T. ADAMS  
(1929 - 2015)

PLEASE REPLY TO SENDER:  
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DIRECT DIAL: 203-571-6309  
jmurphy@gregoryandadams.com

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ROGER R. VALKENBURGH \*

\* ALSO ADMITTED IN NEW YORK  
\* ALSO ADMITTED IN VERMONT

March 8, 2022

### **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: Connecticut Humane Society – Application for Alternative Signage Program for Large  
Developments  
Premises: 863-875 Danbury Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Commission:

Dear Members of the Commissions:

As attorneys for Connecticut Humane Society (“CHS”), we hereby certify that:

1. Title to the property located at 863 Danbury Road (Assessor’s Map #11, Lot 47) is vested in the Estate of John Allegrezza, c/o Claudette M. Allegrezza, Executrix, by virtue of a Notice issued by the Wilton-Norwalk Probate Court (the “**Court**”) dated July 13, 2020 and recorded in Volume 2513 of the Wilton Land Records at Page 463 (a copy of which Notice is enclosed);
2. Title to the property located at 863 Danbury Road (Assessor’s Map #11, Lot 47-1) is vested in the Estate of John Allegrezza c/o Claudette M. Allegrezza, Executrix, by virtue of a Notice issued by the Court dated July 13, 2020 and recorded in Volume 2513 of the Wilton Land Records at Page 463 (a copy of which Notice is enclosed; and
3. Title to the property located at 875 Danbury Road (Assessor’s Map #11, Lot 47-2) is vested in the Estate of Mary L. Rondos c/o Judith Ocsay, Executrix, by virtue of a Notice issued by

Planning and Zoning Commission  
March 8, 2022  
Page 2 of 2

the Court dated May 14, 2021 and recorded in Volume 2534 of the Wilton Land Records at Page 614 (a copy of which Notice is enclosed).

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

*James D'Alton Murphy*

By: \_\_\_\_\_  
James D'Alton Murphy

JD'AM/ko  
Enclosure



Doc ID: 001198810001 Type: LAN

BK 2513 pg 463

RETURN TO

NOTICE FOR LAND RECORDS/  
APPOINTMENT OF FIDUCIARY  
PC-251 REV. 4/18STATE OF CONNECTICUT  
COURT OF PROBATE

COURT OF PROBATE, Norwalk - Wilton Probate Court		DISTRICT NO. PD51
ESTATE OF John J. Allegrezza (20-00310)		DATE OF NOTICE July 13, 2020
DATE OF DEATH  June 03, 2019	PLACE WHERE LAST DWELT  863 Danbury Road Wilton, CT 06897	DIED TESTATE
FIDUCIARY [Name, address, and telephone number]  Claudette M. Allegrezza, 869 Danbury Road, Wilton, CT 06897, (203)885-3228		
FIDUCIARY'S POSITION OF TRUST  Executrix		DATE OF APPOINTMENT  7/13/2020

This notice is made and caused to be recorded in the land records of the town wherein the deceased was the owner of real property, or any interest therein, or a mortgage or a lien upon real property.



Stephanie Bergano, Deputy Chief Clerk

Certified True Copy

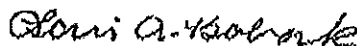
COURT SEAL

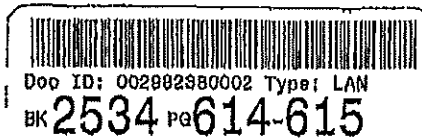
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 Judge/Clerk

---

 Received for Record at Wilton, CT  
On 07/31/2020 At 2:18:00 pm





RETURN TO:

CERTIFICATE RELEASING  
LIENS (NON-TAXABLE ESTATES)  
PC-258 REV. 4/18

STATE OF CONNECTICUT  
COURT OF PROBATE

*NOTE: File with the town clerk in the town where the real property is situated.*

COURT OF PROBATE, Norwalk - Wilton Probate Court DISTRICT NO. PD51	
ESTATE OF Mary Rondos, AKA Mary L. Rondos, AKA Mary Lucy Rondos	DATE OF DEATH March 31, 2020
PROPERTY ADDRESS 863-875 Danbury Road, Wilton, CT 06897	
MORE PARTICULARLY DESCRIBED AT: VOLUME/PAGE 507/272 OF THE Wilton LAND RECORDS	

This is to certify that satisfactory evidence has been presented to this court that no Connecticut estate tax will be due and the statutory probate fee for the above- referenced estate has been paid in full.

The court releases the following liens with respect to the decedent's interest in each piece of real property listed above:

1. Lien for estate tax due the State of Connecticut in accordance with C.G.S. section 12-398 (e); and
2. Lien for statutory probate fees due the State of Connecticut.

Dated on May 14, 2021.

  
Douglas Stern, Judge

Certified True Copy

COURT SEAL

Judge/Clerk

FOR COURT USE ONLY
Sent to: GEORGE KONTOGLANNIS
Date sent: May 14, 2021



OPINION RE: CONNECTICUT  
ESTATE TAX DUE  
PC-255 REV. 1/18

STATE OF CONNECTICUT  
COURT OF PROBATE

COURT OF PROBATE, Norwalk - Wilton Probate Court

DISTRICT NO. PDS1

ESTATE OF

Mary Rondos, AKA Mary L. Rondos, AKA Mary Lucy Rondos (20-00322)

ORIGINAL CERTIFICATE

This is to certify that:

The decedent resided in this district at the time of his or her death. A copy of the Connecticut estate tax return has been filed in this court. The decedent's taxable estate is less than or equal to the applicable amount that is exempt from the Connecticut estate tax under C.G.S. section 12-392.

ACCORDINGLY,

Pursuant to C.G.S. section 12-392(b)(3)(B), as amended, it is the opinion of the undersigned that no Connecticut estate tax is due.

Dated at: Norwalk, Connecticut on May 14, 2021.



Douglas Stern, Judge

Court  
Seal

Sent to: GEORGE KONTOGIANNIS  
Date: May 14, 2021

*DO NOT record this form on the land records.*

Received for Record at Wilton, CT  
On 06/16/2021 At 1:12:00 pm

*Oliver A. Kolark*

**GREGORY AND ADAMS, P.C.**

ATTORNEYS AT LAW

190 OLD RIDGEFIELD ROAD

WILTON, CT 06897

ESTABLISHED 1964

JULIAN A. GREGORY  
(1912 - 2002)

THOMAS T. ADAMS  
(1929 - 2015)

PAUL H. BURNHAM  
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J. VANCE HANCOCK  
J. CASEY HEALY  
DERREL M. MASON\*  
MATTHEW C. MASON\*  
JAMES D'ALTON MURPHY\*\*  
RALPH E. SLATER  
ROGER R. VALKENBURGH \*

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PLEASE REPLY TO SENDER:  
JAMES D'ALTON MURPHY  
DIRECT DIAL: 203-571-6309  
jmurphy@gregoryandadams.com

\* ALSO ADMITTED IN NEW YORK  
\*\* ALSO ADMITTED IN VERMONT

May 20, 2021

**By E-Mail Only**

Connecticut Humane Society

Attn: Mr. James Bias, Executive Director

Re: Connecticut Humane Society – Land Use Applications  
Premises: 863-875 Danbury Road, Wilton, Connecticut

Dear Mr. Bias:

As you know, we are in the process of preparing land use applications to various Town of Wilton and State of Connecticut and other government agencies, if applicable. These agencies require written authorization from the applicant and the property owner authorizing Gregory and Adams, P.C. to act as its agent in connection with any and all land use matters involving the subject properties. In that you have been authorized by the terms of the Purchase and Sale Agreement to pursue these applications, please sign a copy of this letter as applicant, and on behalf of the owners, and return it to me by email.

Very truly yours,

*James D'Alton Murphy*

James D'Alton Murphy

JD'AM/ko

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with the above-referenced matters.

Connecticut Humane Society

By: 

James Bias  
Its: Executive Director  
Duly Authorized