

PLANNING & ZONING
COMMISSION
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

RESOLUTION #0422-SDP#4-22
April 11, 2022

WHEREAS, the Wilton Planning and Zoning Commission (the Commission) has reviewed Site Development Plan, SDP#4-22 from Glengate Company & Jared Martin EPC, LLC, to allow for the establishment of a retail sales showroom on the first floor of a bank building at 47 Old Ridgefield Road, in the Wilton Center (WC) zone, Tax Map #73, Lot #40, 0.512± acres, property owned by Bankwell Bank, Elm Street, New Canaan, CT, and shown on the following plans:

Survey: Entitled “Property Survey 47 Old Ridgefield Road Prepared for Glengate Company” Scale 1”=30’, dated March 4, 2022, prepared by Ryan and Faulds, LS, a Redniss and Mead Company, Wilton, CT, Douglas R. Faulds, Land Surveyor.

WHEREAS, the Commission met electronically on March 28, 2022 and on April 11, 2022 to receive comment from the applicant, and the Commission fully discussed and considered all evidence at that meeting.

WHEREAS, the Commission reviewed the applicant’s request to allow a retail sales showroom on the first floor of the building located at 47 Old Ridgefield Road and has determined that the application is in substantial compliance with the Wilton Zoning Regulations.

NOW THEREFORE BE IT RESOLVED that the Commission **APPROVES** Site Development Plan, SDP#4-22 for the establishment of retail sales showroom on the first floor of a now or former bank building at 47 Old Ridgefield Road, effective April 22, 2022, subject to the following conditions:

1. This Resolution does not replace requirements for the applicant 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 United States Government. Obtaining such permits or licenses is the responsibility of the applicant.

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 site plan shall be completed within five (5) years of the effective date of this resolution. This five-year period shall expire on April 22, 2027.
3. The applicant shall file a Land Record Information Form with the Town Clerk (form to be provided by the Planning and Zoning Department). A copy of the filed document shall be submitted to the Planning and Zoning staff prior to the issuance of a zoning permit.
4. There shall be no outdoor storage of product or sales items.
5. A plan to screen the rooftop units shall be submitted to the Village District Design Advisory Committee for review within 90 days of occupancy, followed by a submittal to the Planning and Zoning Commission

Submittal of revised plans and application:

6. Two (2) completed revised sets (one full size set and one reduced sized set), (collated and bound) shall be submitted to the Commission's office for endorsement as "Final Approved Plan" by the Town Planner prior to receiving a zoning permit. 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. "According to Section 8-3.(i) of the Connecticut General Statutes, all work in connection with this site plan shall be completed within five years after the approval of the plan. Said five-year period shall expire on April 22, 2027."
 - b. "For conditions of approval for **Site Development Plan, SDP#4-22**, see **Resolution #0422-SDP#4-22.**"

- END RESOLUTION -