

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
WILTON, CT 06897
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FAX: (203) 834-1628

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

ESTABLISHED 1964

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

NEW YORK OFFICE:
399 KNOLLWOOD ROAD - SUITE 201
WHITE PLAINS, NY 10603
(914) 848-5000

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

WWW.GREGORYANDADAMS.COM

March 14, 2022

By E-mail and Hand Delivery

Planning & Zoning Commission

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

Attn: Mr. Michael Wrinn – Director of Planning and Land Use Management

Re: Glengate Company and Jared Martin EPC, LLC – Site Development Plan Application
Premises: 47 Old Ridgefield Road, (Assessor's Map #73 Lot 40), Wilton, CT.

Dear Mr. Chairman and Members of the Commission:

This firm represents Glengate Company and its affiliate, Jared Martin EPC, LLC (collectively the “**Applicant**”). Jared Martin EPC has entered into contract to purchase the above-referenced Premises (the “**Property**”), and it is the intention of Jared Martin EPC to lease the premises to Glengate. The Property is currently owned and occupied by Bankwell Bank and they use the first floor, totaling 5,175 sq. ft. of interior space, as a bank branch with vault, teller windows, drive-thru, large conference room, a number of offices, a training room, and breakout rooms. The second floor, totaling 4,813 sq. ft. of interior space, is fitted out as office space complete with desks, individual offices, and meeting rooms.

The Applicant intends to fit out the major portion of the first floor of the Property to a retail sales center and showroom. The Applicant will continue to use the second floor as office space.

In reviewing the application, there are a few important concepts to keep in mind, as follows:

The Glengate combination of uses is expressly permitted in the Wilton Center Zone:

- A. All of the attached materials which describe Glengate's intended use of the first floor for primarily retail with some office and support space, and the second floor for entirely office space have also been presented to Timothy Bunting and Michael Wrinn by way of a number of conversations/Zooms, two very detailed letters of January 31 and February 11, 2022 as well as an in-person tour and meeting at the building on February 17, 2022

- B. Throughout the initial review process by Mr. Bunting and Mr. Wrinn, the applicant expressed the view that the proposed Glengate use was expressly permitted under the Wilton Center zoning regulations for three reasons:
- a. The proposed and expanded retail use on the first floor is an expressly permitted site plan use under Wilton Zoning Regulations (WZR) Section 29-6.C.3.a.
 - b. The proposed continuing (but reduced) first-floor office space is also permitted under WZR Section 29-6.C.3.q as those offices were put in place in 1987, well before the prohibition of first floor office space as of March 15, 1998.
 - c. Glengate intends to use the entire second floor as offices, as it is fitted out now, and as it was used for many years.
- C. At the end of the February 17th meeting, it was our understanding that Mr. Bunting and Mr. Wrinn both agreed that the proposed Glengate combination of uses was expressly permitted under the Wilton Center zoning regulations.

The proposed changes are de minimis:

- D. The Bankwell building as well as all of the site infrastructure such as parking, storm drainage and the like will remain unchanged by Glengate.
- E. The existing building and infrastructure were fully approved by the Planning and Zoning Commission in 1986 by virtue of resolution number #386-4Z dated March 17, 1986.
- F. The Applicant proposes no change to the site and only two changes to the building exterior: (1) the addition of a retail display window on the eastern facade of the building, facing Hubbard Road, and (2) the alteration of two windows, on the northern side of the building, facing Old Ridgefield Road. There are no other proposed changes to the exterior at this time.
- G. In the course of the Bankwell to Glengate conversion on the first floor, the existing office space will be reduced and total retail space will be increased.
- H. The fit out of the second floor as offices will remain unchanged.

The existing parking supply exceeds the zoning requirements and also exceeds projected need:

The existing use of the Property by Bankwell combines retail/banking and general office use. Glengate's use will also be a combination of retail and general office use. Under Sections 29-8.B.5.b.(3) and (17) of the Regulations, in Wilton Center Off-Street Parking is calculated at the following ratios:

- 1) Retail Use is calculated at 1/250 square feet
- 2) General Office Use is calculated at 1/300 square feet.

To approach the calculation conservatively we applied the more aggressive retail ratio to the entire first floor of the building, even though there will be a mix of retail and general office space on that floor. We applied the general office use calculation to the entire second floor as that entire floor will be used as general office space.

The calculations result in the following minimum parking requirements:

First Floor: $5175/250 = 20.7 = 21$ parking spaces

Second Floor: $4813/300 = 16.04 = 17$ parking spaces

This results in a total of **38 parking spaces** needed for compliance with the Regulations. Glengate has rights to 71 spaces.

Approval and endorsement by the VDDAC/ARB: We are also pleased to report that our clients' proposal was presented at the Village District Design Advisory Commission/Architectural Review Board meeting of Thursday, March 3rd and was unanimously approved by the members.

Existing rooftop screening is deficient: The Applicant recognizes that the rooftop screening is no longer in place leaving the HVAC equipment clearly visible from the West and the South. Applicant intends to develop a design detail for new screening and present that design to the VDDAC/ARB and also to this Commission in the coming months.

With this background, and in support of the application for Site Development Plan, we submit the following:

1. Application for Site Development Plan with Form B – Zoning Data and Statement of Compliance with the Plan of Conservation and Development attached.
2. Gregory and Adams letter to the Commission dated March 2, 2022 regarding a request for a waiver of certain filing requirements.
3. Location Map.
4. Vicinity Map prepared by Gregory and Adams, P.C.
5. Property Survey prepared for The Wilton Bank by Ryan and Faulds Land Surveyors (“R&F”) dated April 8, 2006.
6. Limited Property/Boundary Survey prepared by R&F dated November 23, 1999, which Survey was filed on the Wilton Land Records as Map #5307.
7. Existing Ground Floor Layout Plan (3) prepared by Glengate.
8. Existing Second Floor Layout Plan (4) prepared by Glengate.
9. Programmatic Layout – Ground Floor (5) prepared by Glengate.
10. Programmatic Layout – Second Floor (6) prepared by Glengate.
11. Existing Eastern Façade (7) prepared by Glengate.
12. Rendering of Proposed Retail Display Window (8) prepared by Glengate.
13. Glengate Logo (9) prepared by Glengate.
14. Existing Conference Room Windows (10) prepared by Glengate.
15. Rendering of Proposed Alterations to Conference Room Windows (11) prepared by Glengate.

16. North Elevation (12) prepared by Glengate.
17. West Elevation (13) prepared by Glengate.
18. Southwest Elevation (14) prepared by Glengate.
19. Southeast Elevation (15) prepared by Glengate.
20. East Elevation (16) prepared by Glengate.
21. Hubbard Road Streetscape (17) prepared by Glengate.
22. Old Ridgefield Road Streetscape – Northwest (18) prepared by Glengate.
23. Old Ridgefield Road Streetscape – Northeast (19) prepared by Glengate.
24. Site Plan prepared by R&F dated January 3, 1996.
25. Layout Plan (SP-1) prepared by Loporcaro Greenwald (“LG”) dated January 17, 1986 and last revised January 28, 1985.
26. Grading Plan (Sp-2) prepared by LG dated January 17, 1986 and last revised March 24 1986.
27. Grading Plan (SP-2A) prepared by LG dated January 17, 1986 and last revised March 24, 1986.
28. Drainage Report (Sheets 1 and 2 of 2) prepared by L. Edwards Associates dated February 22, 1986.
29. List of Project Professionals.
30. Gregory and Adams’ letter certifying title to the Premises is vested in Bankwell Bank by virtue of a Warranty Deed from Town Center Partners, LLC to The Wilton Bank and a Certificate of Merger by which The Wilton Bank was merged with and into Bankwell Bank (copies of the recorded Deed and Certificate are enclosed).
31. Sales Agreement between Bankwell Bank and Jared Martin EPC, LLC dated February 9, 2022 (copies of first page and signature pages are enclosed).
32. Letter signed by Bankwell Bank as owner authorizing Gregory and Adams, P.C. to act as its agent in this matter.
33. Letter signed by Jared Martin EPC, LLC as applicant authorizing Gregory and Adams, P.C. to act as its agent in this matter.

March 14, 2022

Page 5 of 5

34. Letter signed by Glengate Company as applicant authorizing Gregory and Adams, P.C. to act as its agent in this matter.
35. List of Project Professionals.
36. A check drawn to the order to the Town of Wilton in the amount of \$360.00 in payment of the application fee; and
37. Two envelopes addressed to Glengate c/o Gregory and Adams, P.C.

We look forward to presenting the application to the Commission.

Respectfully submitted,
Gregory and Adams, P.C.

By:

James D'Alton Murphy

JDAM/ko

Enclosures

By email only

cc: Jordan Scott, Jason Scott, Brandon Jones and Sarah Storm – Glengate Company
Jordan Scott and Jason Scott – Jared Martin EPC, LLC
Kathleen Royle, Esq.
Daniel L. Conant, Esq.

**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 - 6.C.3 permits the Applicant's proposed principal uses with a GFA of 20,000 sq. ft. or less subject to Site Plan approval. The Applicant is converting the Site from one permitted site plan use to a different permitted site plan use..

Glengate Company and Jared Martin EPC, LLC	c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT				
APPLICANT'S NAME	ADDRESS				
Bankwell Bank	c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT				
OWNER'S NAME	ADDRESS				
47 Old Ridgefield Road, Wilton, CT	WC				
PROPERTY LOCATION	ZONING DISTRICT				
5307 1863 258 73 40 .512 acres					
WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE

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.

Glengate Company and Jared Martin EPC, LLC by their Agent, Gregory and Adams, P.C.
BY; James D'Alton Murphy March 14, 2022 jmurphy@gregoryandadams.com 762-9000

APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
Bankwell Bank by its Agent, Gregory and Adams, P.C.			
BY; James D'Alton Murphy	March 14, 2022	jmurphy@gregoryandadams.com	762-9000
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE

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.

47 Old Ridgefield Road
PROPERTY ADDRESS

0.512 acres
LOT ACREAGE

WC
ZONING DISTRICT

Corner Lot - total frontage
LOT FRONTAGE 324.71 l. ft.

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	-----	10,459	-----	10,459
BUILDING FOOTPRINT [SF]	-----	5,175	-----	5,175
BUILDING COVERAGE [SF/%] (round up)	30%	25.0%	-----	25.0%
BUILDING HEIGHT [FT - Story]	3/42'	26'	-----	26'
FLOOR AREA RATIO (F.A.R.)	0.50	0.47	-----	0.47
PARKING SPACES (round up)	38 spaces	71 spaces	-----	71 spaces
LOADING SPACES	1	1	1	1
SITE COVERAGE [SF/%]	80%	70.1%	-----	70.1%

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)

See attached.

LOADING CALCULATION (Use separate page, if necessary)

Per Section 29-8.B.7.a - 1 loading space required

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:

Glengate Compand and Jared Martin EPC, LLC by their Agent, Gregory and Adams, p. 3/14/22

By: James D'Alton Murphy

APPLICANT'S SIGNATURE

DATE

Parking Calculation:

The existing use of the Property by Bankwell combines retail/banking and general office use. Glengate's use will also be a combination of retail and general office use. Under Sections 29-8.B.5.b.(3) and (17) of the Regulations, In Wilton Center Off-Street Parking is calculated at the following ratios:

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The calculations result in the following minimum parking requirements:

First Floor: $5175/250 = 20.7 = 21$ ***parking spaces***

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Resulting in a total of **38 parking spaces** needed for compliance with the Regulations. Glengate has rights to 71 spaces.

Glengate Company and Jared Martin EPC, LLC

Application for Site Development Plan

Premises: 47 Old Ridgefield Road

Statement of Compliance with 2019 Plan of Conservation and Development

The above-referenced Premises is comprised of 0.51 ± acres of land that is zoned as Wilton Center District. Retail businesses and General Offices with a Gross Floor Area of 20,000 sq. ft. or less and first floor General Offices in existence as of March 15, 1998, as defined in the Regulations, are permitted principal uses under Section 29-6.C.3. Glengate Company and Jared Martin EPC, LLC ask the Planning and Zoning Commission for approval of their Site Development Plan for the use of the Premises as a retail sales center and showroom on the first floor, with limited square footage used as General Offices, and to continue the use of the second floor of the Premises as General Offices. This use is compatible with the Town's Plan of Conservation and Development adopted on September 23, 2019, and effective October 1, 2019 (the "POCD"). The POCD states that Wilton Center should be strengthened as a vibrant economic, residential, recreational, and cultural hub for the community and region, while supporting existing businesses. Allowing Glengate, a Wilton-based business, to expand their retail offerings and business in Wilton Center will be beneficial to the Town and in accord with the POCD for several reasons. Glengate's proposed use of the Premises will attract new customers, and bring existing clientele, to Wilton Center, thereby raising the public's awareness of Wilton Center and its offerings while potentially increasing foot traffic in the area. Additionally, the proposed use will allow a Wilton-based company to showcase their products in a new manner while growing their business.

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* ALSO ADMITTED IN NEW YORK
* ALSO ADMITTED IN VERMONT

March 9, 2022

By E-mail and Hand Delivery

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

Attn: Mr. Michael Wrinn – Director of Planning and Land Use Management

Re: Glengate Company and Jared Martin EPC, LLC – Site Development Plan Application
Premises: 47 Old Ridgefield Road, (Assessor's Map #73 Lot 40), Wilton, CT.

Dear Chairman and Members of the Commission:

My firm represents Glengate Company and its affiliate, Jared Martin EPC, LLC (collectively the “**Applicant**”). Jared Martin EPC has entered into contract to purchase the above-referenced Premises (the “**Property**”), and it is the intention of Jared Martin EPC to lease the premises to Glengate.

Pursuant to Section 29-11.A.4.b of the Town of Wilton Zoning Regulations, an applicant is allowed to request that the Commission waive or modify certain map submission requirements. Given that Glengate is purchasing an existing building and will be making only minor renovations to the exterior of the building and non-material changes to the square footage delineation of permitted uses (retail and general office space) of the building from its prior use as a bank, Glengate requests the following requirements of Section 29-11.A.6, Required Information, be waived:

Section 29-11.A.6 (n): Sewer, Water and Refuse Collection as well as Utilities
Section 29-11.A.6 (o): Topographical Map
Section 29-11.A.6 (p): Open Space and Landscaping Plan
Section 29-11.A.6 (s): Erosion and Sedimentation Control Plan

March 9, 2022
Page 2 of 2

If you have any questions, please contact me.

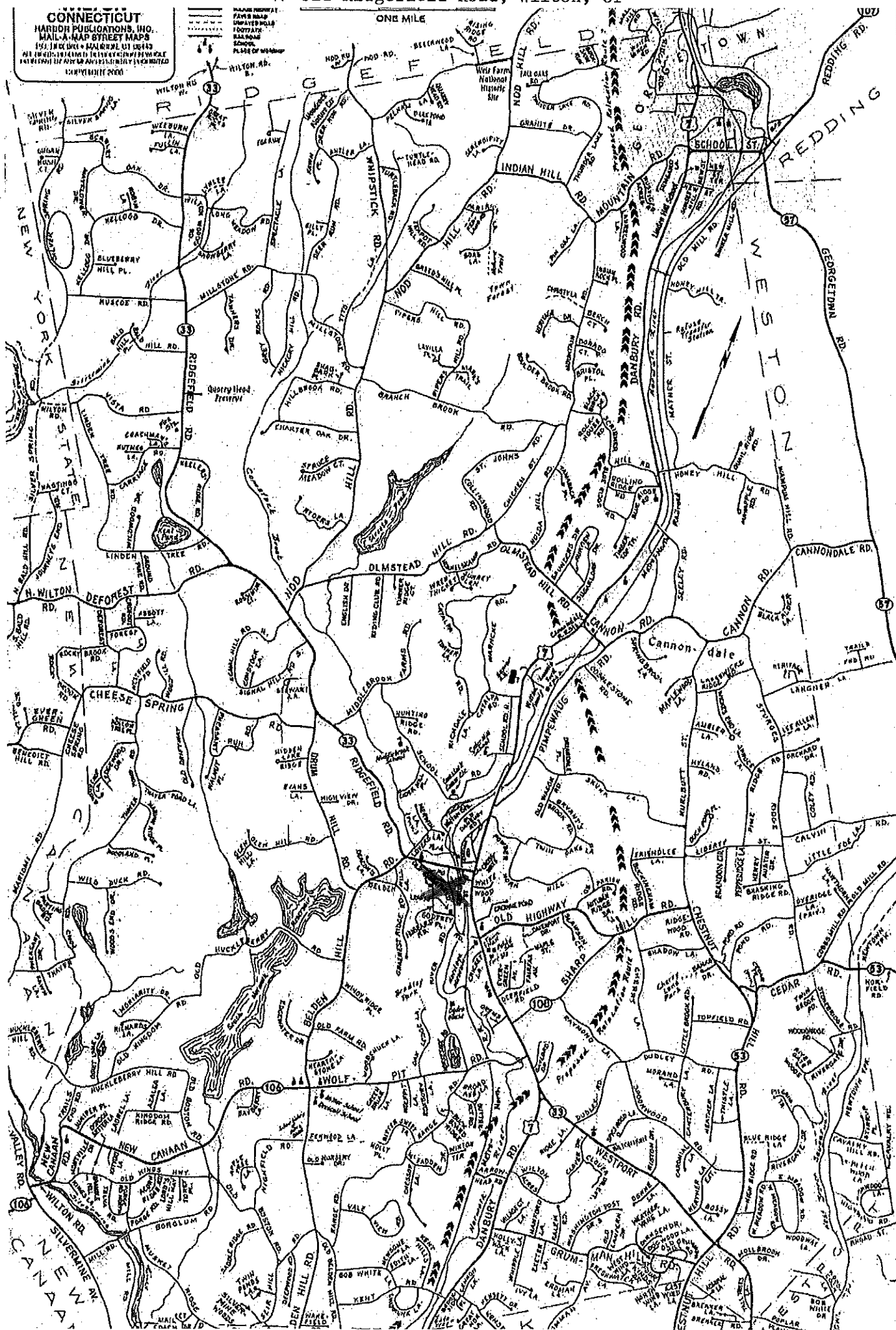
Respectfully submitted,
Gregory and Adams, P.C.

By: *James D'Alton Murphy*
James D'Alton Murphy

JDAM/klr
Enclosures

cc: Jordan Scott, Jason Scott, and Brandon Jones – Glengate Company
Jordan Scott and Jason Scott – Jared Martin EPC, LLC
Kathleen Royle, Esq.

M:\Clients\Glengate Company\2022 Application to Planning and Zoning Commission\PZCSitePlanwaiver\tr.03.09.22.doc



L. EDWARDS ASSOCIATES

580 North Park Ave.
EASTON, CT 06612
(203) 268-4205

JOB WILTON BANKSHEET NO. 1 OF 2CALCULATED BY LE DATE 2-22-86

CHECKED BY _____ DATE _____

SCALE _____

TOTAL FLOW FROM SITE

USE $C = 0.9$ IMPERVIOUS
 $= 0.45$ GRASS (DISTURBED)
 $= 0.35$ GRASS (UNDISTURBED)

TOTAL AREA = 1.9 AC

USE 25 YEAR DESIGN STORM

RATIONAL METHOD: $Q = C I A$

RECEIVED

FEB 24 1986

WILTON PLANNING
& ZONING COMMISSIONEXISTING CONDITIONS

0.6 AC Impervious

0.6 AC undisturbed grass

0.7 AC disturbed grass

$$C_{adj} = \frac{0.6}{1.9}(0.9) + \frac{0.6}{1.9}(0.35) + \frac{0.7}{1.9}(0.45) = 0.56$$

$L = 360$ drop = 50' slope = 14.7%
 $T_c = 13 \text{ MIN}$ $i_{25} = 5.5 \text{ in/h}$

$$Q = (0.56)(5.5)(1.9) = 5.8 \text{ cfs}$$

POST DEVELOPMENT

0.9 AC Impervious

0.3 AC undisturbed

0.7 AC disturbed

$$C_{adj} = \frac{0.9}{1.9}(0.9) + \frac{0.3}{1.9}(0.35) + \frac{0.7}{1.9}(0.45) = 0.64$$

$$Q = (0.64)(5.5)(1.9) = 6.7 \text{ cfs}$$

JOB: THE WILTON BANK DATE 2-22-86

LOCATION		AREA		C	TIME			FLOW		I	Q		DESIGN			PROFILE			
to	from	inc.	total		to in.	pipe	total		25yr	incr.	total	pipe size	slope %	cap. full	lgth ft.	drop ft.	inv in	inv out	vel. fps
#2	#1	0.24	0.24	.49	8	-	8		6.9		0.8	12"	2%	3.9					
#2	#19	0.35	0.35	.48	6	-	6		7.2		1.2	12"	1						
#3	#2	0.12	0.71	.53	8	1	9		6.7		2.5	12"	1						
#4	#3	0.19	0.90	.60	9	1	10		6.4		3.4	12"	1						
#5	#4	0.10	1.0	.62	10	1	11		6.1		3.8	12"	1						
#7	#6	0.25	0.25	.79	5	-	5		8.0		1.6	12"	2%	3.9					
#9	#8	0.25	0.25	.74	5	-	5		8.0		1.5	12"	2%	3.9					
#10	#9	0.10	0.35	.76	5	1	6		7.2		1.9	"	"	"					

Glengate Company

Applications for Land Use Approvals

Premises: 47 Old Ridgefield Road, Wilton, CT

List of Project Professionals

- | | |
|--------------|---|
| 1. Applicant | Glengate Company
Jared Martin EPC, LLC
c/o Gregory and Adams, P.C.
190 Old Ridgefield Road
Wilton, CT 06897
(203) 762-9000 |
| 2. Owner | Bankwell Bank
c/o Gregory and Adams, P.C.
190 Old Ridgefield Road
Wilton, CT 06897
(203) 762-9000 |
| 3. Surveyor | Mr. Douglas R. Faulds
Ryan and Faulds Land Surveyors
11 Grumman Hill Road
Wilton, CT 06897
(203) 762-9492 |
| 4. Attorney | James D'Alton Murphy, Esq.
Kathleen L. Royle, Esq.
Gregory and Adams, P.C.
190 Old Ridgefield Road
Wilton, CT 06897
jmurphy@gregoryandadams.com
kroyle@gregoryandadams.com
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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: Glengate Company – Application for Site Development Plan Approval
Premises: 47 Old Ridgefield Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Commission:

As attorneys for Glengate Company, I hereby certify that Bankwell Bank owns the title to the above-referenced Premises by virtue of the following:

1. Warranty Deed from Town Center Partners, LLC to The Wilton Bank dated April 17, 2006 and recorded on April 17, 2006 in Volume 1863 of the Wilton Land Records at Page 258.
2. Certificate of Merger by which The Wilton Bank merged with and into Bankwell Bank dated November 12, 2013 and recorded on November 15, 2013 in Volume 2355 of the Wilton Land Records at Page 335.

Copies of the Deed and Certificate are attached.

Respectfully submitted,
Gregory and Adams, P.C.

James D'Alton Murphy

By: _____
James D'Alton Murphy

JD'AM/ko
Enclosures

**WARRANTY DEED
STATUTORY FORM**

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


KNOW YE THAT Town Center Partners, LLC, a Connecticut Limited Liability Company located at 50 Mollbrook Drive, Wilton, Connecticut for the consideration of Four Million Eight Hundred Fifty Thousand Dollars and No Cents (\$4,850,000.00) DOLLARS grants to The Wilton Bank, a Connecticut Corporation, located at 47 Old Ridgefield Road, Wilton, Connecticut with WARRANTY COVENANTS

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF


Commonly known as 47 Old Ridgefield Road, Wilton, Connecticut.

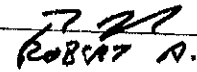
In Witness Whereof, I have hereunto set my hand and seal this 7th day of April 2006.

Signed, sealed and delivered
in the Presence of:


ROBERT A. SINGEWALD

Town Center Partners, LLC

By  (L.S.)
Arthur C. Levitan, Manager
Duly Authorized


ROBERT A. SINGEWALD

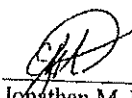
STATE OF CONNECTICUT)

COUNTY OF FAIRFIELD)

State: 48500.00 TOWN: 12125.00
Bettee Joan Rasognetti
Town Clerk of Wilton
SS: WILTON

Conveyance Tax Collected

On this 7th day of April 2006, before me, Jonathan M. Levitan, the undersigned officer, personally appeared Arthur C. Levitan, manager of Town Center Partners, LLC, duly authorized, Signer and Sealer of the foregoing instrument and acknowledged the same to be his free act and deed and the free act of Town Center Partners, LLC.


Jonathan M. Levitan
COMMISSIONER OF SUPERIOR COURT

SCHEDULE A

All that certain piece or parcel of land together with the building thereon located in the Town of Wilton, County of Fairfield and State of Connecticut, shown and designated as Parcel A, 0.512 Acres on that certain map entitled, "Limited Property/Boundary Survey Prepared For 47 Old Ridgefield Road Associates, Wilton Connecticut, Scale 1" = 30", November 23, 1999 Ryan and Paulds L.L.C. Land Surveyors Wilton, Connecticut," and filed in the Office of the Town Clerk of Wilton as Map No. 5307,

Together with an easement over and across "2" shown on Map No. 4442 as stated in Easement dated 6/15/87 and recorded in Vol. 617 Pg. 273 of the Wilton Land Records.

Together with such easement to pass and repass as is set forth in that certain Agreement dated 4/24/86 and recorded in Vol. 586 Pg. 293 of the Wilton Land Records.

Together with rights to utilize the 6" sewer line within the area shown as "10" sewer easement" on Map No. 3600.

Together with a Right of Way, in common with the Grantor, and/or subsequent owner(s) of Parcel B, to pass and repass over the roadway of Parcel B, as shown on said Map No. 5307, for the purpose of ingress and egress to and from Hubbard Road.

Together with the Easement, in common with the Grantor, and/or subsequent owner(s) of Parcel B, to park motor vehicles in those areas marked "Parking Spaces" on Parcel B as shown on said Map No. 5307.

Together with the Easement, in common with the Grantor, and/or subsequent owner(s) of Parcel B, to pass and repass over Hubbard Road as shown on said Map. No. 5307.

Together with an Oil Tank Easement from 47 Old Ridgefield Road Associates to Town Center Partners dated February 4, 2001 and recorded in Volume 1354 at Page 342 of the Wilton Land Records.

Together with the easement rights set forth in Declaration of Reciprocal Easements and Maintenance Agreement dated January 25, 2002, recorded in Volume 1354 at Page 72 of the Wilton Land Records.

SCHEDULE B

1. Any and all provisions of public or private law.
2. Taxes of the Town of Wilton, due and payable.
3. Effect, if any, of a right of way granted in a deed to The Wilton Cooperative School recorded in Volume 53 at Page 243 of the Wilton Land Records.
4. Effect, if any, of an easement to The Connecticut Light and Power Company dated March 8, 1956 and recorded in Volume 68 at Page 341 of the Wilton Land Records.
5. Easement to the Town of Wilton for highway purposes as noted in a deed to 47 Old Ridgefield Road Associates recorded in Volume 524 at Page 161 of the Wilton Land Records.
6. Easement Agreement between Marcelino E. Lavin, Trustee and 47 Old Ridgefield Road Associates dated April 24, 1986 and recorded in Volume 586 at Page 293 of the Wilton Land Records.
7. Easement to MCL Ventures dated June 23, 1987 and recorded in Volume 617 at Page 275 of the Wilton Land Records.
8. Easement to The Connecticut Light and Power Company dated February 10, 1987 and recorded in Volume 658 at Page 217 of the Wilton Land Records.
9. Notes and conditions as shown on Map No. 5307.
10. A right of way in favor of Parcel B to pass and repass over the roadways of Parcel A for the purpose of ingress and egress to and from Old Ridgefield Road and to and from Hubbard Road.
11. Easement of Parcel B in common with the Parcel A to park motor vehicles in those areas marked "Parking Spaces" as shown on Map No. 5307.
12. The Lawn Area as shown on said map shall remain in its present state as a lawn and Parcel B shall have the right but not the obligation to maintain the area.
13. Oil tank easement to 47 Old Ridgefield Road Associates recorded in Volume 1355 at Page 43 of the Wilton Land Records.
14. Easement rights set forth in the Declaration of Reciprocal Easements and Maintenance Agreement dated January 25, 2002 recorded in Volume 1354 at Page 72 of the Wilton Land Records.

RECEIVED FOR RECORD 04/17/2006
AT 03:47:55PM
ATTEST: Bettye Joan Rasosnetti

TOWN CLERK



00132367


VOL: 2355 PG: 335


Return to:
Gary E. D'Andrea, V.P.
Loan Operations Department
Bankwell Financial Group, Inc.
855 Main Street, 7th Floor
Bridgeport, CT 06604

CERTIFICATE OF MERGER
TO BE RECORDED ON THE LAND RECORDS


This is to certify that on November 5, 2013, with the approval of the Banking Commissioner of the State of Connecticut, **THE WILTON BANK**, a Connecticut-chartered bank, merged with and into **BANKWELL BANK**, a Connecticut-chartered bank. In conjunction with said merger, the surviving entity is **BANKWELL BANK**.

Signed, sealed, and delivered
in the presence of:


Nancy A. O'Neil

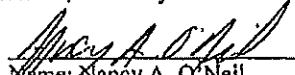

Debra Saviello

BANKWELL BANK, a Connecticut-
chartered bank

By: 
Gary E. D'Andrea
Vice President

State of Connecticut)
)
County of Fairfield) ss. Bridgeport

The foregoing instrument was acknowledged before me this 12th day of November, 2013 by Gary E. D'Andrea, Vice President, of **Bankwell Bank**, a Connecticut-chartered bank, as the duly authorized, voluntary act of **Bankwell Bank**.


Name: Nancy A. O'Neil
Notary Public
My Commission Expires On: 10/31/16

Received For Record
Nov 15, 2013 AT 10:11A
ATTEST: Bettie J. Rasognetti
Wilton Town Clerk

SALES AGREEMENT

THIS AGREEMENT is between BANKWELL BANK, a Connecticut banking corporation having a mailing address of 258 Elm Street, New Canaan, Connecticut 06840 ("Seller") and JARED MARTIN EPC, LLC, a Connecticut limited liability company having a mailing address of 62 Andrassy Avenue, Fairfield, Connecticut 06824 or its permitted assigns ("Buyer"), dated as of this 9th day of February, 2022 (the "Effective Date").

STATEMENT OF FACTS

1. The Seller owns that certain parcel of land with the building and improvements located thereon having a street address of 47 Old Ridgefield Road, Wilton, Connecticut.
2. The Seller has agreed to sell the Premises and the Buyer has agreed to buy the same on the terms and conditions hereinafter set forth.

IT IS AGREED:

ARTICLE I

GENERAL PROVISIONS OF SALE

Section 1.1 - Description of Premises. The Seller agrees to sell and convey and the Buyer agrees to purchase certain real property with the Building and improvements thereon and all appurtenances thereto, located at 47 Old Ridgefield Road, Wilton, Connecticut, more particularly bounded and described in Exhibit A annexed hereto and made a part hereof ("Premises"). The building located on the Premises is sometimes referred to in this Agreement as the "Building").

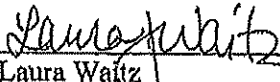
Included in the sale are all of the following::

- (a) All of Seller's right, title and interest in all fixtures, heating, ventilation and air conditioning, plumbing and electrical systems located in or used in connection with the Building;
- (b) All right, title and interest of Seller in and to all office furniture presently located at the Premises, provided however that any banking equipment, including without limitation, any ATM, cash recycler, bank related electronics and technology, drive through technology, or security equipment and any items of personal property owned by Seller's employees are excluded from the sale (referred to herein as the "Personal Property"). Such personal property conveyed to Purchaser has no independent monetary value;
- (c) All right, title and interest of Seller in and to easements, rights-of-way, or utility rights, belonging, relating or pertaining to the Premises; and

Signed as of the 9th day of February, 2022.

SELLER:

BANKWELL BANK

By: 
Laura Waltz
Its Executive Vice President and
Chief Operating Officer

BUYER:

JARED MARTIN EPC, LLC

By: _____
Jordan M. Scott
Its President

Signed as of the 9th day of February, 2022.

SELLER:

BANKWELL BANK.

By:

Laura Waltz.
Its Executive Vice President and
Chief Operating Officer

BUYER:

JARED MARTIN BPC, LLC

DocuSigned by:
By: JORDAN M. SCOTT
C27F88FAA65840F
Jordan M. Scott
Its President

GREGORY AND ADAMS, P.C.

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

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
WILTON, CT 06897
(203) 762-9000
FAX: (203) 834-1628

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

ESTABLISHED 1964

NEW YORK OFFICE:
399 KNOLLWOOD ROAD - SUITE 201
WHITE PLAINS, NY 10603
(914) 848-5000

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

WWW.GREGORYANDADAMS.COM

February 24, 2022

By E-Mail Only

Bankwell Bank
258 Elm Street
New Canaan, CT 06840

Re: Land Use Applications to the Town of Wilton
Premises: 47 Old Ridgefield Road, Wilton, Connecticut

Various Land Use Commissions in the Town of Wilton require written authorization from the property owner of 47 Old Ridgefield Road, Wilton, Connecticut authorizing Gregory and Adams, P.C to act as its agent in connection with the above referenced matter. Please sign a copy of this letter as owner 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 matters involving its property located at 47 Old Ridgefield Road, Wilton, Connecticut before the Land Use Commissions of the Town of Wilton. This authorization does not apply to any other properties owned by Bankwell.

Bankwell Bank

By: *Laura J. Weitz*

Its:
Duly Authorized
Executive Vice President
Chief Operating Officer

GREGORY AND ADAMS, P.C.

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WILTON, CT 06897
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WHITE PLAINS, NY 10603
(914) 848-5000

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

WWW.GREGORYANDADAMS.COM

February 24, 2022

By E-Mail Only

Jared Martin EPC, LLC
62 Andrassy Avenue
Fairfield, CT 06824

Re: Jared Martin EPC, LLC - Land Use Applications to the Town of Wilton
Premises: 47 Old Ridgefield Road, Wilton, Connecticut

Various Land Use Commissions and Boards in the Town of Wilton require written authorization from the applicant authorizing Gregory and Adams, P.C. to act as its agent in connection with the above referenced matter. Please sign a copy of this letter as applicant 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 matters involving the property located at 47 Old Ridgefield Road, Wilton, Connecticut before the Land Use Commissions and Boards of the Town of Wilton.

Jordan M Scott
By: *[Signature]*

Its:
Duly Authorized

MANAGING MEMBER

GREGORY AND ADAMS, P.C.

PAUL H. BURNHAM
DANIEL L. CONANT
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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JAMES D'ALTON MURPHY
DIRECT DIAL: 203-571-6309
jmurphy@gregoryandadams.com

* ALSO ADMITTED IN NEW YORK
⊗ ALSO ADMITTED IN VERMONT

February 24, 2022

By E-Mail Only

Glengate Company
221 Danbury Road
Wilton, CT 06897

Re: Glengate Company - Land Use Applications to the Town of Wilton
Premises: 47 Old Ridgefield Road, Wilton, Connecticut

Various Land Use Commissions and Boards in the Town of Wilton require written authorization from the applicant authorizing Gregory and Adams, P.C. to act as its agent in connection with the above referenced matter. Please sign a copy of this letter as applicant 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 matters involving the property located at 47 Old Ridgefield Road, Wilton, Connecticut before the Land Use Commissions and Boards of the Town of Wilton.

Jordan M Scott

By: *J. Murphy*

Its:
Duly Authorized

President