

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

MEMORANDUM

June 26, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Staff, Michael E. Wrinn, Town Planner

RE: #5-23 SDP – ASML US, LLC -Alternate Sign Program - Parking Guidance Signs

Applicant - ASML US, LLC, 77 Danbury Road c/o Gregory & Adams, P.C., 190 Old Ridgefield Rd, Wilton

Owner – Same as above

BACKGROUND:

- ASML US, LLC operates a large research, manufacturing & office facility in the DE-10 Zone at 77 Danbury Road with a parking garage. The applicant wishes to request parking guidance signs for a garage existing at the north end of the property.
- In November of 2013, approval was given by the Commission for an alternate sign program for this property.
- Construction on a new driveway to the garage is nearing completion and the applicants wish to add signage to direct drivers safely around the property.
- If signage is available at the lower end of the driveway, it would allow drivers to turn around instead of driving up to the garage to find no available parking. In garage signage would make finding a parking space more efficient and safe.
- The signage would take 4 forms:
 - Electronic Entry Monument sign at the south end of the new drive – LED panel telling drivers if garage is full
 - Electronic Matrix Sign at the entrance to the garage, displaying the number and location by floor of available spaces
 - Ceiling Mounted Electronic Wayfinding Signage – changeable ceiling mounted display inside the garage entrance directing drivers to different floors of the garage where spaces are available
 - Ultrasonic Mini Sensors – small LED sensors detecting if a space is occupied or vacant, red or green as appropriate, visible to drivers as they come down an aisle

DRAFT approval resolution for consideration

RESOLUTION #0623-SDP#5-23

June 26, 2023

WHEREAS, the Wilton Planning and Zoning Commission accepted application **SDP#5-23** from ASML, US, LLC requesting an alternate sign program approval for a parking guidance system to serve the existing parking garage at 77 Danbury Road, as shown on plans entitled:

ITEM 1 – “ Electronic Parking Guidance Signage Plan, Campus Traffic Flow Safety Improvements” prepared by Tighe and Bond , sheets C-801 and C-802, Scale 1”=40’, dated 08-08-2022.

ITEM 2 – Ultrasonic Mini Sensors - UMS – Ultrasonic Mini Sensor , UNS Installation System dated 2019-06-09

WHEREAS, the Planning and Zoning Commission conducted a public hearing on June 26, 2023 to receive comment and testimony from the applicant and the public; and the Commission fully discussed and considered all submitted evidence at this hearing at its meeting of June 26, 2023.

WHEREAS, the Commission has determined that the unique size and complexities associated with the site and the remote location of the garage warrant consideration for this alternate signage package.

WHEREAS, the proposed signage will serve as a safety measure to allow clear identification of the parking situation

NOW THEREFORE BE IT RESOLVED that the Wilton Planning and Zoning Commission **APPROVES** the Alternative Sign Program SDP # 5-23 for the parking garage at 77 Danbury Road, as shown in the submittal package from Gregory and Adams, P.C., effective July 10, 2023 subject to the following conditions:

- 1) That the LED ultrasonic sensors lighting level be programmed to its lowest practical level while still serving its function.
- 2) That it is understood that these internally lit signs shall operate on a 24-hour basis, given the 24-hour operation of the garage and facility
- 3)

General 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 Government of the United States. Obtaining such permits or licenses is the responsibility of the applicant.
2. One (1) completed revised set, 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.

-END RESOLUTION-