



To: Mr. Michael Wrinn
& Planning and Zoning Commission

Date: January 12, 2023

Memorandum

Project #: 42998.00

From: Mark Grocki, PE

Re: 221 Danbury Rd
Proposed Day Care Center
Response to P&Z Commission Comments

Dear Mr. Wrinn and members of the Commission,

We were very pleased to be able to present the Guidepost Montessori Child Day Care Center proposal on Monday, January 9, 2023. In response to the comments received that night, we are offering the following in response:

1. The existing parking lot striping has been modified as follows:
 - a. A 4ft wide striped path has been added directly in front of the access gate to the playground.
 - b. The ADA spaces were moved to directly in front of the main entrance. The ADA spaces had to move because they could not fit appropriately when a 4ft path is introduced by the playground gate.
2. Bollards are added where the parking spaces are adjacent to the building and playground.
3. Landscaping has been added in front of the south playground area.
 - a. Joe-Pye-Weed and Asters are main pollinators.
 - b. All plants are native to that area of New England
4. Attached is a spec sheet for the anticipated storage shed for the playground equipment.
 - a. Note the shed is set back approx. 150ft from the Danbury Rd curb line.
 - b. The shed's sight line will be adequately screened by the building to the north, the existing vegetation along the south property line, and the new landscaping proposed in front of the playground.

I hope you find these responses acceptable. Should you have any questions, feel free to contact me at 860-807-4369. We look forward to presenting at the January 23rd meeting.

Mark Grocki, PE

100 Great Meadow Road
Suite 200
Wethersfield, CT 06109-2377
P 860.807.4300



<https://www.tuffshed.com/>

Tuff Shed – Garden Ranch Series
(10'-0" x 10'-0" x 8'-0" high)
Painted Wood (to match building) Storage Building with
Shingles and Sidewall Door

Specifications	
Floor Joist System	2 x 6 pressure treated wood
Floor Decking	3/4" interlocking OSB floor decking
Door Type and Size	4'-0" x 6'-2" shed door placed on end wall
Door Hardware	Patented 5.5" locking handle and 3 ultra-heavy-duty hinges
Aluminum threshold at door	1 3/4" deep shed door threshold included
Interior Clear Sidewall Height	5'-8"
Wall Framing	2 x 4 studs spaced 24" on-center
2 x 4 Wall Top Plates	2 plates on sidewalls
Siding Type	LP® Smart Side w/50-Year warranty
Trim Type	LP® Smart Trim w/50-Year warranty
Roof Type	Gable (ranch) style
GAF Shingles	3-Tab Shingles with 25 Year Warranty
Roof Pitch at Peak	(4/12)
Roof Decking	7/16" premium OSB roof decking
Rafters and Trusses	2 x 4 rafters joined w/ steel plates
Colored, Baked Enamel Drip Edge	Included on perimeter of roof
Roofing Underlayment	Included
Warranty	5-year

(refer to following page for sample images)

Sample Images of Tuff Shed



Zoning Summary Chart

Zoning District: GB - GENERAL BUSINESS			
Zoning Regulation Requirements	Existing	Required	Provided
MINIMUM LOT AREA	±48,360 SF (±1.11 AC)	1 ACRE	±48,360 SF (±1.11 AC)
MINIMUM LOT FRONTAGE	±173 Feet	50 FT	±173 Feet
MINIMUM FRONT YARD SETBACK (EAST)	34.8 Feet*	50 FT	34.8 Feet*
MAXIMUM FRONT YARD SETBACK (EAST)	34.8 Feet	75 FT	34.8 Feet
MINIMUM SIDE YARD SETBACK (NORTH)	64.2 Feet	85 FT**	64.2 Feet
MINIMUM SIDE YARD SETBACK (SOUTH)	40.4 Feet	25 FT	40.4 Feet
MINIMUM REAR YARD SETBACK (WEST)	122.3 Feet	85 FT**	122.3 Feet
PARKING AND LOADING SETBACK (NORTH)	14.6 Feet*	60 FT***	14.6 Feet*
PARKING AND LOADING SETBACK (WEST)	63.4 Feet	60 FT***	62.3 Feet
MINIMUM LOT WIDTH	±173 Feet	50 FT	±173 Feet
MAXIMUM FLOOR AREA RATIO	0.22	0.35	0.22
MAXIMUM BUILDING HEIGHT	<35 Feet	35 FT	<35 Feet
MAXIMUM BUILDING COVERAGE	13.0%	25.0 %	13.2%
MAXIMUM SITE COVERAGE	43.3%	80.0%	42.4%

NOTE: Zoning regulation requirements as specified in Wilton Zoning Regulations amended November 4, 2022

- * Existing non-conforming condition
** When abutting a residential district, the yard increases to 85 feet
*** When abutting a single-family district, the setback increases to 60 feet

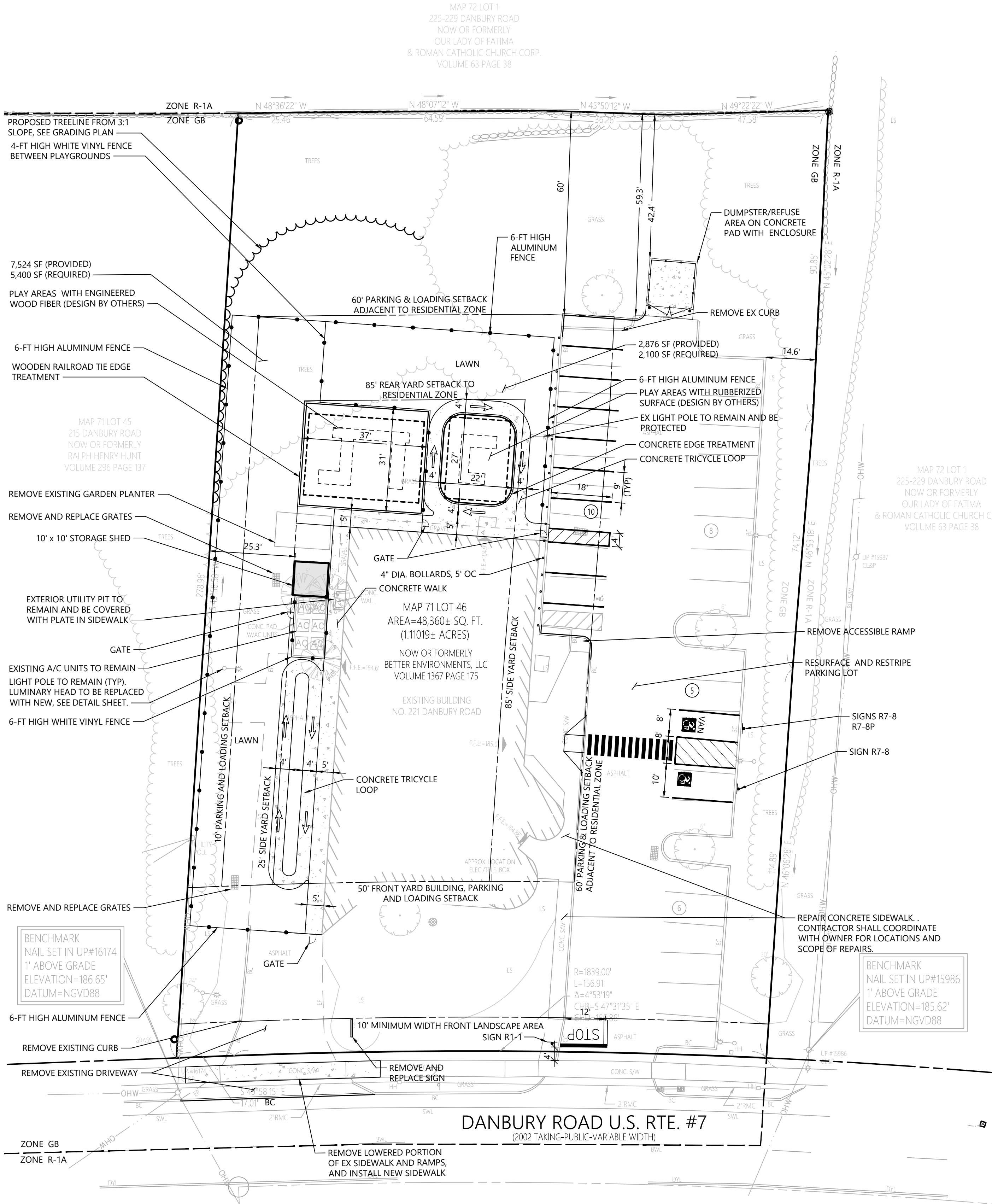
Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	± 9 x 18	23	27
STANDARD ACCESSIBLE SPACES *	8 x 18	± 9 x 18	1	1
VAN ACCESSIBLE SPACES *	8 x 18	± 9 x 18	1	1
TOTAL SPACES			25	29

* PARKING FOR 26 - 50 SPACES REQUIRES 2 ADA ACCESSIBLE SPACES

Parking Requirements:

SCHOOL/DAYCARE	15 STAFF	x	1 SPACES	/	1 STAFF	=	15
SCHOOL/DAYCARE	100 ENROLLEES	x	1 SPACES	/	10 ENROLLEES	=	10
	TOTAL PARKING REQUIRED					=	25



Sign Summary

M.U.T.C.D. Number	Specification	Width	Height	Desc.
R7-8		12"	18"	
R7-8P		18"	9"	
R1-1		30"	30"	

GENERAL NOTES:

- CTDOT REVIEW AND APPROVAL REQUIRED TO CLOSE EXISTING CURB CUT.
- REFER TO LIGHTING PLANS FOR EXISTING SITE LIGHTING TYPES AND LOCATIONS. EXISTING LIGHT POLES SHALL REMAIN. LUMINAIRE HEAD SHALL BE REPLACED WITH NEW LUMINAIRE HEAD, SEE DETAIL.
- REFER TO SIGNAGE PACKAGE (BY OTHERS) FOR BUILDING SIGNS LAYOUT, DIMENSIONS, AND LOCATIONS.

vnhb.com

vnhb

100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

0 10 20 40 Feet

**Proposed Re-Tenancing
and Playground for
Guidepost Montessori
Child Day Care Center**

221 Danbury Road
Wilton, Connecticut

No.	Revision	Date	Appr.
3.	PER TOWN COMMENT	1/13/2023	
2.	PER TOWN COMMENT	1/6/2023	
1.	PER CTDOT COMMENT	12/22/2022	
Designed by NJG		Checked by SK	

Local Approvals November 18, 2022

Not Approved for Construction

Drawing Title

Layout and Materials Plan

Drawing Number

No. 27233
PROFESSIONAL ENGINEER
1/13/2023

C-2

Sheet 2 of 5

Project Number
42998.01

Tree Protection

- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
- DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE BY THE CONTRACTOR.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC. SOD AREAS OVER 3:1 SLOPE SHALL BE STAKED.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

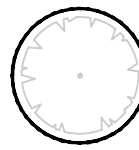
Irrigation Notes

- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS/TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
- (INSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS.
(OUTSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS. LOCATE THIS EQUIPMENT IN A LOCKABLE 'HOT BOX'.
- (INSIDE BUILDING) IRRIGATION CONTROL PANEL, BACKFLOW PREVENTER AND METER SHALL BE LOCATED IN THE BUILDING MECHANICAL ROOM. COORDINATE WITH THE GENERAL CONTRACTOR.
(OUTSIDE BUILDING) IRRIGATION CONTROL PANEL SHALL BE LOCATED IN A LOCKABLE CABINET DESIGNED TO HOUSE THE CONTROL PANEL.
- SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.
- AN IRRIGATION SUB-METER OFF THE DOMESTIC LINE OR A SEPARATE IRRIGATION METER WITH SEPARATE WATER LINE SHALL BE PER ARCHITECT.

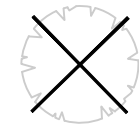
ADDITIONAL NOTES:

- EXISTING TREES SHALL BE REMOVED TO ESTABLISH FENCED IN PLAY AREA AND TO ESTABLISH PROPOSED GRADING AT THE SITE. EXISTING TREES SHALL REMAIN AND BE PROTECTED AS MUCH AS PRACTICABLE OUTSIDE OF THE AREAS PROPOSED FOR DISTURBANCE AND AS INDICATED IN THIS PLAN.
- CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE MAINTENANCE NEEDS FOR EXISTING MAINTAINED LANDSCAPE AREAS INTENDED TO REMAIN.

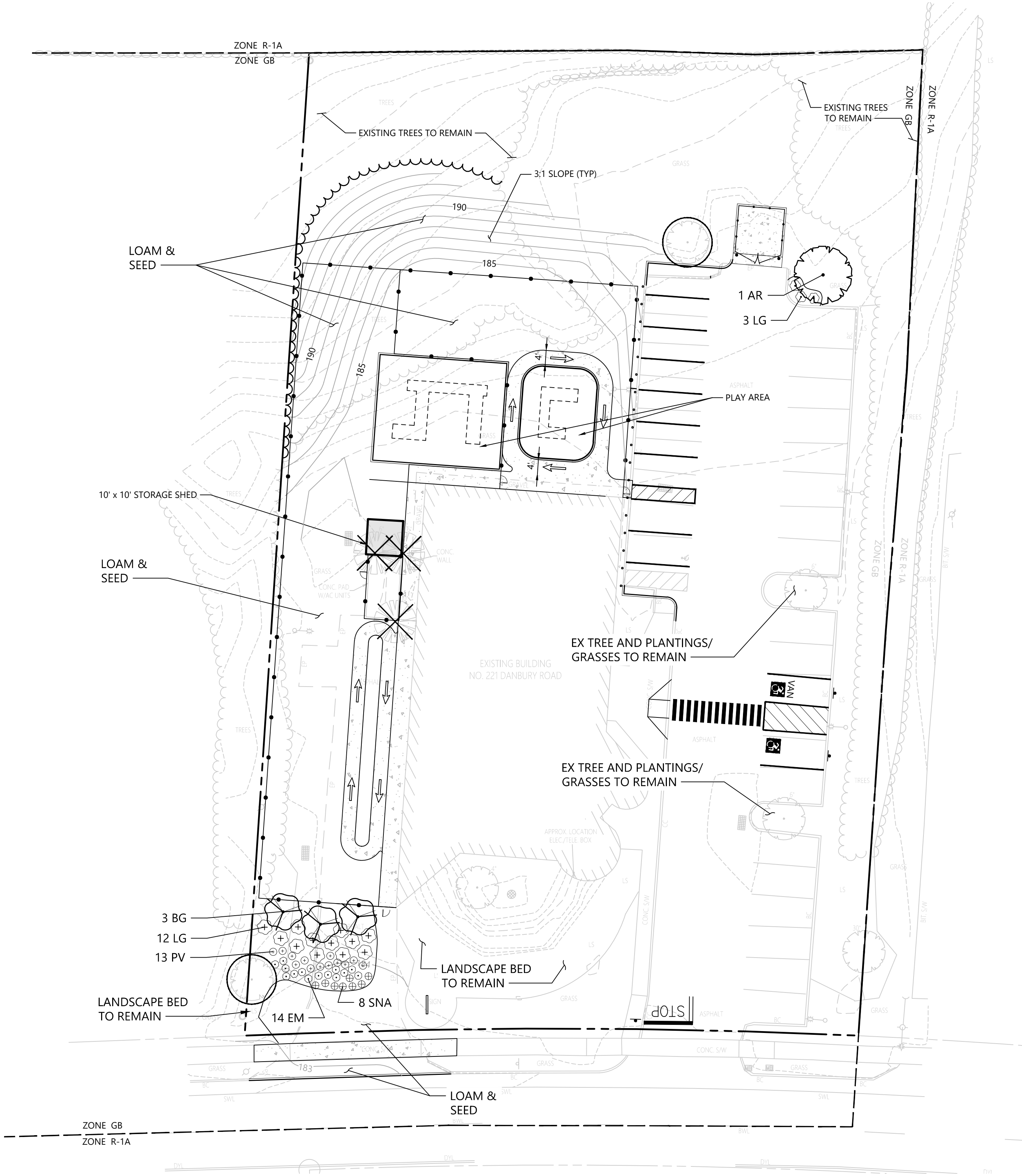
LEGEND



TREE TO REMAIN AND BE PROTECTED



TREE TO BE REMOVED



PLANT_SCHEDULE

DECIDUOUS TREES

AR 1
BN 3

BOTANICAL NAME

Acer rubrum 'October Glory'
Betula nigra 'Heritage'

COMMON NAME

'October Glory' Maple
River Birch

SIZE

2" CAL., 10' MIN
8-10' HT B&B multi-stem

SHRUBS

LG 15

BOTANICAL NAME

ILex Glabra 'Densa'

COMMON NAME

Inkberry Holly

SIZE

2 - 2 1/2' HT.

GRASSES / PERENNIALS

PV 13
SNA 8
EM 14

BOTANICAL NAME

Panicum virgatum 'Shenandoah'
Symphyotrichum novae-angliae
Eupatorium maculatum 'Little Joe'

COMMON NAME

Switch Grass
New England Aster
Joe-Pye-Weed

SIZE

#2 POT
#1 POT (POLLINATOR)
1 POT (POLLINATOR)

* CALIPER TO BE MEASURED AT THREE (3) FEET ABOVE GROUND ELEVATION.



River Birch



October Glory Maple



Inkberry Holly



Switch Grass



New England Aster
(Pollinator)



Joe Pye Weed
(Pollinator)



0 10 20 40.00feet

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Landscaping Plan



C-4

Sheet of
4 5

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