

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

MEMORANDUM

Public Hearing: January 9, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Staff, Michael E. Wrinn, Town Planner

RE: SDP #6-22 – GW Properties - 221 Danbury Road – Reuse of Building as Day Care

Applicant – GW Properties, c/o Bryan Rosenblum, 2211 N. Elston, Chicago, IL

Owner – Better Environments LLC, 221 Danbury Road, Wilton, CT

Property Location: 221 Danbury Rd, Tax Map 71, Lot 46; Zone: GB, 1.1± Acres

BACKGROUND:

- The property fronts Danbury Road, with 2 curb cuts on Danbury Road. The property is relatively flat, slightly sloping up to the rear.
- No wetlands exist on the property
- Property is served by public sanitary sewer and water.
- The existing building is office space, currently occupied by Glengate Pools.

PROPOSAL:

- The proposal is to reuse the existing building as a Day Care Center
- Typical hours would be 7:00am to 6:00pm, Monday to Friday
- Drop off window is 2.5 hours, pickup window is 3 hours.
- Interior modifications will allow the conversion to students and teachers
- Existing building will remain, no additions are proposed.
- Reconfiguration of the parking area to add additional parking spaces.
- Southern curb cut will be removed and sidewalk across it restored.
- Exterior changes will include the installation of playground at the rear, along with a storage shed and tricycle loop at the south side, where the southern driveway is being removed
- Full traffic study has been prepared, which does not consider the use a high traffic generator. It concludes that "... the proposed development traffic is not expected to have a significant impact on the surrounding traffic operations...".

- Drainage study and lighting photometric map has also been provided.
- Six-foot-tall black aluminum fence will enclose the entire playground area, will have a 4' tall white vinyl fence at the rear separating the playgrounds.

PROJECT STATUS:

- The Wilton Police Dept confirmed they have no issues with the project.
- The Fire Marshall will signoff prior to occupancy, after reviewing completed improvements. Has not objection at this time.
- DPW has no objections to the project moving forward, have submitted a list of requirements, dealing with the sidewalk replacement and sanitary sewer requirements.
- ARB: No review required as there are no exterior building additions / expansions.
- Applicants have submitted reviewed plans with shed details, additional landscaping along the SE frontage to shield the playground and shed and added bollards to the southern parking spaces, 5' on center.

DRAFT resolution for consideration

RESOLUTION

APPROVED XXXXXX, 2023
RESOLUTION – 0122-SDP 6-22

WHEREAS, the Wilton Planning and Zoning Commission has received a Site Development Plan application (**SDP # 6-22**) from GW Properties, as applicants, the owners being Better Environments LLC, 221 Danbury Road, Wilton, CT, to reuse the existing building as a Child Day Care Center, said property located at 221 Danbury Road; located in a General Business “GB” District, Assessor’s Map #71, Lot #48, consisting of 1.1 acres and shown on the plans entitled:

Property Survey, entitled “ALTA/NSPS Land Title Survey, Property Survey & Topographic Survey, Map 71, Lot 46, 221 Danbury Road, Wilton, Connecticut” prepared VHB, Wethersfield, CT, C. Danforth, LS, dated 10/1/2022, and drawn at a scale of 1” =20’.

Site Plans, entitled: Landscaping Plan, sheet C-4 and Layout and Materials Plan, sheet C-2, both dated November 18, 2023, revised to 1/13/23, Entitled “Proposed Re-Tenancing and Playground for Guidepost Montessori Child Care Center, 221 Danbury Road, Wilton Connecticut”, prepared by VHB Engineering, Wethersfield, CT, signed by Mark Grocki, PE.

WHEREAS, the Wilton Planning and Zoning Commission conducted a public hearing on January 9, 2023 and January 23, 2023 to receive comment from the applicant and public and considered all evidence submitted at said hearings; and

WHEREAS, the Wilton Planning and Zoning Commission has determined that the application is in substantial compliance with the Wilton Zoning Regulations and, in particular, those requirements governing child day care uses in the General Business (GB) zones;

NOW THEREFORE BE IT FURTHER RESOLVED that the Wilton Planning and Zoning Commission **APPROVES** Site Development Plan #6-22 to allow the establishment of a Child Day Care Center in an existing office building, located at 221 Danbury Road, effective January 20, 2023 subject to the following conditions:

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, DPW, WPCA, 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. That all lighting on the building be low level and properly shielded so as not to create a glare issue off the property, in accordance with the submitted lighting plan.
3. That an as-built survey be provided to confirm that the sheds and play structures meet the required setbacks.
4. **That solid bollards at 5' on center be placed along the southern row of parking spaces as a safety measure for the playground to the south..**
5. **That the proposed 10' X 10' shed be color matched to the building.**
6. **That the revised landscaping and site plans be followed and any changes will need prior approval.**
- 7.
8. 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 approval shall be completed within five years after the approval of the plan. Said five-year period shall expire on January 20, 2028."
 - b. "For conditions of approval for Site Development Plan SDP 6-22, see **Resolution #0122-SDP 6-22**"

Prior to the Issuance of a Certificate of Zoning Compliance:

9. Prior to occupancy, the applicant shall obtain a Zoning Certificate of Compliance from the Planning and Zoning Department and a Certificate of Occupancy from the Building Department.

-END RESOLUTION-