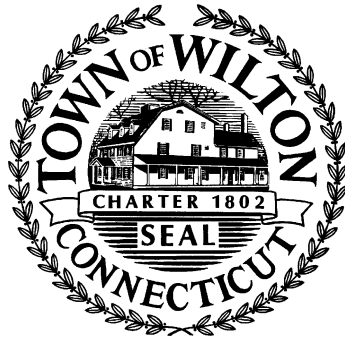


PLANNING & ZONING
COMMISSION
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

RESOLUTION #0222-SDP#7-21

February 28, 2022

WHEREAS, the Wilton Planning and Zoning Commission has received an application from 200 Danbury Road, LLC/Patrick Downend, for an alternative signage program associated with a multi-use development, located at 200 Danbury Road; in a Design Retail (DRB) District and in a Single Family Residential (R-1A) District, Assessor's Map #56, Lot #10, 2.56 acres; owned by 200 Danbury Road, LLC/Patrick Downend and shown on the plans entitled:

Signage of 2 freestanding signs- Prepared for 200 Danbury Road, LLC, submitted February 10, 2022, scale as noted.

Signage of Raymond Morehouse House- Prepared for 200 Danbury Road, LLC, submitted February 10, 2022, not to scale.

Color rendering of proposed signage- Prepared for 200 Danbury Road, LLC, submitted February 10, 2022, not to scale.

Proposed signage of Building A elevation- Prepared for 200 Danbury Road, LLC, submitted February 10, 2022, not to scale.

Layout & Materials Plan- Prepared for Sharp Hill Square, submitted February 10, 2022, reduced size 11"X17", not to scale.

Proposed signage of Building A elevation (with larger font size)- Prepared for 200 Danbury Road, LLC, submitted February 10, 2022, not to scale.

Building B Exterior Elevations- Prepared for 200 Danbury Road, LLC, submitted February 10, 2022, reduced size 11"X17", not to scale, sheet #A.200.

Building B Exterior Elevations- Prepared for 200 Danbury Road, LLC, submitted February 10, 2022, reduced size 11"X17", not to scale, sheet #A.201.

WHEREAS, the Wilton Planning and Zoning Commission reviewed the alternative signage program on January 10, 2022 and February 14, 2021; and

WHEREAS, the Wilton Planning and Zoning Commission has determined that the application is in substantial compliance with the Wilton Zoning Regulations;

NOW THEREFORE BE IT RESOLVED that the Wilton Planning and Zoning Commission **APPROVES** the Sign Plan effective March 11, 2022 and 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 Government of the United States. 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 Plan shall be completed within five years of the effective date of this resolution. This five-year period shall expire on March 11, 2027.
3. The approved signs shall be designed and erected in accordance with the final aforementioned plans, as shown on the signage plan listed below, is as follows:

The proposed signs, shall be consistent with the signage represented on the final submitted plans and shall not differ with respect to size, color, design or appearance. Said sign shall be located in the area as shown on the submitted site plan. The size of the sign and the individual panels are as follows:

A: Proposed freestanding signs:

- a. One, (1) proposed freestanding signs, shall be limited to 70.6 square feet with 6 individual panels, as shown on the plan entitled "Route 7 Entrance"
- b. One, (1) proposed smaller freestanding signs, shall be limited to 33.2 square feet with 4 individual panels, as shown on the plan entitled "Sharp Hill Entrance"

B: Proposed signs for Building A:

- a. Two, (2) proposed wall/marquee signs, shall be limited to 14 square feet +1 square foot of sign area for two each two linear of additional frontage, each, as shown on the plan entitled "Building A".

- b. Four, (4) proposed canopy signs, shall be limited to 14 square feet +1 square foot of sign area for two each two linear of additional frontage, not to exceed 30 square feet each, as shown on the plan entitled “Building A”

C: Proposed signs for Building B:

- a. Two, (2) proposed wall/marquee signs, shall be limited to 14 square feet +1 square foot for two each two linear of additional frontage not to exceed 30 square feet each, as shown on the plan entitled “Building B Exterior Elevations”.
- b. Five, (5) proposed canopy signs, shall be limited to 14 square feet +1 square foot for two each two linear of additional frontage not to exceed 30 square feet each, as shown on the plan entitled “Building B Exterior Elevations”

D: Proposed sign for the Raymond Moore House:

- a. One, (1) proposed wall/marquee sign to have “stand alone” letters, shall be limited to 14 square feet +1 square foot for two each two linear of additional frontage not to exceed 30 square feet, as shown on the plan entitled “Raymond Morehouse House”.

- 4. The approved signs shall not be internally illuminated.

Submittal of revised plans and application:

- 5. 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 prior to the issuance of a Sign 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. "In accordance with Section 8-3.(i) of the Connecticut General Statutes, all work in connection with this Sign Plan shall be completed within five years after the approval of the plan. Said five-year period shall expire on March 11, 2027."

b. "For conditions of approval for alternative signage program sign plan, see **Resolution #0222-SDP#7-21.**"