

PLANNING & ZONING
COMMISSION
762-7970



TOWN HALL
238 DANBURY ROAD
WILTON, CONNECTICUT 06897

Resolution #385 - 22

March 18, 1985

Upon Public Hearing duly noticed and held on February 11, 1985 and upon Motion duly made, seconded and carried unanimously,

RESOLVED:

that a Site Development Plan for property located at 15 Godfrey Place in WC Wilton Center Zone District, consisting of 1.7+ acres shown on Assessor's Map #73 as Lot 32 and described on Wilton Land Records Map #4074 as Lot B, proposing the retention of three (3) existing single family residences and a shed totaling 3,616 sq. ft. of gross floor area for residential use and the construction of a new commercial building of 10,304 sq. ft. gross floor area for mixed use, as set forth in Section 29.30.1.B. of the Zoning Regulations; and proposing six (6) off-street parking spaces for the three residences and a total of fifty-five (55) off-street parking spaces as required for the 10,304 sq. ft. of commercial building and including eight (8) extra spaces to be used, in accordance with Section 29.50, for a previously approved site plan for new commercial development at 12 Godfrey Place for which the applicant is proposing the new use of the basement level of the building for commercial use; Mrs. Louise E. Shoff, owner, Thomas T. Adams, Esq., her authorized agent, Development Associates of Wilton North, applicant, Lawrence R. Gilman, authorized agent, as shown on plans entitled:

"SITE PLAN

GODFREY TERRACE

* - NEXUS - * ENGINEERING ASSOCIATES
PANTECHNOLOGY FOR HUMAN DEVELOPMENT
12 GODFREY PLACE WILTON, CT. 762-9752
DATE: 1/22/85 CK'D BY: HARRY KABASAKALIAN P.E.
DR. BY: D.P. CK'D BY: LARRY GILMAN P.E. DWG.#850122"

"ELEVATIONS

SCALE: 1/8" = 1'-0" APPROVED BY: DRAWN BY S.K.
DATE: 1/22/85 REVISED
GODFREY TERRACE

DRAWING NUMBER
#850123"

"SITE PLAN

DAWN OFFICE BUILDING

SD 2

* - NEXUS - * ENGINEERING ASSOCIATES
PANTECHNOLOGY FOR HUMAN DEVELOPMENT
12 GODFREY PLACE WILTON, CT. 762-9752
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DR. BY: g.g. CK'D BY: LARRY GILMAN P.E. DWG. #820203-B"

"PLANTING PLAN**Godfrey Terrace**

* - NEXUS - * ENGINEERING ASSOCIATES

PANTECHNOLOGY FOR HUMAN DEVELOPMENT

12 GODFREY PLACE WILTON, CT., 762-9752

DATE: 3/15/85 CK'D BY: HARRY KABASAKALIAN P.E.

DR BY: D.P. CK'D BY: LARRY GILMAN P.E. DWG.#850122-A

eda environmental design associates pc landscape architect

is hereby approved subject to the following conditions:

1. The entrance drive shall be relocated to the south and shall be aligned with the entrance to the southerly parking bay to be constructed on property at 12 Godfrey Place. Storm drainage shall be adjusted accordingly.
2. The retaining walls easterly of the proposed building shall have a brick veneer. All other retaining walls shall be constructed of native stone or stone faced.
3. Railings shall be installed along the top of all retaining walls accessible to the existing residences or the public.
4. Prior to the start of excavation and regrading activities, sediment fencing or other control devices shall be installed to keep siltation within the boundaries of the site.
5. Eight (8) parking spaces shall be assigned to 12 Godfrey Place for the purpose of providing required parking for not more than 1777 square feet of usable floor area to be constructed in the basement of said building (See P&Z Resolutions #1079-20Z, #579-9Z and #780-6Z). As required by Section 29-50 B., the applicant shall provide a legal instrument assuring the continued availability of the eight (8) parking spaces.
6. Sidewalks shall be provided along the westerly side of the Northern Connector and along the access driveway to promote pedestrian circulation.

I hereby certify that the foregoing <u>DOCUMENT</u>	
is a true and correct <u>COPY</u>	to the best of
my knowledge and belief.	
<u>Russell H. Patrik</u>	W P & Z C