

SPECIAL PERMIT DESCRIPTION: Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.

Section 29- In relevant part, Special Permit SP#191C states the school building "shall be used for Montessori private school purposes (preschool classes and grades K through Six) only." This application seeks to amend the special permit to reflect a grade range extending up through eighth grade, so the parenthesis will read "preschool classes and grades K through Eight".

RECEIVED

AUG 28 2019

PLANNING & ZONING

APPLICANT'S NAME		ADDRESS	
The Grumman Hill Montessori Association, Inc. 34 Whipple Road, Wilton, CT 06897		c/o Wanda Stockfish, Business Manager The Montessori School, 34 Whipple Rd, Wilton, CT 06897	
OWNER'S NAME		ADDRESS	
The Grumman Hill Montessori Association, Inc. 34 Whipple Road, Wilton, CT 06897		c/o Wanda Stockfish, Business Manager The Montessori School, 34 Whipple Rd, Wilton, CT 06897	
PROPERTY LOCATION		ZONING DISTRICT	
5211	646	267	67
	1109	222	15
WLR	VOLUME	PAGE	TAX MAP #
			LOT #
			ACREAGE

THE FOLLOWING MATERIALS SHALL BE ATTACHED:

- * Fifteen (15) complete **COLLATED/FOLDED** sets are required.
- * All plans shall be equal in sheet size, collated into sets (either stapled or clipped), with **maps folded (not rolled)**.
- * All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item.

- ☒ VICINITY SKETCH at a scale of 1"=100' or 1"=200'. Said map shall show all existing zone boundaries, existing buildings and parcels, labeled by their corresponding Tax Map and Lot number, within 500' of the subject property.
- ☒ CLASS A-2 SURVEY MAP of the subject property.
- ☒ SITE DEVELOPMENT PLAN pursuant to Section 29-11 of the Zoning Regulations.
- ☒ FORM B - ZONING DATA.
- ☒ LIST OF PROJECT PROFESSIONALS including name, firm, address and telephone.
- ☒ LETTER OF TITLE certifying owner of record as of date of the application.
- ☒ PROOF OF APPLICANT'S LEGAL INTEREST in property.
- ☒ LIST OF OWNERS WITHIN 500' of the subject property sorted by Tax Map and Lot #.
- ☒ ONE #10 TOWN OF WILTON ENVELOPE, provided by the Town at time of application submission, addressed to each owner of real property within 500' (see attached instructions).
- ☒ TWO #10 (4"x 9.5") PLAIN ENVELOPES addressed to the applicant (No Return Address).
- ☒ ANY OTHER PLAN OR DOCUMENT AS REQUIRED BY THE ZONING REGULATIONS.
- ☒ ***ELECTRONIC SUBMISSION OF ALL APPLICATION MATERIALS (e.g. Flash drive, PDF email)***
- ☒ IS THE SUBJECT PROPERTY LOCATED WITHIN THE WATERSHED BOUNDARY? YES ☒ NO
- ☒ PLEASE PROVIDE ONE COPY OF THE DEED
- ☒ IS SUBJECT PROPERTY WITHIN THE FLOOD ZONE? YES ☒ NO
- ☒ \$460 FILING FEE + \$50/Unit or \$50/2000 sq.ft. (Accessory Apartment - \$260) payable to: Town of Wilton

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

<i>Sharon L. Stockfish</i> APPLICANT'S SIGNATURE	8/27/19 DATE	<i>sharongtms@gmail.com</i> EMAIL ADDRESS	203-247-3699 TELEPHONE
<i>Wanda S Stockfish</i> OWNER'S SIGNATURE	8/27/19 DATE	203-834-0440 TELEPHONE	

Include the following data on the required Site Development Plan, as well.

34 Whipple Road, Wilton, CT

PROPERTY ADDRESS

7.585 Acres

LOT ACREAGE

R-1

ZONING DISTRICT

700.13

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]		32,312 sq. ft	no change	32,312 sq. ft
BUILDING FOOTPRINT [SF]		32,312 sq. ft	no change	32,312 sq. ft
BUILDING COVERAGE [SF/%] (round up)	10%	32,312 sq. ft 9.78%	no change	32,313 sq. ft 9.78 %
BUILDING HEIGHT [FT - Story]	35 ft 2.5 stories	22.1 ft 1 story	no change	22.1 ft 1 story
FLOOR AREA RATIO (F.A.R.)	N/A	_____	no change	_____
PARKING SPACES (round up)		66 (and approval for additional 25)	no change	66 (and approval for additional 25)
LOADING SPACES		1	no change	1
SITE COVERAGE [SF/%]	35%	69,421 sq ft, 21.01% (and approval for additional 5.53%)	no change	69,421 sq ft, 21.01% (and approval for additional 5.53%)

OFF-STREET PARKING AND LOADING CALCULATIONS

Please provide the specific calculation used to determine the minimum required off-street parking and loading spaces pursuant to the Zoning Regulations.

PARKING CALCULATION (Use separate page, if necessary) (No change)

1 space per teacher (28), 1 space per faculty staff (11), 1 space per 10 students (27) Total parking required: 66

LOADING CALCULATION (Use separate page, if necessary)

As determined by the Commission.

PLAN OF CONSERVATION AND DEVELOPMENT

Please indicate on separate page how this proposal complies with the Plan of Conservation and Development.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:

Shawn L. Grace 8/27/19
APPLICANT'S SIGNATURE



The
Montessori
School

August 26, 2019

Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Re: The Grumman Hill Montessori Assoc., Inc.-Application to Amend Special Permit
Premises: 34 Whipple Road, Wilton, CT

Dear Members of the Commission:

In satisfaction of the requirements of Section 29-10.A.5 of the zoning regulations of the Town of Wilton, set forth below is The Grumman Hill Montessori Association, Inc.'s (the "School") Environmental Impact Statement:

a. Compatibility with Town's Plan of Development

The above-referenced Premises is comprised of 7.585+/- acres of land that is zoned Residential One Acre District (the "R-1A Zone"). Schools, both public or private, are a special permitted use in a R-1A Zone (reference being made to Section 29-5.A.3.n of the Zoning Regulations of the Town of Wilton). This use is compatible with the Town's Plan of Conservation and Development effective January 1, 2010 (the "Town Plan"). The Town Plan states that "Private Schools, located in Wilton and elsewhere, play a vital role in educating Wilton Children, at little if any cost to the Town". (Reference being made to page 84 of the Town Plan).

b. Sensitive Environmental Features

There are no wetlands or watercourses located on the Premises and no development is proposed. The Premises is not situated within an aquifer protection zone.

c. Impact on Water, Sewer and Storm Drainage

The school is served by a private well and private septic. No development is proposed as a part of this application. There is no impact on the water, sewer or storm drainage.

d. Traffic Impact

This application requesting an extension in grade levels does not request a change in the enrollment cap and resulting traffic flow already approved.

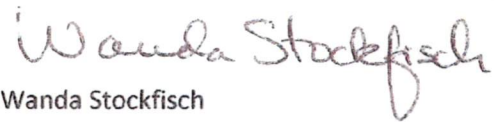
e. Impact on Town Services

The requested change in grade levels served may allow the school to enroll some Wilton middle school students, saving the Town some educational expenses and will have no adverse impact on the Town's schools and or recreational facilities.

f. Alternatives to mitigate adverse impacts

There are no adverse impacts to mitigate.

Very truly yours,

A handwritten signature in dark ink that reads "Wanda Stockfisch". The signature is written in a cursive style with a large, looped "W" and a long, sweeping "f".

Wanda Stockfisch
Business Manager

LORRAINE SKEEN

PHILIP DIORIO
AND
ANTONELLA DIORIO

DOUGLAS E. JOHNSON
AND
KIMBERLY ROSS JOHNSON

TOWN OF WILTON

ZONING INFORMATION

ITEM	REQUIRED / PERMITTED	EXISTING
ZONE: R-2A RESIDENCE		
FRONT SETBACK:	50'	MIN. 63.5'
REAR:	50'	MIN. 86.8'
SIDE:	40'	MIN. 42.0' REAR 23.8' REAR
LOT WIDTH:	200'	MIN. 352.5'
LOT AREA:	87,120 S.F.	MIN. 330,423 S.F.
BUILDING HEIGHT:	35'	MAX. 22.1'
No. STORIES:	2.5	MAX. 1.0
LOT COVERAGE- BUILDING:	10% = 33,042 S.F.	MAX. 32,115 S.F. = 9.7%
LOT COVERAGE- SITE:	35% = 115,648 S.F.	MAX. 68,710 S.F. = 20.8%

NOTES

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 8P-100B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THE TYPE OF SURVEY IS A LIMITED PROPERTY/BOUNDARY ZONING LOCATION SURVEY. IT IS INTENDED TO VERIFY COMPLIANCE OR NONCOMPLIANCE WITH ZONING REGULATIONS WITH RESPECT TO THE IMPROVEMENTS DEPICTED HEREON.

HORIZONTAL ACCURACY STANDARD - CLASS 4-2

BOUNDARY DETERMINATION/OPINION IS BASED UPON A RESURVEY.

REFERENCE IS HEREBY MADE TO MAPS #805, #1467, #4519, & #5211 WILTON LAND RECORDS. PROPERTY LOCATED IN R-1A RESIDENCE ZONE.

REFERENCE IS HEREBY MADE TO WARRANTY DEED DATED MAY 17, 1988 RECORDED IN VOLUME 848 AT PAGE 287 OF THE WILTON LAND RECORDS.

REFERENCE IS HEREBY MADE TO WARRANTY DEED DATED JULY 1, 1988 RECORDED IN VOLUME 1109 AT PAGE 232 OF THE WILTON LAND RECORDS.

REFERENCE IS HEREBY MADE TO PEDESTRIAN EASEMENT, MAINTENANCE EASEMENT, AND PARKING EASEMENT RECORDED IN VOLUME 848 AT PAGE 287 OF THE WILTON LAND RECORDS.

REFERENCE IS HEREBY MADE TO SPECIAL PERMIT #888-SP DATED MAY 2, 1988 RECORDED IN VOLUME 848 AT PAGE 81 OF THE WILTON LAND RECORDS.

REFERENCE IS HEREBY MADE TO SPECIAL PERMIT SP1814 DATED JUNE 27, 1988 RECORDED IN VOLUME 852 AT PAGE 198 OF THE WILTON LAND RECORDS.

REFERENCE IS HEREBY MADE TO SPECIAL PERMIT SP1818 DATED JUNE 5, 1988 RECORDED IN VOLUME 857 AT PAGE 184 OF THE WILTON LAND RECORDS.

REFERENCE IS HEREBY MADE TO VARIANCE #88-09-16 DATED SEPTEMBER 18, 1988 RECORDED IN VOLUME 1010 AT PAGE 187 OF THE WILTON LAND RECORDS.

REFERENCE IS HEREBY MADE TO SPECIAL PERMIT SP1816 DATED APRIL 24, 2000 RECORDED IN VOLUME 1887 AT PAGE 318 OF THE WILTON LAND RECORDS.

REFERENCE IS HEREBY MADE TO SPECIAL PERMIT SP1816 DATED OCTOBER 14, 2014 RECORDED IN VOLUME 2388 AT PAGE 187 OF THE WILTON LAND RECORDS.

GARAGE ERECTED PRIOR TO NOVEMBER 3, 2015. REFERENCE IS HEREBY MADE TO SECTION 8-13a OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED.

ALL MONUMENTATION, FOUND OR SET, DEPICTED HEREON.

ZONING LOCATION SURVEY

PREPARED FOR

**GRUMMAN HILL MONTESSORI
ASSOCIATION, INC.**

WILTON, CONNECTICUT

NOVEMBER 8, 2016

SCALE 1" = 50'

TO MY KNOWLEDGE AND BELIEF
THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

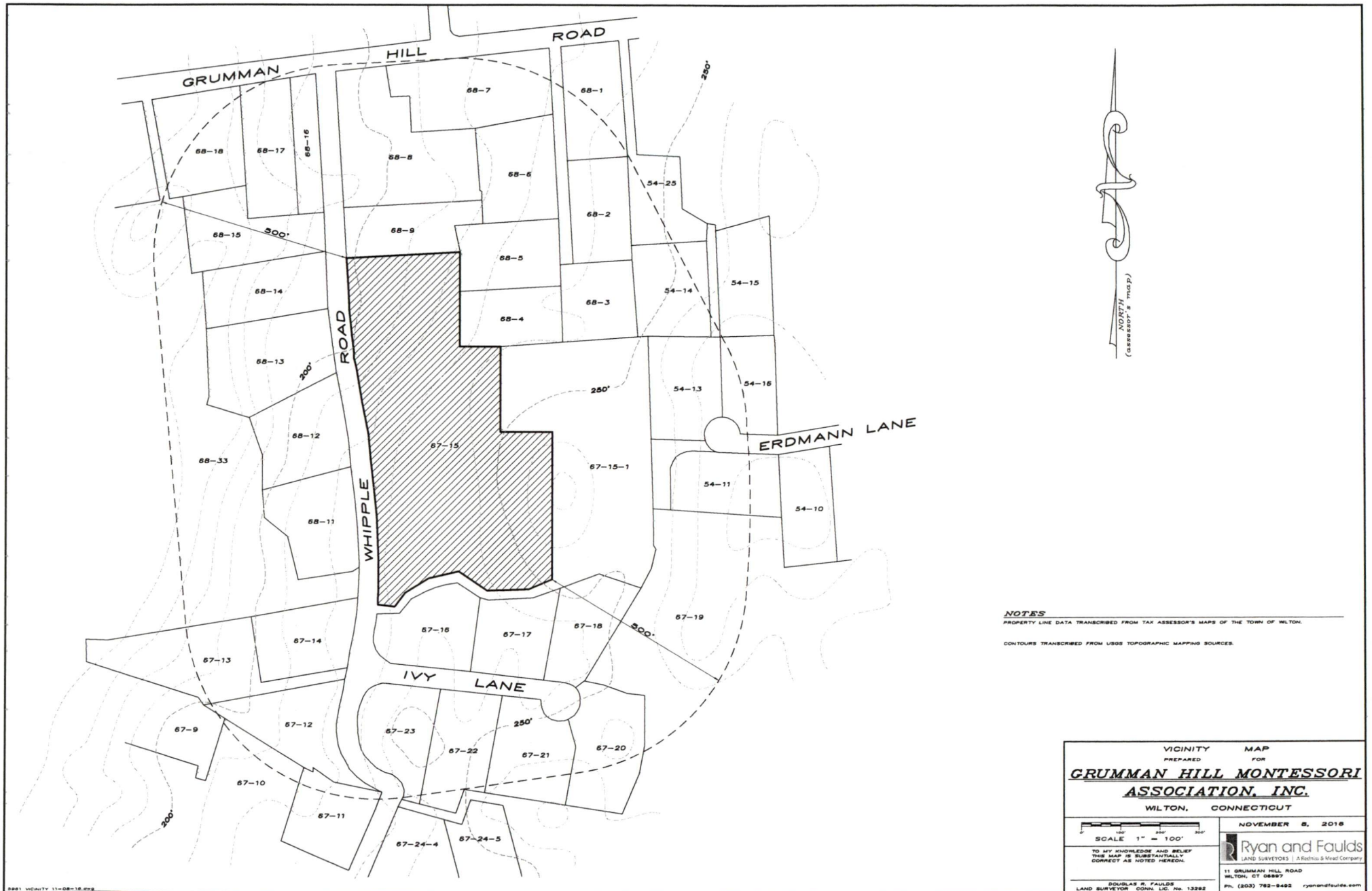
DOUGLAS R. FAULDS
LAND SURVEYOR - CONN. LIC. NO. 13292

Ryan and Faulds
LAND SURVEYORS | A Rethink & Reveal Company

11 GRUMMAN HILL ROAD
WILTON, CT 06897
PH. (203) 792-9492 ryanandfaulds.com

PROPERTY ADDRESS
34 WHIPPLE ROAD
WILTON, CONNECTICUT

4361 21.5 11-03-16.dwg



List of project Professionals

Land Use Attorney

Joseph P. Williams Partner

Shipman and Goodwin

New Haven (203) 836-2804

Hartford (860) 251-5127

jwilliams@goodwin.com

Surveyor

Doug Faulds

Ryan and Faulds

11 Grumman Hill Road

Wilton, CT 06897

203-762-9492



The
Montessori
School

August 26, 2019

Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Re: The Grumman Hill Montessori Assoc., Inc.-Application to Amend Special Permit
Premises: 34 Whipple Road, Wilton, CT

Dear Members of the Commission:

As Business Manager for The Grumman Hill Montessori Association, Inc., I hereby certify that title to the above-referenced premises is vested in The Grumman Hill Montessori Association, Inc. by virtue of the following:

1. Warranty Deed from the Town of Wilton dated May 17, 1988 and recorded May 17, 1988 in Volume 646 of the Wilton Land Records at Page 267 (a copy of which deed is attached hereto).
2. Warranty Deed from Alan J. Wright and Paula Kline dated July 1, 1998 and recorded on July 2, 1998 in Volume 1109 of the Wilton Land Records at Page 222 (a copy of which deed is attached hereto).

By virtue of a Name Amendment Filing Number 0000992477 dated September 5, 1991, the name of The Norwalk Montessori Association, Inc. was changed to The Grumman Hill Montessori Association, Inc.

Very truly yours,

Wanda Stockfisch
Business Manager



4357

To all People to Whom these Presents shall Come, Greeting:

Know Ye, That THE TOWN OF WILTON, a municipal corporation located in the County of Fairfield and State of Connecticut, acting herein by EDWARD C. DESMOND, its First Selectman,

for the consideration of NINE HUNDRED AND FIFTY THOUSAND (\$950,000.00) DOLLARS,

received to its full satisfaction of NORWALK MONTESSORI ASSOCIATION, INC., a Connecticut Corporation having its principal office and place of business in the City of Norwalk, County of Fairfield and State of Connecticut,

do es give, grant, bargain, sell and confirm unto the said NORWALK MONTESSORI ASSOCIATION, INC.

ALL THAT CERTAIN PIECE, parcel or tract of land, together with the buildings and improvements thereon, containing 5.970 +/- AC., situated in the Town of Wilton, County of Fairfield and State of Connecticut, shown and designated as Parcel "A" on that certain map entitled "Map of Property Prepared For The Town of Wilton, Wilton, Connecticut", Scale: 1" = 50', dated August 1, 1986, revised May 11, 1988, certified "substantially correct" by Russell G. Faulds, Land Surveyor, which map is on file in the Wilton Land Records as Map No. 4519, reference to which is hereby made and had for a more particular description of said premises.

TOGETHER WITH the right to pass and repass, for the purposes of ingress and egress, for parking, and for all other lawful purposes, upon, over, under and through portions of Whipple Road as shown on said map as "driveway" and "improve spaces for overflow (12)".

RESERVING THEREFROM, however, the non-exclusive right to pass and repass, for the purposes of ingress and egress, for parking, and for all other lawful purposes, upon, over, under and through "Whipple Road" as shown on said map.

RESERVING THEREFROM, however, the following specified easements, until the occurrence of the earliest of the following events: 1) until the Town of Wilton shall cease to be the owner of Parcel "B" as shown on said map, 2) until the Town of Wilton shall cease to utilize Parcel "B" for recreational or open space purposes, or 3) until Parcel "A" shall be developed for residential purposes:

A. Pedestrian Easement. The right for the Townspeople of Wilton to pass and repass for pedestrian purposes, upon, over and through, that certain strip of land adjoining the northerly boundary of Parcel "A" shown as "25' Pedestrian Easement" to and from Parcel "B" as shown on said map;

B. Maintenance Easement. The right of the Town of Wilton to pass and repass upon, over and through that certain strip of land adjoining the the northerly boundary of Parcel "A" shown as "25' Pedestrian Easement" and such other place or places as may be reasonably necessary for the purposes of the movement of machinery and equipment for maintenance purposes to and from Parcel "B";

C. Parking Easement. The right of the Townspeople of the Town of Wilton to use the parking areas and driveway situated on Parcel "A" for the parking of their private motor vehicles while attending recreational activities on Parcel "B" on weekends and holidays, and after 4:00 P.M. on weekdays.

Said premises are conveyed subject to limitations of use imposed by governmental authority.

No Conveyance Tax Paid
Mary H. Duffy, Town Clerk of Wilton

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said grantee its ~~heirs~~, successors and assigns forever, to it and their own proper use and behoof.

And also, the said grantor does for itself and its ~~heirs~~, executors and administrators, covenant with the said grantee its successors, ~~heirs~~ and assigns, that at and until the ensembling of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, the said grantor do es by these presents bind itself and its ~~heirs~~, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to it the said grantee its successors, ~~heirs~~ and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, I have hereunto set my hand and seal this 17th day of May in the year of our Lord nineteen hundred and eighty-eight.
Signed, Sealed and Delivered in presence of

EDWARD S. RIMER, JR.

JOHN C. PARKER

THE TOWN OF WILTON
By: Edward C. Desmond L.S.
EDWARD C. DESMOND, Its First Selectman

L.S.

L.S.

State of Connecticut.
County of

SS.

On this the
before me,
appeared

day of

, 19
the undersigned officer, personally

known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, as h free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

Title of Officer

State of Connecticut,
County of Fairfield

SS. Wilton

On this the 17th day of May, 1988, before me, Edward S. Rimer, Jr., the undersigned officer, personally appeared Edward C. Desmond who acknowledged himself to be the First Selectman of the Town of Wilton, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as First Selectman.

In Witness Whereof, I hereunto set my hand and official seal.

EDWARD S. RIMER, JR.
Commissioner of the Superior Court
Title of Officer

Latest address of Grantee:

No. and Street 43 Whipple Road

City Wilton

State Connecticut Zip 06897

45732

STATUTORY FORM WARRANTY DEED

We, Alan J. Wright and Paula Kline, of Wilton, Connecticut, for the consideration in the amount of THREE HUNDRED THOUSAND DOLLARS (\$300,000.00), do hereby give, grant and convey to, The Grumman Hill Montessori Assn., Inc., of Wilton, Connecticut, with WARRANTY COVENANTS.

ALL THAT CERTAIN piece, parcel or tract of land, together with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, bounded and described as follows:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

SAID PREMISES ARE SUBJECT ONLY TO THE FOLLOWING ENCUMBRANCES:

1. Any and all provisions of any ordinance, municipal regulation, public or private law.
2. Taxes on the List of October 1, 1997 due and payable July 1, 1998 and January 1, 1999
3. Easement from Mary Neales Whipple to Connecticut Light and Power Company dated September 17, 1940 and recorded October 3, 1940 in Book 49 at Page 148 of the Wilton Land Records.

IN WITNESS WHEREOF, the said Grantors have signed their names below, this 1st day of July, 1998.

Witnessed as to both by:

William A. Moellly
Witness

Walter A. Lewis
Witness

Alan J. Wright
Alan J. Wright
Paula Kline
Paula Kline

Personally appeared Alan J. Wright and Paula Kline known to me to be the same, who subscribed and swore to the foregoing as their free acts and deed, this 1st day of July, 1998.

Maura T. Kehoe
Maura T. Kehoe
Commissioner of Superior Court

S. - \$ 1500.00
T. - \$ 330.00 Conveyance Tax Collected

Janet M. Venter
Town Clerk of Wilton