

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW

190 OLD RIDGEFIELD ROAD

WILTON, CT 06897

ESTABLISHED 1964

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PLEASE REPLY TO SENDER:
J. CASEY HEALY

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February 18, 2020

To be delivered by hand

Planning and Zoning Commission

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

Attn: Mr. Michael Wrinn – Director of Planning and Land Use Management

Re: Darbandi - Application for Special Permit
Premises: 516 Danbury Road, Wilton, Connecticut

Dear Members of the Commission:

As agent for Mr. Bruce Darbandi (“**Darbandi**”), I hereby submit an application for special permit to allow the adaptive use of the former residence and antique shop on that certain property located at the above-referenced Premises.

In connection therewith, I enclose fifteen (15) copies each of the following:

1. One (1) original and fourteen (14) copies of the Application for Special Permit with Form B – Zoning Data and Statement of Compliance with Town Plan attached.
2. Location Map.
3. Photograph of the Premises prepared by Robert Storm Architects (“**RSA**”) dated August 13, 2019.
4. Property Survey prepared by Accurate Land Surveying, LLC (“**Accurate**”) dated September 13, 2019.
5. Vicinity Map prepared by Gregory and Adams (“**G&A**”).
6. Site Development Plan (Drawings 1 and 2 of 2) prepared by B&B Engineering (“**B&B**”) dated January 21, 2020.

- 7. Storm Water Management Analysis prepared by B&B dated January 21, 2020.-----
8. Landscape Plan (LP-1) prepared by Environmental Land Solutions, LLC ("ELS") dated February 10, 2020.
 9. Proposed Cellar, Foundation & First Floor Plans (A-1) prepared by RSA dated August 13, 2019.
 10. Proposed Second Floor Plan & Roof Plan (A-2) prepared by RSA dated August 13, 2019.
 11. Proposed Elevations (A-3) prepared by RSA dated August 13, 2019.
 12. Existing Cellar & First Floor Plans (X-1) prepared by RSA dated August 13, 2019.
 13. Existing Loft Floor Plan & Roof Plan (X-2) prepared by RSA dated August 13, 2019.
 14. Existing Elevations (X-3) prepared by RSA dated August 13, 2019.
 15. Environmental Impact Statement prepared by G&A dated February 18, 2020.
 16. List of Owners of Property Located within 500' of the Premises.
 17. List of Project Professionals.
 18. Gregory and Adams' letter certifying title to the Premises is held by Alireza Darbandi by virtue of that certain Warranty Deed dated November 4, 2016, a copy of which deed is submitted with this application.
 19. Letter signed by Bruce Darbandi as the applicant authorizing G&A to act as his agent in connection with this application.
 20. Letter signed by Alireza Darbandi as the property owner authorizing G&A to act as her agent in connection with this application.

I also enclose:

1. A check drawn to the order of the Town of Wilton in the amount of \$460.00 in payment of the application fee.
2. A copy of the Warranty Deed by which Alireza Darbandi acquired title to the property located at 516 Danbury Road.

Planning and Zoning Commission
February 18, 2020
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If you have any questions, please do not hesitate to contact me.

Respectfully submitted,
Gregory and Adams, P.C.

By:

J. Casey Healy

JCH/ko

cc: Mr. Bruce Darbandi
Mr. Robert Storm – Robert Storm Architects
Ms. Megan Gallagher and Mr. Bryan Nesteriak – B&B Engineering
Ms. Kate Throckmorton – Environmental Land Solutions, LLC

**WILTON PLANNING AND
ZONING COMMISSION****SPECIAL PERMIT
APPLICATION**

SP#

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- 5.C.5 for a special permit to allow the adaptive use of the property located
at 516 Danbury Road.

Mr. Bruce Darbandi	c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, C				
APPLICANT'S NAME	ADDRESS				
Ms. Alireza Darbandi	Gregory and Adams, p.C. 190 Old Ridgefield Road, Wilton, C				
OWNER'S NAME	ADDRESS				
516 Danbury Road	R-2A				
PROPERTY LOCATION	ZONING DISTRICT				
1071	2461	230	22	25	1.57 acres
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"x9.5") PLAIN ENVELOPES** addressed to the applicant (No Return Address)

☒ **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations

☒ **ONE COPY OF THE DEED**

☒ **ELECTRONIC SUBMISSION** of all application materials (e.g. Flash drive, PDF email)

☒ **\$460 FILING FEE + \$50/Unit or \$50/2000 sq. ft. (Accessory Apartment - \$260)** payable to: Town of Wilton


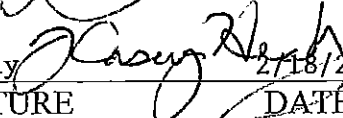
☒ **IS THE SUBJECT PROPERTY LOCATED WITHIN THE WATERSHED BOUNDARY?** YES **(NO)**

☒ **IS THE SUBJECT PROPERTY WITHIN THE FLOOD ZONE?** **(YES)** NO

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.

Bruce Darbandi by his agent, Gregory and Adams, P.C.

By: J. Casey Healy  2/18/2020 jhealy@gregoryandadams.com 203-571-6304
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE
Alireza Darbandi
By: J. Casey Healy  2/18/2020 jhealy@gregoryandadams.com 203-571-6304
OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

For Planning and Zoning Department Use Only:

Mandatory Referrals - Jurisdiction/Agency		
Village District Design Advisory Committee (VDDAC):	Yes	No
Architectural Review Board (ARB):	Yes	No
Western Connecticut Council of Governments (WestCOG):	Yes	No
South Norwalk Electric and Water Company (SNEW) Designated Public Watershed:	Yes	No
First Taxing District Water Department Designated Public Watershed:	Yes	No
State-Designated Aquifer Protection Area:	Yes	No
Adjoining Community Notification:	Yes	No

WILTON PLANNING AND ZONING COMMISSION

FORM B - ZONING DATA

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

516 Danbury Road
PROPERTY ADDRESS

1.57 acres
LOT ACREAGE

R-2A Zone
ZONING DISTRICT

611.2 ft.
LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	N/A	3,500 sq.ft.	—	3,500 sq.ft.
BUILDING FOOTPRINT [SF]	N/A	1,589 sq.ft.	—	1,589 sq.ft.
BUILDING COVERAGE [SF/%] (round up)	7%	2.7%	—	2.7%
BUILDING HEIGHT [FT - Story]	35 feet / 2½ stories	22'6" / 2 stories	—	22'6" / 2 stories
FLOOR AREA RATIO (F.A.R.)	N/A	—	—	—
PARKING SPACES (round up)	To be determined by the Commission	Uncertain	5	5
LOADING SPACES	To be determined by the Commission	0	—	0
SITE COVERAGE [SF/%]	12%	8.1%	2.6%	10.7%

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)

29-8.B.5.a.(17) - As determined by the Commission

LOADING CALCULATION (Use separate page, if necessary)

29-8.B.7.a - 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:

Mr. Bruce Darbandi by
J. Casey Healy, Attorney-in-Fact

APPLICANT'S SIGNATURE

Feb. 18, 2020

DATE

Mr. Bruce Darbandi

Application for Special Permit

Premises: 516 Danbury Road (Assessor's Map #22 – Lot 25)

Statement of Compliance with Plan of Conservation and Development

The Property is 1.57 ± acres of land that is located in the Residential Two - Acre district (the “**R-2A Zone**”). Structures that have historical and/or architectural significance in Wilton located in the R-2A Zone are eligible for adaptive use under Section 29-5.C.5.a (i) of the Regulations. Structures that are eligible for adaptive use may be used for business, professional or business enterprise purposes (Reference being made to Section 29-5.C.5.c (1) of the Regulations). The existing former residence and antique shop located on the Premises will be converted for use as a tile showroom and office. These uses are compatible with the Wilton 2019 Plan of Conservation and Development – adopted on September 23, 2019 and effective October 1, 2019 (the “**Town Plan**”). The Property is located in the “Route 7 Transition” area as that area is described in Chapter 7 of the Town Plan entitled Future Land Use Plan (Reference being made to page 95 of the Town Plan). The Route 7 Transition area is noted to include a high concentration of adaptive use of historical or architecturally significant residential buildings. The Town Plan states that this area should maintain its low-intensity uses with an emphasis on improving aesthetics through the adaptive use regulations.