

**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- 4.D.1 Accessory Dwelling Units: Request  
conversion of existing free-standing cottage to  
accessory dwelling unit at 134 Olmstead Hill Road

Erskine Associates LLC P.O. Box 44, Redding Ridge, CT 06876  
**APPLICANT'S NAME** **ADDRESS**

Bernard & Katherine Hughes 134 Olmstead Hill Rd, Wilton, CT  
**OWNER'S NAME** **ADDRESS** 06897

134 Olmstead Hill Road R-2A  
**PROPERTY LOCATION** **ZONING DISTRICT**

WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE
	2498	0909	77	11	2.006

**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.

 9/27/2020 Silvia@erskineassoc.com 203.856.4416  
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

 6/1/2020 kakij@aol.com 203.247-1639  
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 (AR 3):	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

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

134 Oimstead Hill Road  
PROPERTY ADDRESS

2.006  
LOT ACREAGE

R-2A  
ZONING DISTRICT

447.01 LF  
LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	—			
BUILDING FOOTPRINT [SF]	—			
BUILDING COVERAGE [SF/%] (round up)	6,117 SF / 7%	3,017 SF / 3.5%	132 SF / 0.1%	3,149 SF / 3.6%
BUILDING HEIGHT [FT - Story]	35 FT / 2 1/2 ST.	15 FT / 1 1/2 ST.	—	15 FT / 1 1/2 ST.
FLOOR AREA RATIO (F.A.R.)	—			
PARKING SPACES (round up)	3	4	—	4
LOADING SPACES	—			
SITE COVERAGE [SF/%]	10,486 SF / 12%	3,460 SF / 4%	132 SF / 0.1%	3,592 SF / 4.1%

#### 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)

Residence: 2 spaces ADU: 1 space

LOADING CALCULATION (Use separate page, if necessary)

#### 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:

[Signature] 9/27/2020  
APPLICANT'S SIGNATURE DATE