

**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- G.B.3.w

See Attachment

Anthony Taveras 9 Farview Ave Unit 3 Danbury CT 06810
APPLICANT'S NAME **ADDRESS**

Cute Associates LLC 58 West Meadow Rd Wilton CT 06897
OWNER'S NAME **ADDRESS**

991 Danbury Rd Wilton CT 06897 GB
PROPERTY LOCATION **ZONING DISTRICT**

WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE
2071	2029	0133	12	66	1.258

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 #

☒ **ENVELOPES**, addressed to each property owner within 500' (see "Envelopes Instructions" online)

☒ **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.


APPLICANT'S SIGNATURE

DATE

EMAIL ADDRESS

TELEPHONE

Exit4liquors@gmail.com 203-297-0087


OWNER'S SIGNATURE

DATE

EMAIL ADDRESS

TELEPHONE

9/18/20 tanematt@plow.com 203.856.4040

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.

991 Newbury Rd Wilton CT 06897
PROPERTY ADDRESS

1.258
LOT ACREAGE

GB.
ZONING DISTRICT

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]		12,714 SQ FT	1,500 SQ FT	11,214 SQ FT
BUILDING FOOTPRINT [SF]		11,700 SQ FT	1,500 SQ FT	10,200 SQ FT
BUILDING COVERAGE [SF/%] (round up)				
BUILDING HEIGHT [FT - Story]		1 Stories	1 Stories	1 Stories
FLOOR AREA RATIO (F.A.R.)				
PARKING SPACES (round up)	60	60		60
LOADING SPACES	,	,		1
SITE COVERAGE [SF/%]				

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)

See Attachment

LOADING CALCULATION (Use separate page, if necessary)

see Attachment

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:


APPLICANT'S SIGNATURE

10-6-20
DATE

ANTHONY TAVERAS

9 Farview ave Unit 3

Danbury CT 06810

Description of the Proposed Development

Section 29-6.B.3.w-.

I am looking to open a wine/liquor store at 991 Danbury Rd Unit 3 Wilton CT, 06897. I currently own Exit 4 wine & Spirits in Danbury CT 06811. I've owned the store for a little over 5 years and over 8 years of experience. If approved for a package store at 991 Danbury Rd all sales and display of products will be conducted at an enclosed building unit. There are no public or private school building nor worship areas within 500 ft from the property. I will make sure all storage of recycle containers and any sell of ice will be conducted within package store building. There will also not be any shopping carts offer to customers at package store.

DELIVERY INSTRUCTIONS FOR PACKAGE STORE.

Deliveries will be usually made through the back door of the store. Store deliveries are usually made based on your store hours Monday through Saturday between 9am to 6pm. If customers make a large order, we will encourage them to drive their car to the back of the store and help them load it to their car or van. This will avoid blocking any traffic in the parking lot that will pass through the front of the building.

ANTHONY TAVERAS

9 Farview Ave. unit 3

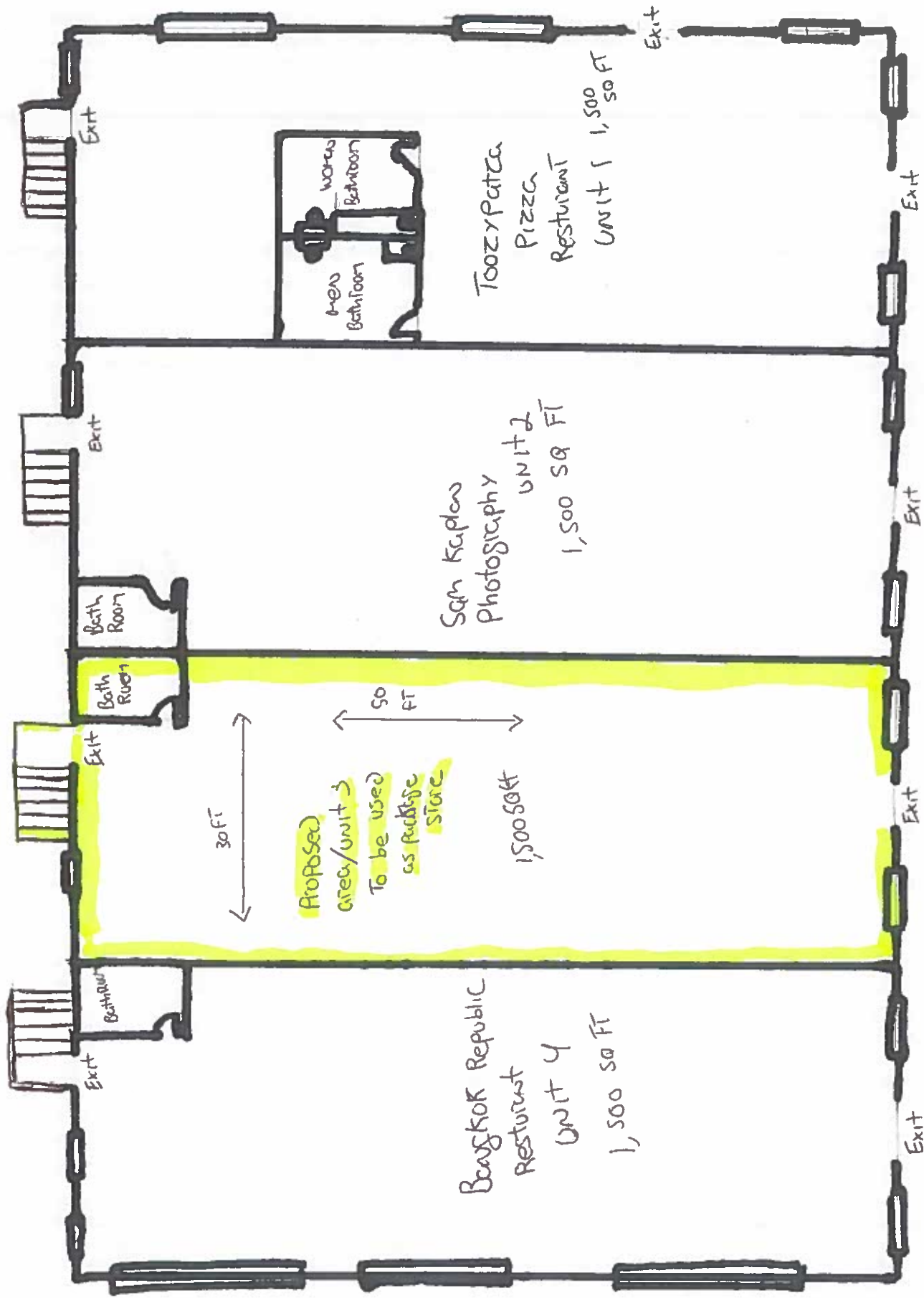
Danbury CT, 06810.

Site Development Plan

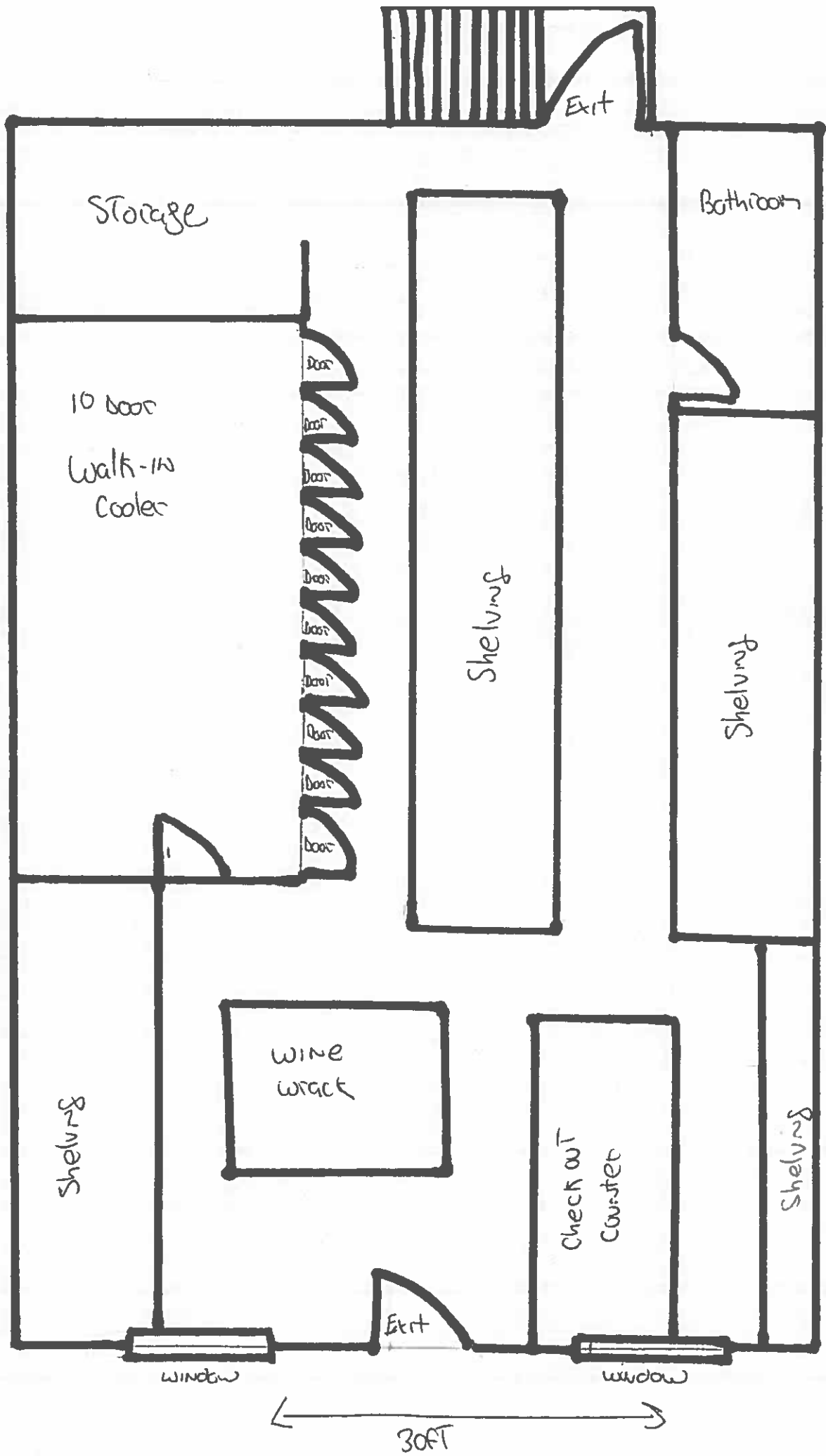
In this location there will be no major work like demolitions or walls built inside the unit. ABH Renovations will be installing a hardwood floor or vinyl. I have attached ABH's full information to the list of project professionals.

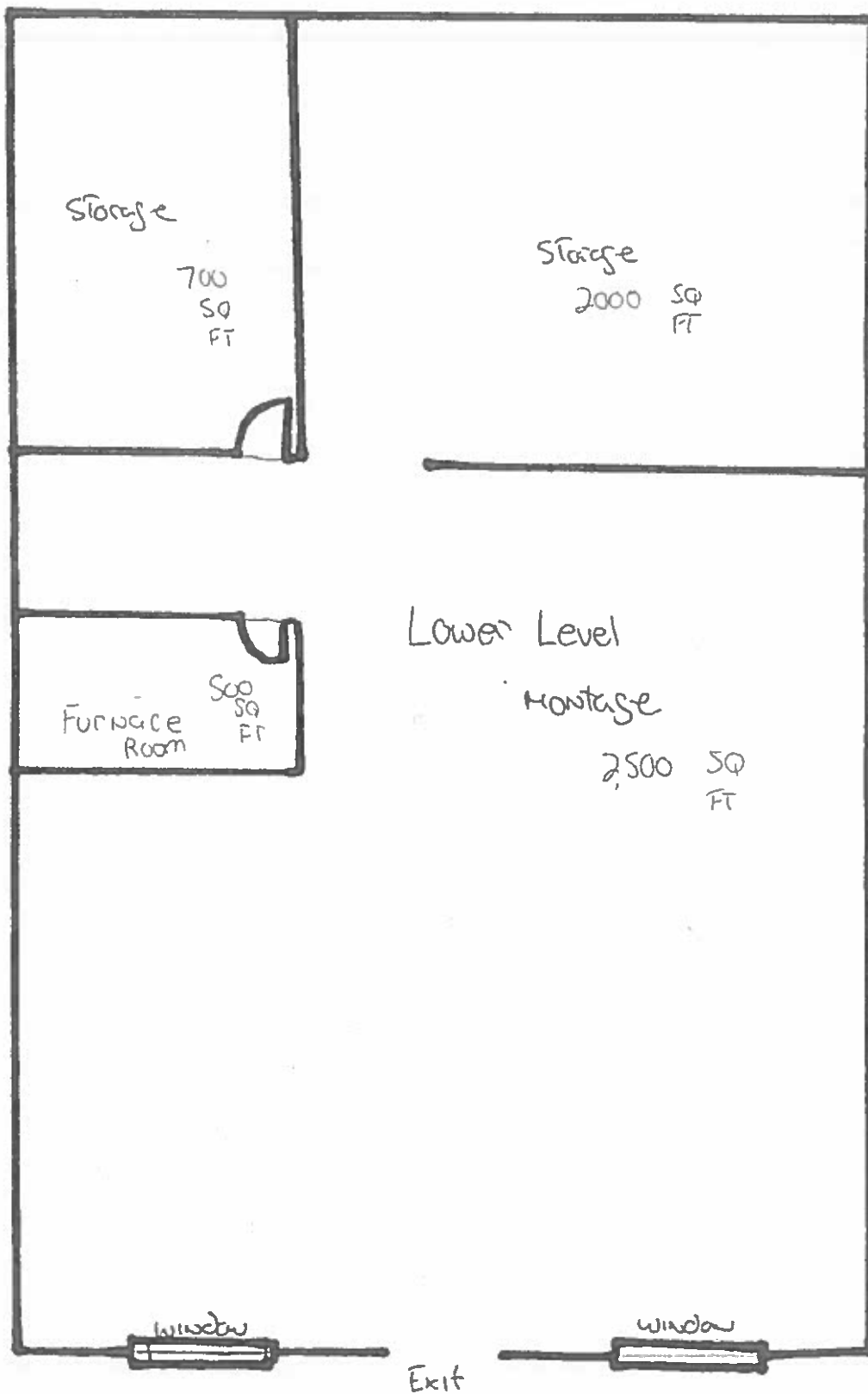
We will be installing a few new ceiling lights in different spots of the unit. Acorn Electric would be in charge of all electrical work and making sure everything is up to code.

Main Floor



Site Development Plan. Proposed Floor Plan.



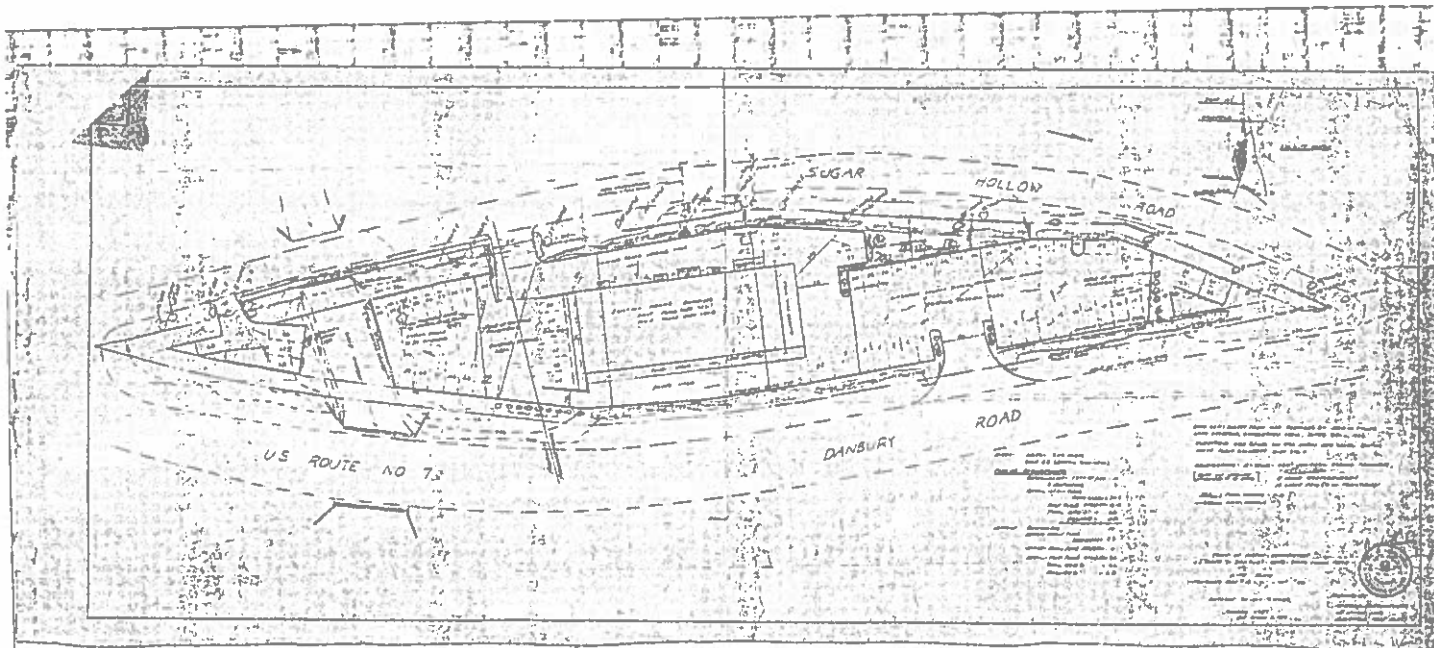


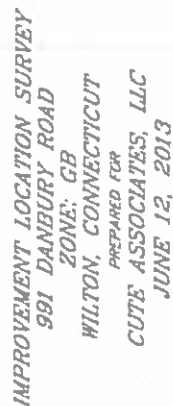
Required Number of Parking Spaces

BUSINESS NAME	BUSINESS TYPE	SQ FOOTAGE	SPOTS PER SQ FT	NUMBER SPOTS NEEDED
Toozy Patza	restaurant	1,500 unit 1	1 per 100 SQ FT	15
Sam Photography	Photography	1,500 unit 2	1 per 400 Sq FT	4
Package Store	Retail	1,500 unit 3	1 per 200 sq ft	8
Bangkok republic	restaurant	1,500 unit 4	1 per 100 sq ft	15
Montage	retail Furniture store	5,700 unit 5		17
Retail space - 2,500 sq ft		1 per 200 sq ft = 13		
Storage space 1 - 700 sq ft		1 per 1000 sq ft = 1		
Potential storage space 2 - 2000 sq ft		1 per 1000 sq ft = 2		
Furnace room 500 sq ft		1 per 1000 sq ft = 1		

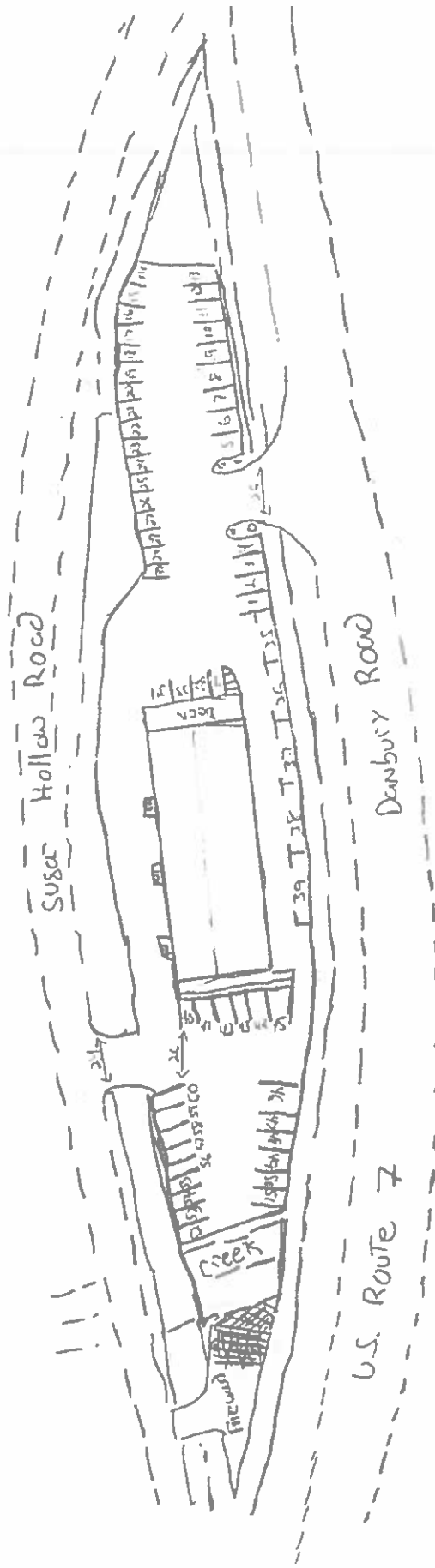
Contractor Yard for Firewood - 1 parking spaces. (not usable firewood covering entire space.)

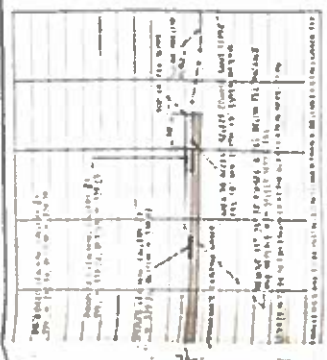
TOTAL SQ FT	11,700	TOTAL PARKING SPACES NEEDED	60
		TOTAL PARKING SPACES PROVIDED	60





PARKING LAYOUT
991 DANBURY RD WILTON CT.





PROFILE SECTION A-A



CUR-TECH
CTL 18 SYSTEM
(H-20)



RS CALC DIMS

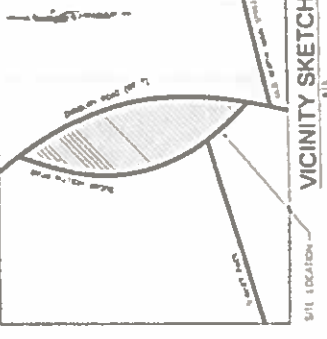
DOWNSLOPE CROSS SECTION PROFILE



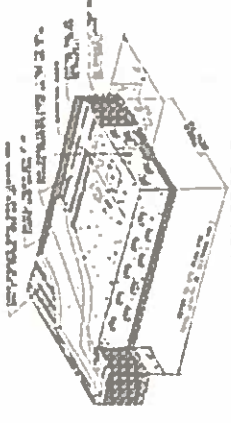
SILT FENCE DETAIL



POROUS STONE RETAINING WALL



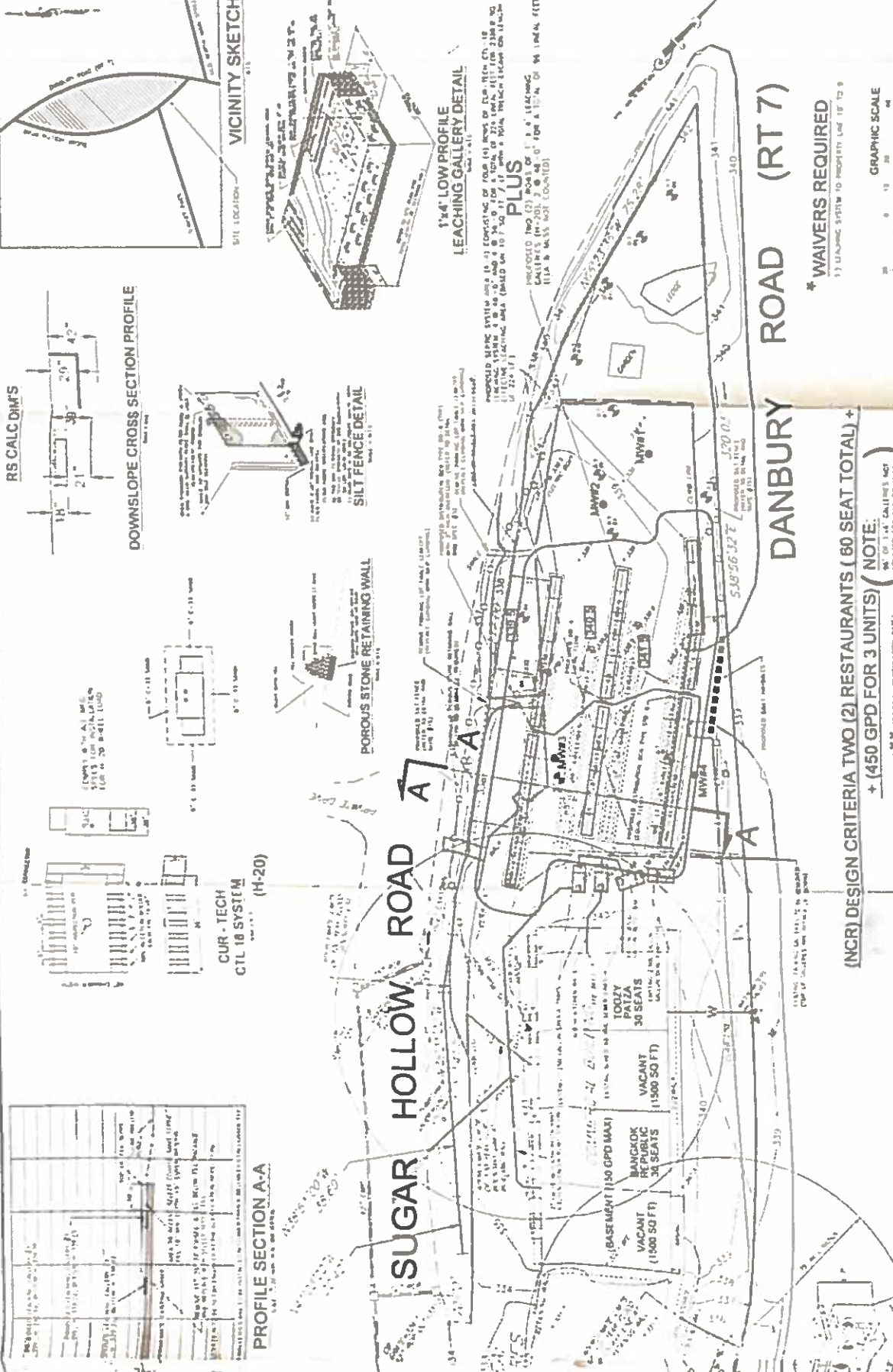
VICINITY SKETCH



1 1/2\"/>

PLUS

PROPOSED STONE SYSTEM AREA IS 43,000 SQ. FT. OF 18\"/>



(NCR) DESIGN CRITERIA TWO (2) RESTAURANTS (60 SEAT TOTAL) +
+ (450 GPD FOR 3 UNITS) (NOTE: 1.5 GPD PER PERSON PER DAY)
NCR RS CALC
(1000000 - 425)

FIG. BOX (STB-6) DETAIL
(H-20)

** NCR RS CALC
(1000000 - 425)

DESIGN CRITERIA TWO (2) RESTAURANTS (60 SEAT TOTAL) +
+ (450 GPD FOR 3 UNITS) (NOTE: 1.5 GPD PER PERSON PER DAY)
NCR RS CALC
(1000000 - 425)

FIG. BOX (STB-6) DETAIL
(H-20)

LEGEND

- APPROXIMATE DEEP TEST LOCATION
- APPROXIMATE PRELIMINARY TEST LOCATION
- APPROXIMATE EXISTING GRADE CONTOURS
- PROPERTY LINES
- STORMWATER DRAINAGE CONTOURS
- PROPOSED FINISHED GRADE CONTOURS
- PROPOSED SLOPE FENCE
- APPROXIMATE EXISTING SLOPE FENCE



DISTRIBUTION BOX (DB-4) DETAIL
(H-20)

* WAIVERS REQUIRED
1) LANDING SYSTEM TO PROPERTY LINE 18' TO 9'



GRAPHIC SCALE

MBLU 12 066

R.J. GALLAGHER JR.
& ASSOCIATES
WILTON, CONNECTICUT
PROJECT: 991 DANBURY ROAD
30 WIL PLAN BOX (STB-6) DETAIL (H-20) (1000000 - 425)

PREPARED FOR: CUTE ASSOCIATES, LLC
SUBSURFACE SEWAGE DISPOSAL SYSTEM PLAN
(NCR REPAIR)

19025-R4
7/18/18

ANTHONY TAVERAS

9 FARVIEW AVE UNIT 3

DANBURY, CT 06810

LIST OF PROJECT PROFESSIONALS

- **ABH RENOVATIONS LLC-** would be in charge of putting in a hardwood floor and possibly doing some painting. Address is 58 James St. Danbury CT 06810. License # HIC :0659473.
- **ACORN ELECTRIC** — would be in charge of any electrical work if any that would need to be done. Address is PO BOX 1128 Bethel CT 06801 license # CT E1 182860.
- **KNOX REFRIDGERATION-** "Knox Refrigeration, Inc. was founded in 1992 with a mission to set new standards in the commercial refrigeration and food service industries. We continually strive to provide us apart from our competition. With over 100,000 businesses both nationally and abroad, Knox takes great pride that due to our commitment to service and quality, the great majority of our customers look to us as their primary refrigeration equipment supplier."

Cute associates, LLC
Matt criscuolo
991 Danbury Road
Wilton, CT 06897
203.856.4040

To whom it may concern,

I, Matt Criscuolo, own the property at 991 Danbury Rd., Wilton, CT. Anthony Taveras is interested in renting/leasing unit number three for the purpose of putting in a wine shop/liquor store. I do approve of this business type. Thanks!

Respectfully,
Matt Criscuolo



9/18/20

12-11

CEMETERY

BATTERSON CEMETERY

GEORGETOWN CT 06829

12-14

ACHORN SHARON

9 SUNSET PASS

WILTON CT 06897

12-18

ARENAS MARIO

14 OWN HOME AVE

WILTON CT 06897

12-63

BARRETT RICHARD

20 SUNSET PASS

WILTON CT 06897

12-65

WEBSTER SCOTT T &

12 SUNSET PASS

WILTON CT 06897

12-69

QIANG HUA

1 MACEDONIA RD

KENT CT 06757

12-73

PASIUKE JOHN T JR & JOANN

66 68 PORTLAND AVE

WILTON CT 06897

12-76

VAN ACKER JAMES P & ACKER MARGAR

69 PORTLAND AVE

WILTON CT 06897

12-79

DINARDO ROBERT SR REVOC TR

32 MAIN ST STE 1

NORWALK CT 06851

12-112

TAIT PATRICIA & ROSS

18 GODFREY LA

WILTON CT 06897

12-12

963 DANBURY ROAD ASSOCIATES LLC

963 DANBURY RD

WILTON CT 06897

12-15

POZUELO ROLANDO & SANDRA

13 SUNSET PASS

WILTON CT 06897

12-19

DEMARCHÉ INVESTMENT PARTNERS

963 DANBURY RD

WILTON CT 06897

12-64

MECOZZI GARY F & BARBARA ANN

16 SUNSET PASS

WILTON CT 06897

12-66

CUTE ASSOCIATES LLC

44 E HAYESTOWN RD APT 20

DANBURY CT 06811

12-71

TEMPLE B'NAI CHAIM

PO BOX 305

GEORGETOWN CT 06829

12-74

ZAPF CARLOS & ROBERTO

62 64 PORTLAND AVE

WILTON CT 06897

12-77

CASTANEDA RONY A &

71-73 PORTLAND AVE

WILTON CT 06897

12-80

962 DANBURY REALTY LLC

1124 ROUTE 202 SOUTH STE B9

RARITAN NJ 08869

13-6

DIFRANCO RUSSELL J JR

80 CARTRIGHT ST UNIT 2B

BRIDGEPORT CT 06604

12-13

KIRLA BRENDA

973 DANBURY RD

WILTON CT 06897

12-16

BARRETT JOYCE A

17 SUNSET PASS

WILTON CT 06897

12-20

963 DANBURY ROAD ASSOCIATES

963 DANBURY RD

WILTON CT 06897

12-64-1

MECOZZI GARY & BARBARA

16 SUNSET PASS

WILTON CT 06897

12-67

BLACKACRE REALTY LLC

PMB 84164

MIAMI FL 33179

12-72

SCHLATTER KATIE M & JAMES M

78 PORTLAND AVE

WILTON CT 06897

12-75

155 PORTLAND AVENUE LLC

81 RUGBY RD

FAIRFIELD CT 06824

12-78

GEORGETOWN LAND DEVELOPMENT

PO BOX 36

GEORGETOWN CT 06829-0

12-83

962 DANBURY REALTY LLC

1124 ROUTE 202 SOUTH STE B9

RARITAN NJ 08869

13-8

1039 DANBURY ROAD LLC

27R CATOONAH ST

RIDGEFIELD CT 06877

12-67-1

BLACKACRE REALTY LLC

PMB 84164

MIAMI

FL 33179

31

Book: 2029 Page: 133 File Number: 2008-00110633 Seq: 1

00110633

ALTA Commitment (6-17-06)

VOL: 2029 PG: 13 Commitment Page 4
Commitment Number CTST1470917

SCHEDULE A PROPERTY DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, being torpedo in shape and containing 1.24 acres, more or less, and being more fully shown and described on a certain map entitled, "Map of Property Prepared for Arthur Larsen Wilton, Conn." Scale 1" = 40', dated June 22, 1961, certified substantially correct by John M. Farnsworth, Land Surveyor, Wilton, Conn., and which map is on file in the Office of the Town Clerk of said Wilton as Map No. 2071. Reference to such map being hereby made for a more particular description hereof.

Said premises are subject to the following:

1. Any and all provisions of any municipal ordinance, planning and zoning regulations, public or private laws, including Inland/Wetland Regulations of the Town of Wilton.
2. Taxes due to the Town of Wilton.
3. Notice Special Permit by the Town of Wilton dated June 27, 1988 and recorded in Volume 652 at Page 202 of the Wilton Land Records.
4. Riparian and littoral rights of others in and to the Norwalk River, as shown on Map No. 2071 on file in the Office of the Wilton Town Clerk.
5. Notations and facts as shown on Map No. 2071 on file in the Office of the Wilton Town Clerk.
6. All rights of present tenants in possession.
7. Any state of facts which an accurate survey or personal inspection of the land would disclose.
8. Any charges imposed for water, sewer, taxes, recreation, or maintenance by a properly constituted association, private company or tax district, if applicable.
9. Any standard utility easements.
10. Public or private improvement assessments, and/or any unpaid installments thereof which become due and payable after the date hereof.

Received For Record
Dec 03, 2008 AT 01:40P
ATTEST: Bettye J. Rasognetti
Wilton Town Clerk

First American Title Insurance Company