

21-2 SEELEY FARM LLC 105 SEELEY RD WILTON CT 06897	21-3 MACGREGOR MURDOCK MALCOLM III 67 SEELEY RD WILTON CT 06897	21-3-1 WILTON LAND CONSERVATION TRUST P.O. BOX 77 WILTON CT 06897
34-9 KING KARLA 20 CANNON RD WILTON CT 06897	34-42 GUERON NAVA 2450 NE 196TH ST MIAMI FL 33180	35-40-4 CHEGU MURALI & 36 TIMBER TOP TR WILTON CT 06897
35-40-5 WAJDA JOHN & NADIA 38 TIMBER TOP TR WILTON CT 06897	35-41 SEARCH SUPPORT SERVICES LLC 45 PRIMROSE AVE HICKSVILLE NY 11801	35-41-1 GABRIELE RICHARD & JONNA MARIE PO BOX 7014 WILTON CT 06897
35-42 WASS GROUP LLC 747 VALLEY RD NEW CANAAN CT 06840	35-43 SSS INVESTMENT LP 13 OAK RIDGE RD NEWTOWN CT 06470	35-44 LOIS LLC 493 DANBURY RD WILTON CT 06897
35-45 OTIS LLC 493 DANBURY RD WILTON CT 06897	35-46 STAFFORDSHIRE PROPERTIES LLC & 56 LORDS HIGHWAY WESTON CT 06883	35-48 WILTON LAND CONSERVATION TRUST P O BOX 77 WILTON CT 06897
35-49 496 DANBURY RD LLC 15 LEEALLEN LA WILTON CT 06897	35-50 ROPO LLC 490 DANBURY RD WILTON CT 06897	35-51 ZION'S HILL METHODIST CHURCH 470 DANBURY RD WILTON CT 06897
35-52 ZIONS HILL CEMETERY ASSOC 69 CHERRY LA WILTON CT 06897	35-53 462 DANBURY RD ASSOCIATES LLC 462 DANBURY RD WILTON CT 06897	35-61 MIRANDA MARIA 22 TIMBER TOP TR WILTON CT 06897
35-62 VON LOESER GAVIN & FABIANA 30 TIMBER TOP TR WILTON CT 06897	21-3-2 SEELEY FARM LLC 237 POST RD WEST WESTPORT CT 06880	

QUITCLAIM DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT

SYLVIA K. KEISER, of 105 Seeley Road, Wilton, Connecticut, 06897, holder of a life interest in the property more particularly described in Schedule A, attached hereto, hereafter referred to as the Releasor,

for the consideration of Ten Dollars (\$10.00) and other value received to my full satisfaction of

Ropo, LLC, with an address of 36 Spring Brook Lane, Wilton, Connecticut, 06897

do remise, release, and forever QUITCLAIM unto the said Ropo, LLC, all the right, title, interest, claim and demand whatsoever as I, the Releasor, have or ought to have in and to all that certain piece, parcel or tract of land, with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut and more particularly described in Schedule A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises, with all the appurtenances thereof, unto the said Releasee, its heirs, successors and assigns forever, so that neither I, the Releasor, nor my heirs nor any other person under me or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of August A.D., 2005.

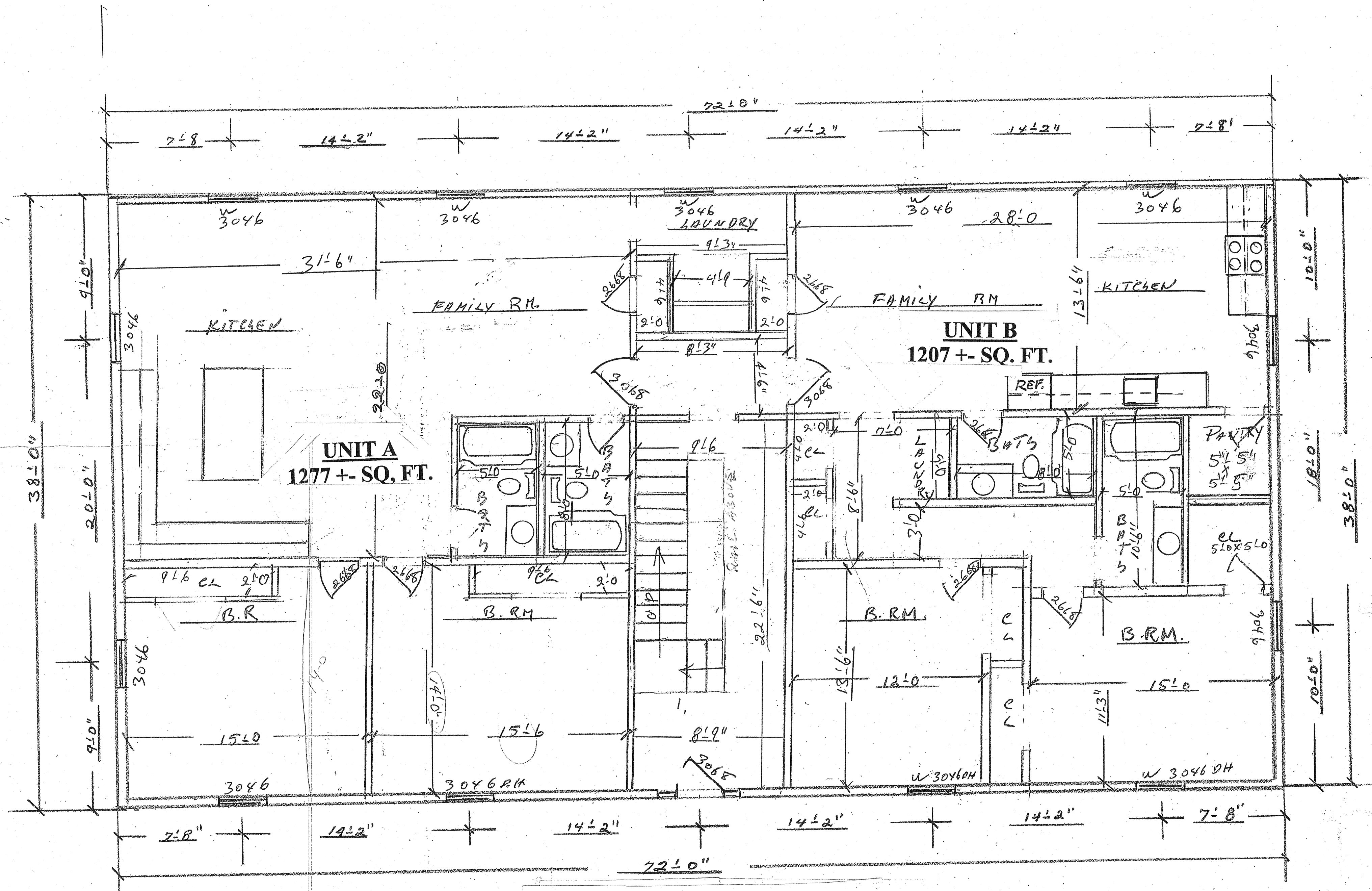
Signed, Sealed and Delivered
in presence of

Peter C. Keiser
Signature of Witness
Peter C. Keiser

Sylvia K. Keiser
Sylvia K. Keiser

Gabrielle P. LaManua
Signature of Witness
Gabrielle P. LaManua

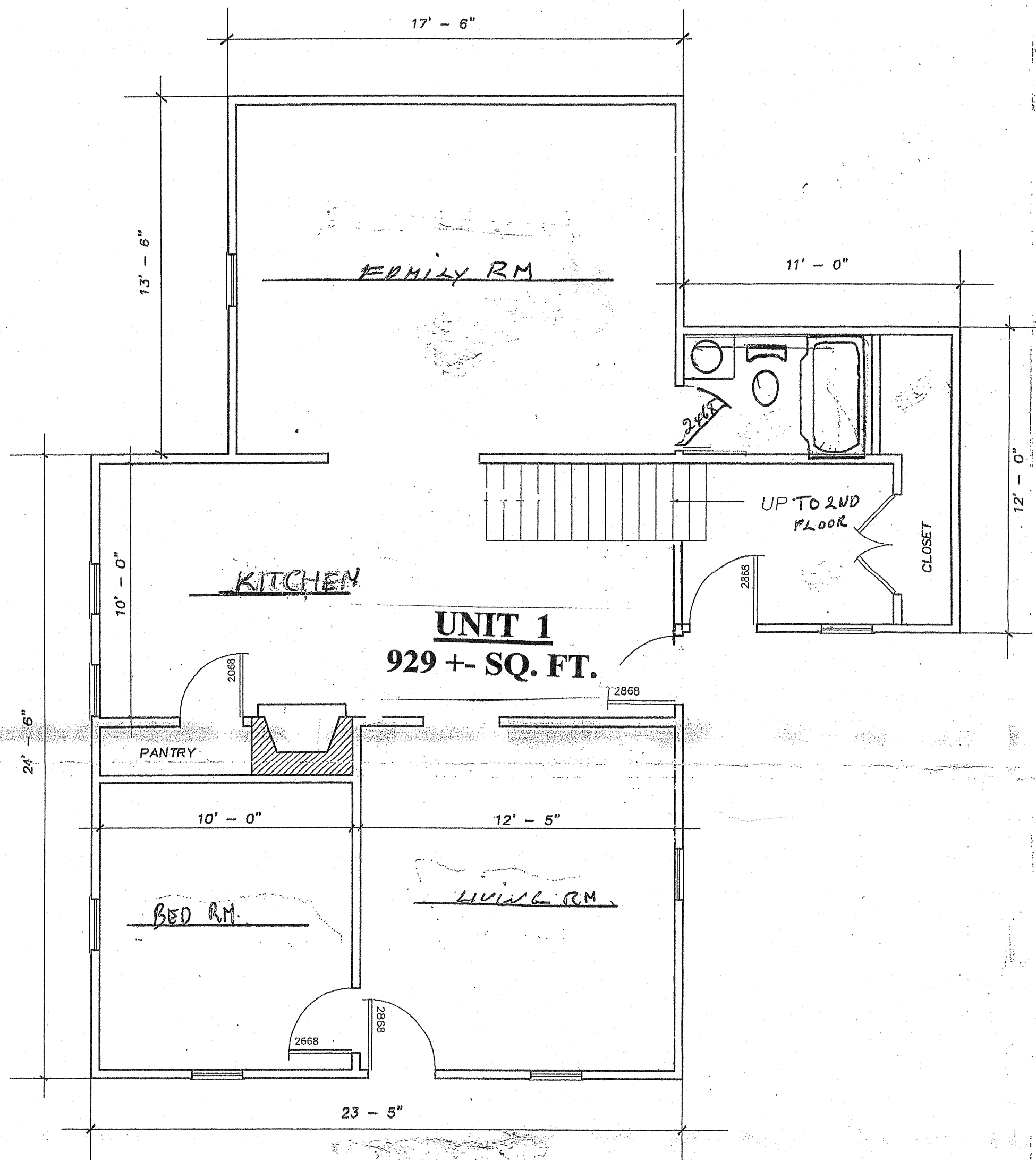
"No Conveyance Tax Collected"
Retha Joan Rasmussen
TOWN CLERK OF WILTON



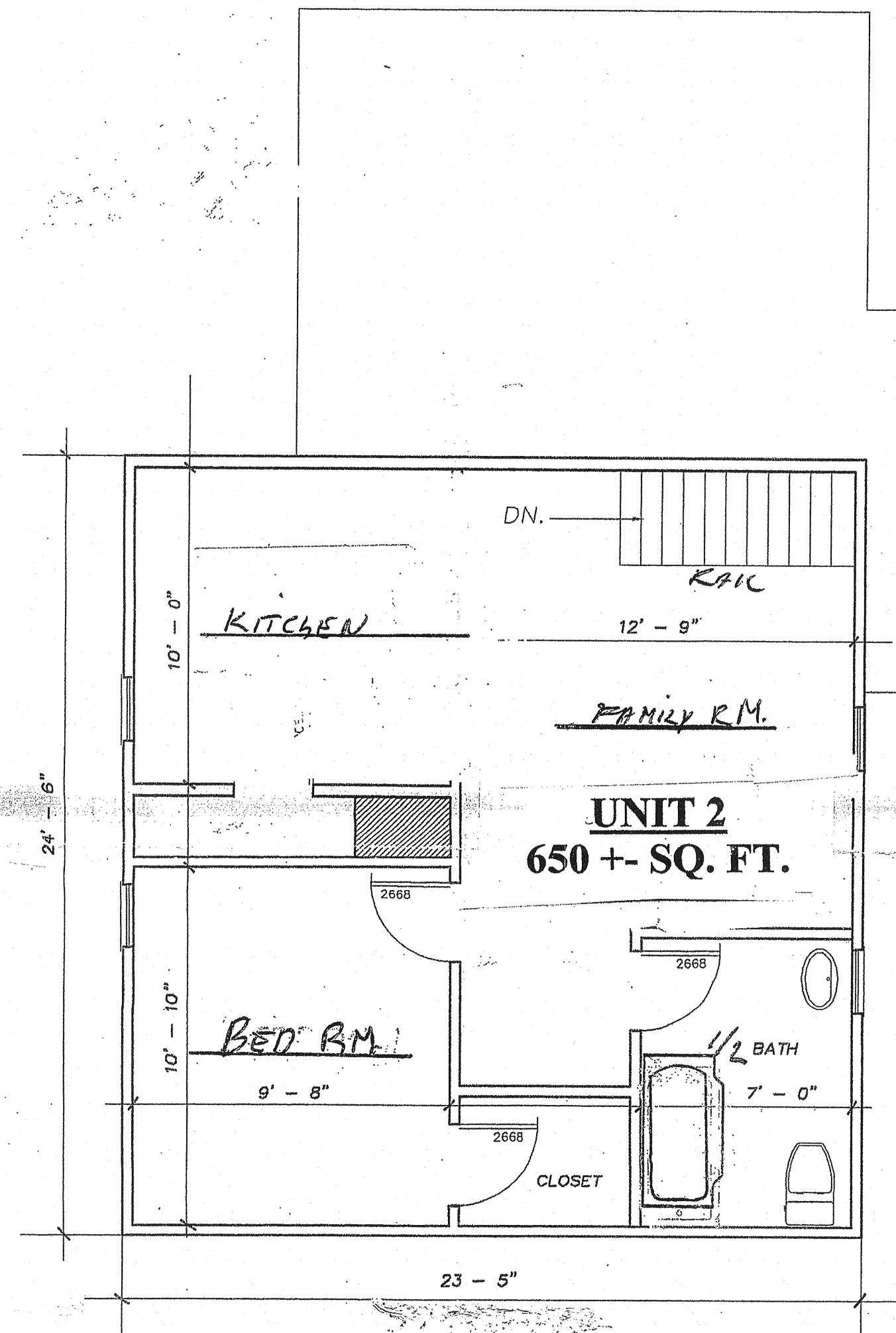
FLOOR PLANS "BUILDING 1"

490 DANBURY ROAD
WILTON, CONNECTICUT
Prepared by POLITO BUILDERS
SCALE: 1/4"=1'-0" May 26, 2000

N



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOOR PLANS "BUILDING 2"

RED HOUSE
490 DANBURY ROAD
WILTON, CONNECTICUT
Prepared by POLITO BUILDERS
SCALE: 1/4"=1'-0" May 26, 2020

LAW OFFICES OF
LAMPERT, TOOHEY & RUCCI, LLC

TODD H. LAMPERT
PHILIP J. TOOHEY
DAVID J. RUCCI

46 MAIN STREET
NEW CANAAN, CT 06840

JASON P. GLADSTONE

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GREGORY J. WILLIAMS
ARTHUR ZINN*

MEMBER CT. & N.Y. BARS*
MEMBER N.Y. & N.J. BARS**

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FAX NO. (203) 972-1092

EMAIL: harvey@ltr-law.com

DIRECT DIAL: (203) 403-7424

NEW CANAAN OFFICE (2):
51 LOCUST AVENUE,
SUITE 306
NEW CANAAN, CT 06840

FAIRFIELD OFFICE:
325 REEF ROAD, SUITE 212
FAIRFIELD, CT 06824
(203) 255-5200
FAX: (203) 255-0446

PLEASE RESPOND TO:
51 LOCUST AVENUE
SUITE 306

April 22, 2021

Re: 490 Danbury Road, Wilton, CT

To Whom It May Concern:

This is to confirm that Ropo, LLC is the current record owner of property located at 490 Danbury Road, Wilton, CT.

The Members of Ropo, LLC are as follows:

Dominick Polito
Joseph Polito
Gerardo Romeo

Very truly yours,


Harvey Melzer

HM/slp

List of Project Professionals

Engineering:

Tom Quinn

Peak Engineering

16 Old Mill Road

Redding, CT 06987

Surveyor:

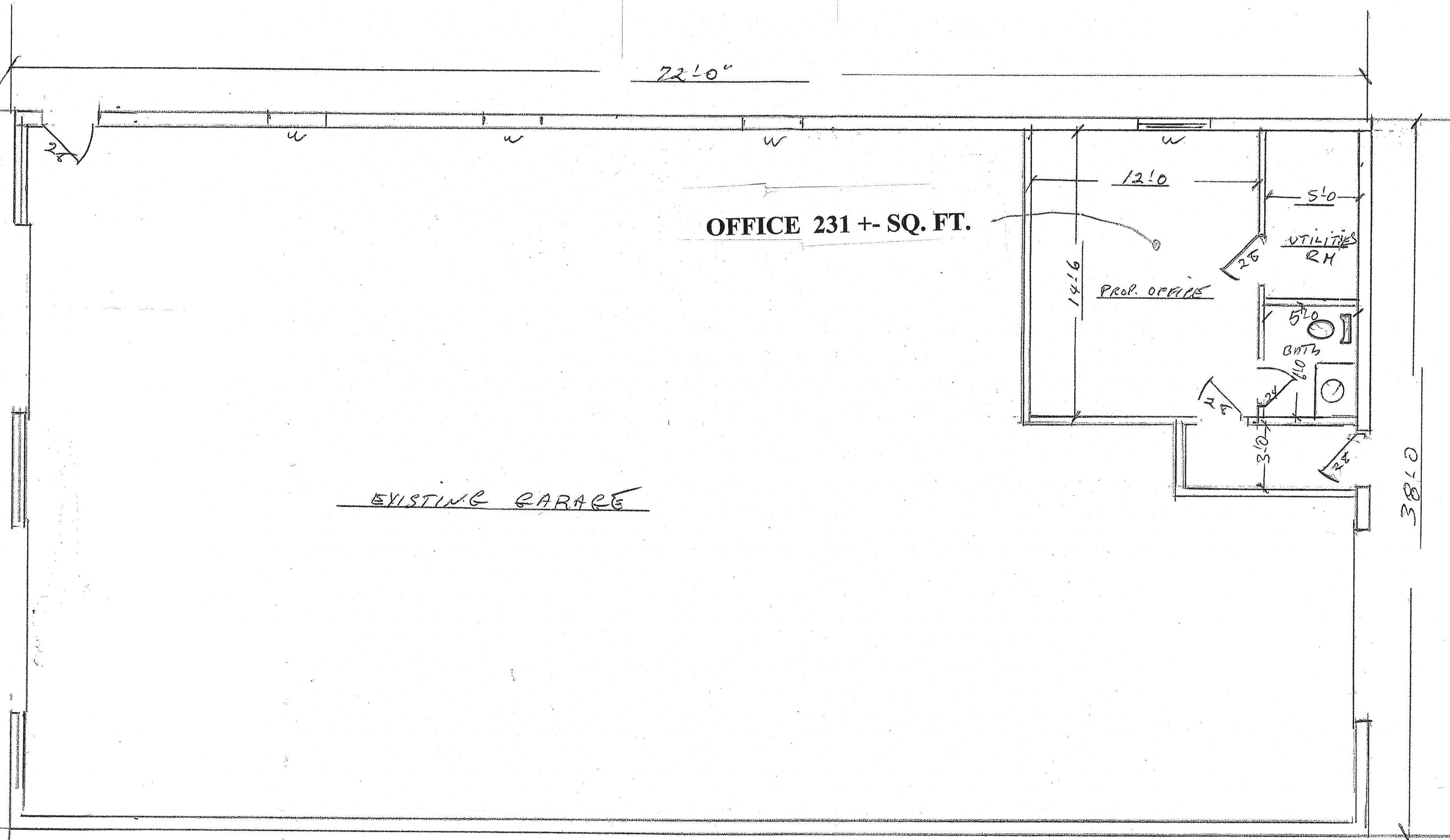
Roger Stalker

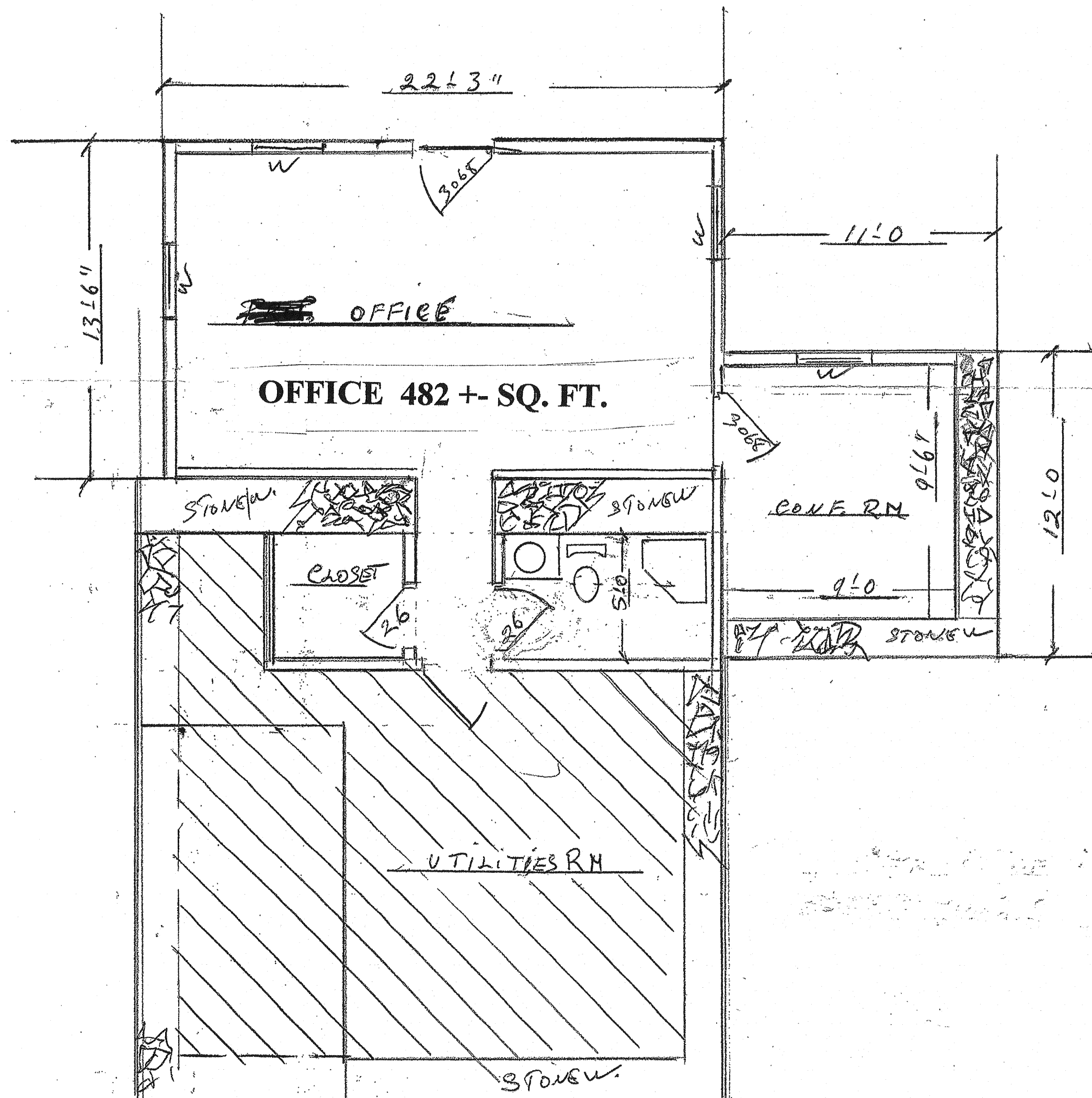
Stalker Land Surveying

503 Danbury Road

Wilton, CT 06897

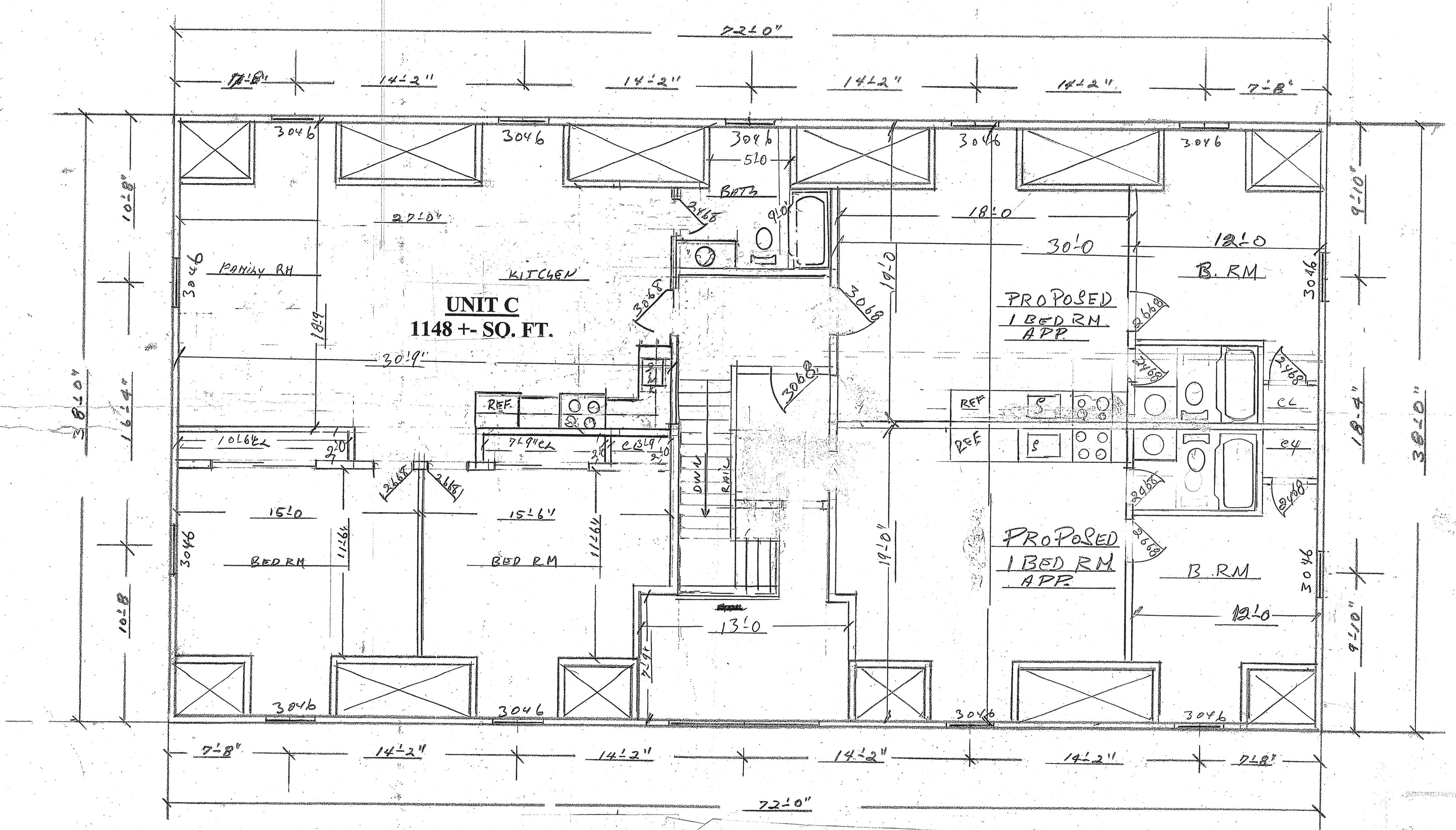
LOWER LEVEL FLOOR PLAN





FLOOR PLANS "BUILDING 2"

RED HOUSE
490 DANBURY ROAD
WILTON, CONNECTICUT
Prepared by POLITO BUILDERS
SCALE: 1/4"=1'-0" May 26, 2010



UPPER LEVEL FLOOR PLAN

WILTON PLANNING AND ZONING COMMISSION	FORM B - ZONING DATA
Include the following data on the required Site Development Plan, as well.	

490 Danbury Road

PROPERTY ADDRESS

3.757+/-

LOT ACREAGE

R-2A

ZONING DISTRICT

466.17'

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]		#1 7,772 #2 2,061	#1 996	#1 8,768 #2 2,061
BUILDING FOOTPRINT [SF]		#1 2,736 #2 1,015		#1 2,736 #2 1,015
BUILDING COVERAGE [SF/%] (round up)	7%	2.4%		2.4%
BUILDING HEIGHT [FT - Story]	35'	34.3'/2-1/2		34.3'/2-1/2
FLOOR AREA RATIO (F.A.R.)	N/A			
PARKING SPACES (round up)	16 (min)	16	8 (new)	24
LOADING SPACES	1			0*
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.

<u>PARKING CALCULATION</u> (Use separate page, if necessary) Each dwelling requires 2.0 parking spaces. 7 Dwelling units X 2.0 spaces per unit=14 Each office requires 1 space per 300 Square feet. (400sf/300=1.3) 2 spaces Total Number required is 16. Plan shows 24
<u>LOADING CALCULATION</u> (Use separate page, if necessary) *1 loading space required for up tp 40,000 square feet of office space. Commission had waived required 1 space

<u>PLAN OF CONSERVATION AND DEVELOPMENT</u> Please indicate on separate page how this proposal complies with the Plan of Conservation and Development. N/A
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THE UNDERSIGNED WARRANTS the truth of all statements contained herein: <div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 20px;"> <div style="text-align: center;">  _____ APPLICANT'S SIGNATURE </div> <div style="text-align: right;"> 4/21/21 _____ DATE </div> </div>

ANY REPRODUCTION, ALTERATION, OR REPAIRING WITHOUT THE SURVEYOR'S KNOWLEDGE AND APPROVAL, WILL VOID ANY CERTIFICATIONS, AND NO LIABILITY SHALL BE ASSUMED BY THE SURVEYOR FOR THE SAME. THIS MAP NOT VALID WITHOUT THE SURVEYOR'S LINE SIGNATURE AND EMBOSSED SEAL.

UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES NOT FIELD LOCATED. THE SIZE, LOCATION, EXISTENCE OR NON-EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455.

REFERENCE MADE TO MAPS # 183, 1271, 1380, AND 2593 OF THE TOWN CLERK'S OFFICE. ENCROACHMENTS, IF ANY, NOT LOCATED FOR THE PURPOSE OF THIS SURVEY.

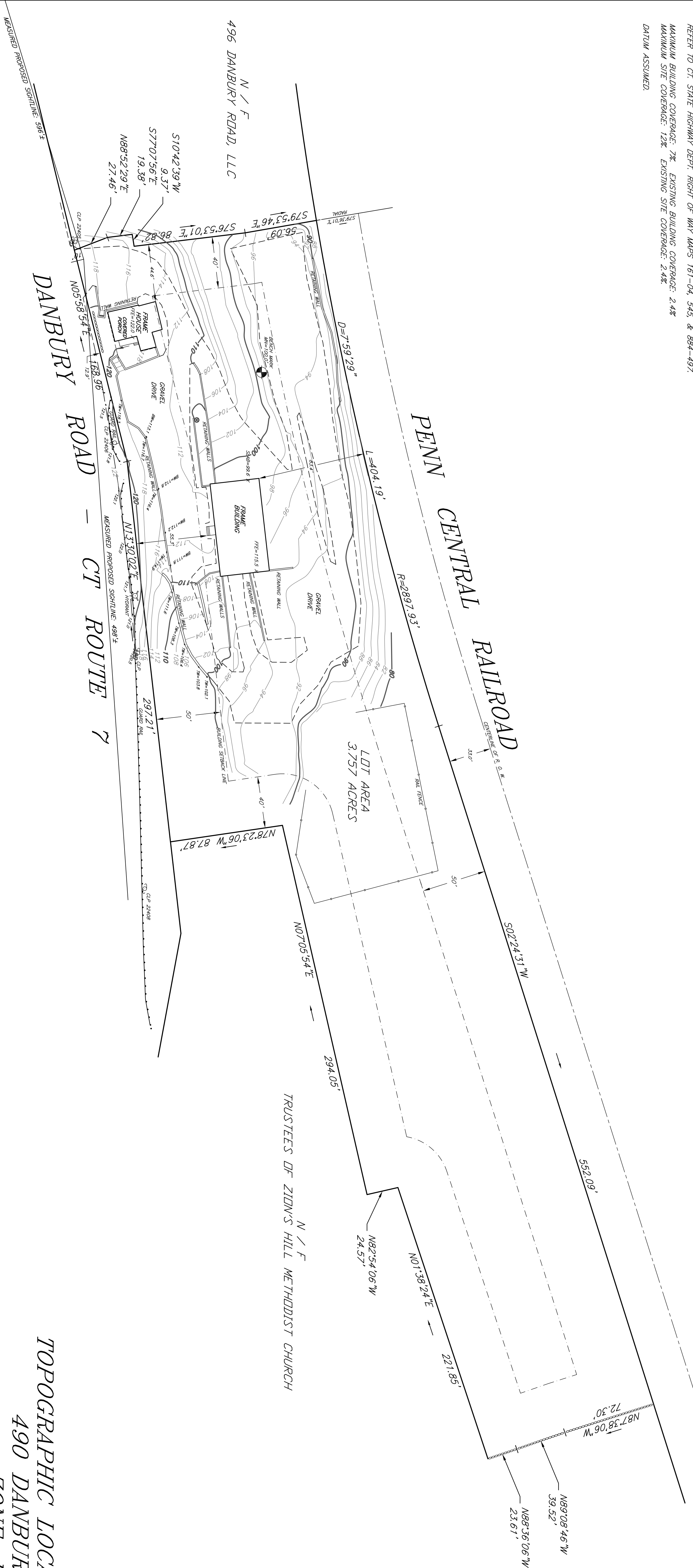
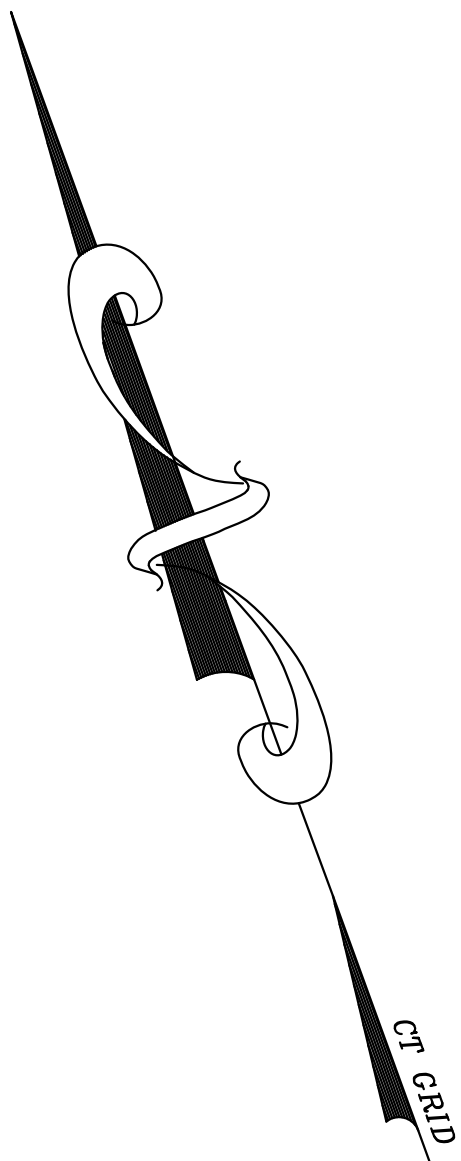
THE PURPOSE OF THIS SURVEY IS TO DETERMINE COMPLIANCE WITH ZONING REGULATIONS. REFER TO RIGHT OF WAY AND TRACK MAP, W YORK NEW HAVEN AND HARTFORD R.R. CO. FROM DANBURY TO SOUTH NORWALK, SHEET V.58 69/15, DATED 6-30-15.

REFER TO CT STATE HIGHWAY DEPT. RIGHT OF WAY MAPS 161-04, 545, & 884-497.

MAXIMUM BUILDING COVERAGE: 7%. EXISTING BUILDING COVERAGE: 2.4%

MAXIMUM SITE COVERAGE: 12%. EXISTING SITE COVERAGE: 2.4%

DATUM ASSUMED.



THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

SURVEY TYPE: TOPOGRAPHIC LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
CLASS OF ACCURACY: 7-2

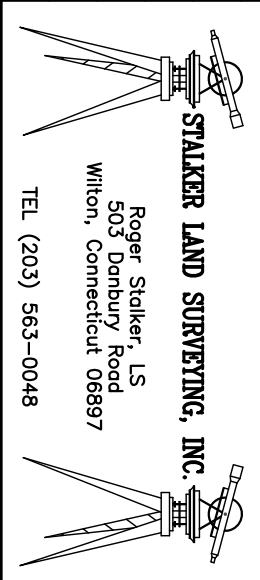
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
CERTIFIED BY:

Roger A. Stalker
ROGER A. STALKER, LS # 70009

PDF COPY



2	5-21-10	TOPO REVISED & EXPANDED	RAS
2	4-01-10	SIGHTLINE MEASURED	RAS
1	11-19-09	SITE & TOPO UPDATED	RAS
NO.	DATE	DESCRIPTION	BY



DRAWN BY:	RAS	DATE:	11-21-05
CHECKED BY:	RAS	DRAWING NO.:	490DAN.TPOPO
DATE:	07/52/2005	SHEET:	1 of 1

TOPOGRAPHIC LOCATION SURVEY
490 DANBURY ROAD
ZONE: R2A
WILTON, CONNECTICUT
PREPARED FOR
ROPO, LLC.
JANUARY 21, 2006

