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* ALSO ADMITTED IN VERMONT

July 15, 2021

Via Email and Hand Delivery

Planning and Zoning Commission

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

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

Re: Connecticut Humane Society – Application for Special Permit and Site Plan Review
Premises: 863-875 Danbury Road, Wilton, CT

Dear Mr. Chairman and Members of the Commission:

This firm represents the Connecticut Humane Society (“CHS”), a 501(c)(3) non-profit organization, which operates a number of shelters, adoption sites and both in-house veterinary medical facilities and reduced-fee public veterinary clinics in Connecticut to support the health and well-being of companion animals.

The CHS mission is to:

- (a) find companion animals permanent, compassionate homes
- (b) enrich communities by enhancing the special bond between people and animals; and
- (c) serve as an avenue to end animal cruelty.

CHS is the contract purchaser of the 863-875 Danbury Road property (the “**Property**”). The contract authorizes CHS to seek various land use approvals as needed. CHS’s vision for the Property is to create a warm and inviting space to provide an innovative animal care facility, a public veterinary medical clinic, a community engagement center (to foster companion pet adoptions) and a low stress transition environment for companion pets between homes that will service both Wilton and the greater Fairfield County community. The CHS exterior design and siting on the 18.32-acre site are intended to convey the

organization's purposes to visitors (and the many potential visitors passing by on Route 7). The design is also intended to respect and work with the Property's unique attributes: very large acreage, varied topography, steep slopes and a watercourse and wetlands.

Although the underlying zoning is one acre residential (R-1A), CHS proposes to build a 14,243± sf building as a Special Permit Use under the provisions of Wilton Zoning Regulations Section 29-5.A.3.r. That section allows a Charitable Organization such as CHS to construct a building of up to 10,000 sf of Gross Floor Area. Under separate cover, pursuant to Section 29-12.E.2, the Property Owners have applied to the Planning & Zoning Commission to Amend Regulation 29-5.A.3.r to allow the larger proposed building in a R-1A Zone on behalf of CHS.

With this background, and in support of the application for Special Permit and Site Plan, we submit the following:

1. Application for Special Permit with Form B – Zoning Data and Statement of Compliance with Town Plan attached;
2. Location Map;
3. Property and Topographic Survey prepared by Ryan and Faulds Land Surveyors dated January 20, 2021;
4. 500' Vicinity Map (EXH-1) prepared by Redniss & Mead ("R&M") dated July 1, 2021;
5. Site Development Plan (SE-1) prepared by R&M dated July 1, 2021;
6. Site Grading Plan (SE-2) prepared by R&M dated July 1, 2021;
7. Site Utility Plan (SE-3) prepared by R&M dated July 1, 2021;
8. Sediment and Erosion Control Plan (SE-4) prepared by R&M dated July 1, 2021;
9. Site Septic Design Plan (SE-5) prepared by R&M dated July 1, 2021.
10. Notes & Details (SE-6) prepared by R&M dated July 1, 2021;
11. Details (SE-7) prepared by R&M dated July 1, 2021;
12. Details (SE-8) prepared by R&M dated July 1, 2021;
13. Soil Data (SE-9) prepared by R&M dated July 1, 2021;
14. Site Engineering Report prepared by R&M dated July 1, 2021;

15. Landscape Plan (LP.1) prepared by Environmental Land Solutions, LLC (“**ELS**”) dated July 1, 2021;
16. Details and Notes (LP.2) prepared by ELS dated July 1, 2001;
17. Wetlands Evaluation prepared by ELS dated July 1, 2021;
18. Lighting Footcandle Plan, Option 1-2.5 FC (SL-1) prepared by Illuminate (to be filed under separate cover);
19. Lighting Footcandle Plan, Option 2-0.5 FC (SL-2) prepared by Illuminate (to be filed under separate cover);
20. Wetland Delineation Report prepared by Pfizer-Jahnig dated July 31, 2020;
21. Rendering (1) prepared by Amenta Emma (“**AE**”) dated July 1, 2021;
22. Floor Plan/Roof Plan (2) prepared by AE dated July 1, 2021;
23. East Elevation Plan (3) prepared by AE dated July 1, 2021;
24. North Elevation Plan (4) prepared by AE dated July 1, 2021;
25. West Elevation Plan (5) prepared by AE dated July 1, 2021;
26. South Elevation Plan (6) prepared by AE dated July 1, 2021;
27. Elevations/Materials/Lighting Narrative (7) prepared by AE dated July 1, 2021;
28. Signage Plan (8) prepared by AE dated July 1, 2021, and provided as an exemplar of signage that will be requested under a separate signage application;
29. Building Lighting Plan (9) prepared by AE dated July 1, 2021;
30. Utility Screening Plan (10) prepared by AE dated July 1, 2021;
31. Monumental Signage Plan (11) prepared by AE dated July 1, 2021, and provided as an exemplar of signage that will be requested under a separate signage application;
32. Traffic Access and Impact Study prepared by Hardesty & Hanover dated July 2021;
33. Vicinity Sketch prepared by Gregory and Adams, P.C. (“**G&A**”) dated July 1, 2021, on base map prepared by R&M, with lots identified by Map and Lot #;
34. Environmental Impact Statement prepared by G&A dated July 14, 2021;
35. List of Owners of Property within 500’ of the Premises;

36. List of Project Professionals;
37. Gregory and Adams' letter certifying title to the Premises is vested in the Estate of John J. Allegrezza and the Estate of Mary L. Rondos, as owners under a Contract of Sale to the Connecticut Humane Society executed on April 17, 2020, and April 23, 2020;
38. A copy of the Deed by which John Allegrezza and Mary L. Rondos acquired title to the Property, which Deed was recorded on March 11, 1993, in Volume 831 of the Wilton Land Records at Page 163;
39. Letter signed by CHS as the applicant and authorized contract purchaser authorizing Gregory and Adams, P.C. to act as its agent in this matter;
40. A check drawn to the order to the Town of Wilton in the amount of \$460.00 in payment of the application fee; and
41. Two envelopes addressed to CHS c/o Gregory and Adams, P.C.

We have filed an application with the Inland Wetlands Commission for a Significant Regulated Activity Permit earlier today.

We respectfully request that this application be accepted at the Commission's July 26, 2021, meeting and the public hearing be scheduled for the Commission's September 13, 2021, meeting.

If you have any questions, please contact me.

Respectfully submitted,
Gregory and Adams, P.C.

By:


James D'Alton Murphy

JD'AM/klr

Enclosures

cc: Mr. James Bias – Connecticut Humane Society

Mr. Thomas Quarticelli, Mr. Michael Tyre and Ms. Debra Seay – Amenta Emma Architects

Mr. Michael Galante and Mr. Steve Cipolla – Hardesty & Hanover

Mr. Craig Flaherty and Mr. Vincent Hynes – Redniss & Mead

Ms. Kate Throckmorton – Environmental Land Solutions

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Commissions\PZCFormalSubmissionLetter(8).doc

**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.A.3.r - To allow the construction of a new 14,243-sf building and associated site improvements in a R-1A Zone.

Connecticut Humane Society	c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT				
APPLICANT'S NAME	ADDRESS				
The Estate of John Allegrezza and the Estate of the Estate of Mary L. Rondos	c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT				
OWNER'S NAME	ADDRESS				
863-875 Danbury Road	R-1A				
PROPERTY LOCATION	ZONING DISTRICT				
5791 831 163	11-47, 11-47-1, and 11-47-2 18.32+/- 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 #
- ☒ **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 EMAILED SUBMISSION** of all materials, consolidated into 1 or 2 PDFs maximum
- ☒ **\$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.

Connecticut Humane Society by its Agent, Gregory and Adams, P.C.

By: James D'Alton Murphy July 15, 2021 jmurphy@gregoryandadams.com 203-571-6309
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

Estate of John Allegrezza and Estate of Mary L. Rondos by their Agent, Gregory and Adams, PC
By: James D'Alton Murphy July 15, 2021 jmurphy@gregoryandadams.com 203-571-6309
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.

863-875 Danbury Road
PROPERTY ADDRESS

18.32 acres +/-
LOT ACREAGE

R-1A
ZONING DISTRICT

1,754 ft. +/-
LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING *	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	10,000 sf		14,243 sf	14,243 sf
BUILDING FOOTPRINT [SF]	10,000 sf		14,243 sf	14,243 sf
BUILDING COVERAGE [SF/%] (round up)	10,000 sf/1.28%		14,243sf/1.8%	14243sf/1.8%
BUILDING HEIGHT [FT - Story]	35'/2.5 stories		24'/one story	24'/one story
FLOOR AREA RATIO (F.A.R.)	DNA		0.0178 (14,243 sf)	0.0178 (14,243 sf)
PARKING SPACES (round up)	As determined by the Commission		59	59
LOADING SPACES	As determined by the Commission		1	1
SITE COVERAGE [SF/%]	119,703 sf/15%		53,637sf/6.7%	53,637sf/6.7%

* All existing structures to be removed.

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)

As determined by the Commission.

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:
Connecticut Humane Society by its Agent, Gregory and Adams, P.C.

James D'Alton Murphy

By: 
APPLICANT'S SIGNATURE

July 15, 2021
DATE

Connecticut Humane Society

Application for Special Permit

Premises: 863-875 Danbury Road

Statement of Compliance with Plan of Conservation and Development

The above-referenced Premises is comprised of 18.32± acres of land that is zoned Residential One Acre ("R-1A"). Charitable Organizations, as defined in the Regulations, are allowed to construct a building of up to 10,000 sf of Gross Floor Area as a Special Permit Use under Section 29-5.A.3.r. The Connecticut Humane Society intends to ask the Planning & Zoning Commission for a text change when requesting the Special Permit and Site Plan review to allow the larger proposed building. This use is compatible with the Town's Plan of Conservation and Development adopted on September 23, 2019, and effective October 1, 2019 (the "Town Plan"). The Town Plan states that this area along Danbury Road, the Route 7 Transition, should be used for low-intensity and limited density development and that commercial and mixed-use development at the proper scale are supported. In addition, the large amount of acreage that will be left in its natural state, and the preservation of treed knolls, will work to preserve the Cannon Road to Ridgefield border unique streetscape that includes mature trees and stone walls.





Environmental Land Solutions, LLC

Environmental Analysis, Landscape Architecture & Planning

July 1, 2021

Inlands Wetlands and Watercourses Commission
Town of Wilton
238 Danbury Road
Wilton, CT 06897

Re: Connecticut Humane Society – Application for a Significant Regulated Activity
863 Danbury Road, Wilton, CT

Dear Commission Members:

The Connecticut Humane Society (CHS) retained Environmental Land Solutions, LLC (“ELS”) to prepare a biological evaluation for the above referenced application for a wetland permit to allow redevelopment of the above-referenced site. This evaluation includes the review of the following documents.

1. “Property and Topographic Survey” depicting 863 Danbury Road prepared by Redniss & Mead (“R&M”), dated January 20, 2021 for Connecticut Humane Society.
2. Site Development Plan set prepared by Redniss & Mead (“R&M”) Sheets SE-1 to SE-5, dated July 1, 2021 for Connecticut Humane Society.
3. “Soil Investigation Report” prepared by Mary Jaehnig, dated July 31, 2020.
4. “Drainage Narrative” prepared by R&M, dated July 1, 2021.

This evaluation will focus on the existing natural resources and the effects of the proposed redevelopment on these resources. This evaluation also describes proposed measures designed to minimize development-related impacts to regulated areas and to enhance the site’s overall environmental value. ELS staff has conducted several site inspections on the site the last visit was on June 8, 2021.

EXISTING CONDITIONS

The subject property is 18.33± acres in area, located on the west side of Danbury Road, across from New Street. The parcel is located in the RA1 Residential district. Surrounding properties to the west and north are developed single family residences, to the south is

undeveloped State of Connecticut land (in R-1A zone), to the east are single family residences (R-1A) and two parcels zoned General Business (GB) that currently occupied with retail shops. The site has three curb cuts, supports four single family homes (6 buildings), paved and gravel driveways, lawn area, and an active contractor's yard. All existing residences are served by private wells and onsite septic systems. The area immediately west of existing houses has been used for many years as a contractors yard and is still active. The existing site coverage provided by R&M is $1.02 \pm$ acres.

The property's topography is dramatic with high points along the western ridge line that vary between elevation 440 to 480', down to elevations along Route 7 of elevation 340'. The developed area of the site clusters the existing building among a rocky knoll, that then levels out with Route Seven along the eastern edge of the site. Shallow ledge conditions are found throughout the site.

The undeveloped portions of the site is vegetated with second growth deciduous forest. Upland areas are predominately composed of Sugar and Red Maples, but includes Tulip trees, White Oaks, Ash, and Black Birch averaging 12-24" diameter breast height with an open and sparse understory. The understory is dominated by Euonymus, but includes Tartarian, Morrrows's Honeysuckle, Multiflora Rose, Asiatic Bittersweet, Wineberry, Privet and Japanese Barberry. Groundcover plants among the leaf litter include Pennsylvania Sedge, Path Rush, Goldenrod spp., Asters spp, Poison Ivy and Christmas Fern.

Regulated Wetlands and Watercourses

The property is located in the Norwalk River watershed. An unnamed watercourse bisects the property, flowing within a distinct valley from the northwest to the southeast conveying the stormwater from the adjoining properties. The central section of the onsite watercourse is piped in several sections. A riparian wetland, identified by Mary Jaehnig, Soil Scientist, is associated with the watercourse. It is clear over the history of the property that many portions of the wetland resources have been impacted from filling. The remaining wetland has a wooded tree canopy. The piped section of the watercourse runs from a small pond in the northwest that discharges through a culvert on the south side of the contractors yard. A second watercourse discharges from a culvert near route seven that merges with the central watercourse. The watercourse then flows south into the Route Seven drainage system and eventually to the Norwalk River.

The wetland contains an intermittent watercourse within a well-defined swale. The riparian wetland parallels the watercourses on both sides ranging from 3 to $30' \pm$ in width. Mary Jaehnig's soils report notes the wetland soils to be Ridgebury, Leicester and Whitman soils.

The riparian wetland vegetation is a predominate tree cover of Red Maples and includes America Elm, White Oaks, Ash, Black Birch and Beech. The understory is primarily nonnative invasive shrubs and includes Japanese Barberry, Japanese knotweed, Phragmites, Euonymus, Tartarian Honeysuckle, but includes Spicebush and Winterberry. Groundcovers within the wetland and along the watercourse include Wineberry, Garlic Mustard,

Pachysandra, lawn, Christmas Fern, Skunk Cabbage, Asiatic Bittersweet and Woodland Fern.

Due to the existing slopes (over 20%) within the 100' upland review areas of the wetland and watercourse, the regulated upland review areas extend beyond the 100' over most of the site except the northeastern, southern, and southwestern areas where the septic system is proposed. Due to the topography and large undeveloped portions of the site, most all of the site's undeveloped areas will remain wooded.

Wetlands Functions

Based upon professional experience and the publication entitled "The Highway Methodology Workbook Supplement, Wetland Functions and Values, *A Descriptive Approach*," prepared by the US Army Corps of Engineers, NEDEP-360-1-30a, September 1999, the watercourse and wetland trap sediments. Within the wider more level topography sediment is deposited and surface water is absorbed. Small seasonal ponding areas provide a source of fresh drinking water for wildlife during the spring and fall seasons when the water is running. Vegetation within these wetlands is capable of nutrient uptake and sediment trapping. Within the lower narrower areas of the corridor the watercourse is feed primarily by surface water.

A review of the online CT DEEP NDDB map (December 2020) indicates that the property lies outside of any delineated "State and Federal Listed Species & Significant Natural Communities" area. In addition, ELS staff observed no species of special concern, threatened species or endangered species on or near the site during their site visits.

PROPOSED CONDITIONS:

CHS proposes to remove the existing improvements on the site and develop a new regional center that will be for a variety of functions, occupying areas of the site that are already developed. The new buildings (14,243 ±sf floor area) will be a single story buildings, with parking, outdoor dog walking areas, and include significant wetland restoration areas. The new building will be located in the vicinity of the existing buildings.

The development will be serviced by on site septic and an on-site well. Tree removal will be required within the site development. Paved and building surfaces will increase, however due to the use of porous pavement the effective impervious surface will actually be reduced.

Activities within the upland review areas

Upland and the extended upland review areas overlap most of the site, due to steep slopes within the site. The proposed site work encompasses 2.06± acres (11.2% of the site) of the upland review area, and includes portions of the building's storm drainage improvements, parking and wetland restoration and buffer enhancements. The following is a list of proposed activities in the upland review areas of the site.

Proposed removal of existing improvements

1. Demolition and removal of all existing building.

2. Abandonment and removal of all existing drainage discharges to watercourse.
3. Abandonment and removal of existing septic systems, some in close proximity to the wetland and watercourse.

Proposed new Development

1. 14,243 \pm sf new building.
2. One and one-half (1.5) acres of new surfaces for building, driveway, parking and walkways. This is an increase over the 1.02 acre of existing impervious surfaces. However, due to use of pervious pavement, the effective impervious area will be reduced (0.65 acre pervious pavement, 0.85 ac impervious, total new surface pavements is 1.5 ac.). Refer to R&M Drainage narrative for additional information.
3. Two outdoor dog runs /play areas, one behind the building, and a second to the north of the building.
4. Earthwork and trenching related to the (up the existing dirt road) septic fields in the far southwest area of the site.

Wetland Restoration work

The primary goals for wetland mitigation work include day-lighting a portion of the existing piped watercourse and expanding and enhancing wetland buffer areas within 25' of wetlands. Refer to exhibits prepared by R&M that show pre and post conditions within 25' and 50' of the existing on site sources. These exhibits clearly demonstrate where these areas will be improved. A summary of wetland improvement, are listed below.

5. Day-lighting a 105' \pm lf of piped watercourse.
6. Reconstructed a 25' \pm width of wetland buffer along both sides of the day-lighted water course, 5250 \pm sf.
7. Removal Japanese Knotweed, and restoring a 3:1 (H:V) slope along the length of the southern (560' \pm) watercourses, and replanting a 25' buffer along watercourse to the southern lawn 14,000 \pm sf).
8. Replace headwall to pond outlet.
9. The existing impervious coverage reduction within 25' of the wetland area is 7,025 sf. (75%).
10. The impervious coverage reduction within 50' review area is 3,725 sf or 25%,

However, utilizing pervious pavement creates an effective impervious reduction of 9995 sf or 68%.

Stormwater Management and Treatment

The stormwater drainage design is utilizing Low Impact Development (LID) method of pervious pavement to treat and infiltration the surface flows from new paved areas. A smaller landscape and walk area will be collected in catch basins along the north end of the building along the walks, and discharged to the wetlands.

The pervious paved surfaces will be construction with 18" inches of crushed stone encourage gravel to infiltration and treat stormwater flows, a flush curb will be used to mark and define the pavement. When the pervious pavement is saturated any addition flows will overflow to adjoining grass and landscape area where the water will be further filtered and absorbed before reaching the watercourse. Roof drains will be collected and discharge the existing storm system in Route Seven. The overall system will treat the required water quality volume and detain peak flows for the 10 to 25 storm year event. Refer to R&M Engineering report for additional information.

Dog waste Management

The CHS is well versed at handling dog waste and have some proved protocols in place for all their facilities. These outdoor practices will continue to be used to protect not only wetland resources but include dog and people's health.

1. Solid waste will be immediately scooped up and disposed in sealed bags and placed in a dumpster.
2. Liquid waste is allowed to absorption in the soil or surface.
3. At the fenced dog run behind the building, the pervious pavement surface will be set on 12" of sand to aid in absorption and treatment of runoff, as well as, a newly established vegetated buffer that is 30' to 50' in width. Together these treatments are expected to process nutrients before they reach wetland resources.

Wetland Mitigation (Restoration)

The wetland corridor that crosses the site adjacent to the existing developed areas has been historically piped and narrowed over many years. This development has included a significant wetland restoration in the following areas:

- 1) 450' wetland buffer restoration, along the perimeter of the southern lawn areas,
- 2) 100' of day lighted watercourse and planted buffer restoration, immediately behind the new building, and
- 3) the reconstruction of southern outfall to the existing pond.

These enhancements are expected to restore and expand wetland function to this area in the way of nutrient uptake, infiltration, stabilization and wildlife habit.

IMPACTS, MITIGATION MEASURES AND ALTERNATIVES:

Potential Wetland Resource Impacts

Direct Wetland Impacts: Work in the wetland area is limited to restoration and mitigation work. Restoration work will only result in a beneficial impact to the wetland resources by expanding wetland functions and values for the on site wetlands.

Indirect Impacts to Wetland Resources

Short-term Degradation of Water Quality: During construction, short-term water quality impacts, associated with earth disturbance and erosion and sedimentation will be controlled by the use of properly phased, installed and maintained erosion and sediment controls.

Long-term Degradation of Water Quality: No meaningful stormwater treatment currently exists on the properties. The proposed drainage system primarily employs LID methods to disconnect and infiltration storm flows. Limited use of catch basins targeted at those areas north of the building for small areas of sidewalk and landscape areas. This simplified LID method will successfully treat stormwater runoff by trapping pollutants, mitigate thermal pollution, and infiltrating stormwater runoff. The project will be removing all direct discharges to the watercourse that are located in the work area from existing buildings, as well as existing septic systems close to existing wetland resources. The combination of the removal of the direct discharge of runoff into the watercourse, proposed stormwater management plan, and a code complying septic system will improve the quality of the water leaving the site.

Long-term Diminished of Groundwater Recharge: The proposed use of pervious pavement for the parking lot will allow for infiltration and recharging of the groundwater. No long-term impacts relating to diminished groundwater recharge is anticipated from this development.

Alteration of Hydrology: There will be no change to the existing hydrology of the site. All collected stormwater will continue to flow into the watercourse at the south end of the site, toward the Norwalk River.

Naturalized Wooded buffer: The existing wetland buffer will expanded and enhanced with new have planting and control of invasive species.

Wildlife Habitat: Within the development envelop, a small portion of the site's habitat will change from woodland to developed areas. To enhance the site's wildlife habitat, native trees, shrubs and berry-producing plants will be planted along the edge of the site's maintained landscape edge and within the wetland buffer areas. By removing invasive plants expanded native plant and expanded wetland areas, there is expected to be a net gain for wildlife habitat area that support wildlife on the site.

Best Management Practices

The following Best Management Practices (“BMPs”) have been incorporated into the plans for the proposed development for the purpose of avoiding and/or minimizing potential adverse impacts to regulated areas, including several Low Impact Development (“LID”) strategies:

- a. *erosion and sedimentation controls* - erosion and sedimentation will be controlled by the use of silt fencing to trap sediments within stormwater runoff, anti-tracking pads to remove sediments from construction vehicle tires, and watering of the site as needed to prevent dust.
- b. *catch basins fitted with sumps* - designed to improve water quality by trapping sediments from walk and landscape areas. Any sediments will be periodically removed as needed to maintain the basins in proper working order.
- c. *pervious pavements* – Pervious asphalt and walk pavers serve as an alternative to traditional pavements and help reduce runoff by infiltrating. The permeable surfaces allow for rain and snow melts to seep directly through to underlying layers of soil and gravel. Permeable pavements reduces runoff by filtering out pollutants that contribute to water pollution, reduce the need for road salt and can reduce construction costs by reducing the need for some conventional drainage features.
- d. *planted buffers* - existing upland buffers will be enhanced by removing existing invasive plants (Japanese Barberry and Asiatic Bittersweet) and replanting the disturbance perimeter with native plants. All temporary disturbances areas will be restored with a mix of native shade trees, understory trees, shrubs, and herbaceous plants within the wetland buffer for wildlife habitat and aesthetic purposes. Planted buffers will also aid to maintain water quality by removing nutrient within stormwater runoff by plant uptake (LID);

Alternatives

In the process of developing the proposed site plan several development concepts were considered before the submitted design was finalized. Reduced copies of these plans can be found at the back of this report. These alternatives included:

1. “No Build”. The existing survey (dated 2/19/21) is attached for this first alternative. This alternative reflects the existing conditions of the cluster of 4 homes and an active construction yard adjacent to wetland resources that have been historically impinged upon. This alternative provides no wetland improvement and allows the existing uses to be active on the site.
2. Concept “Plan”, by Amenta/Emma Architect, dated December 11, 2019. This plan reflecting an early version of development plan for CHS with a new building placed over the existing piped brook, provides an overall increase in coverage and lost opportunities to daylight watercourse.

3. Progress Site Plan by R&M, dated 2-19-21.

This plan reflects an earlier version of the current site layout with conventional asphalt and stormwater basins for water quality measure. One of the dog runs is located on the western side of the brook, diminishing the wetland enhancement areas and creating an overall increase of impervious areas and less wetland enhancement over the submitted plans.

4. "Concept Plan 4", prepared by ELS, dated July 2021.

This plan reflects the current layout without the day-lighting of the watercourse. This plan provides an overall reduction of the wetland enhancements over the proposed plan.

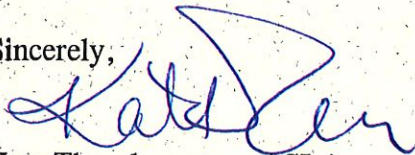
The progress of the above listed design concept plans leads us to the submitted plan set prepared by R&M and ELS. The applicant's team is confident the submitted plan set is superior to the alternatives noted above. The proposed plans provide extensive wetland buffer enhancements and mitigation of previous impacted wetland resources, and provide water quality measures through pervious pavement and vegetation buffers. This design goals create a superior site layout that protects and enhances wetland resources while serving the client's needs and use of the site.

SUMMARY:

The application requests a wetland permit to allow the redevelopment of the 18.3 acre site. A wetland corridor bisects the site. Site work and building construction is proposed within upland review areas. Wetland reconstruction and enhancements are proposed to mitigate past wetland impacts. LID development techniques and BMP's have been incorporated into the site development plans to control and minimize potential secondary impacts to the wetland resources; including, proper sediment and erosion controls, infiltration and treatment of roof and driveway runoff to improve water quality and significant expand native planting and wetland buffers. Collectively these actions will minimize and mitigate potential impacts to wetland resources, during and after construction.

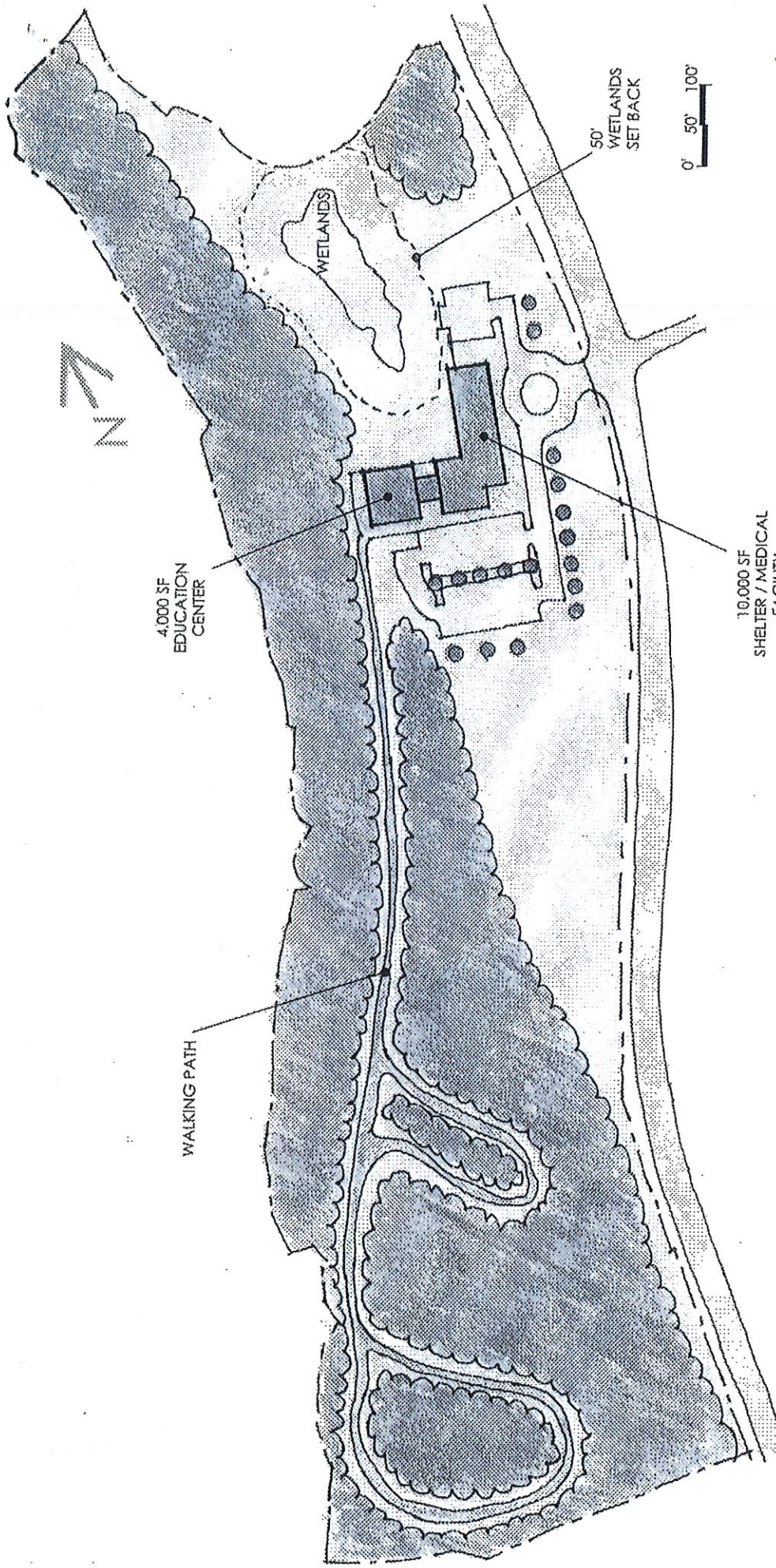
Taken as a whole, the proposed development will protect and maintain the on-site wetland resources and its functions, improve stormwater quality leaving the site, increase groundwater infiltration and restore functions to historically disturbed wetland areas. The proposed development is expected to preserve the existing functions of the wetland while allowing for reasonable use of the site.

Sincerely,



Kate Throckmorton, ASLA
Registered Landscape Architect, RLA
Certification in Erosion and Sedimentation Control
NOFA Certified Professional

Danbury Road 300-wilton ea

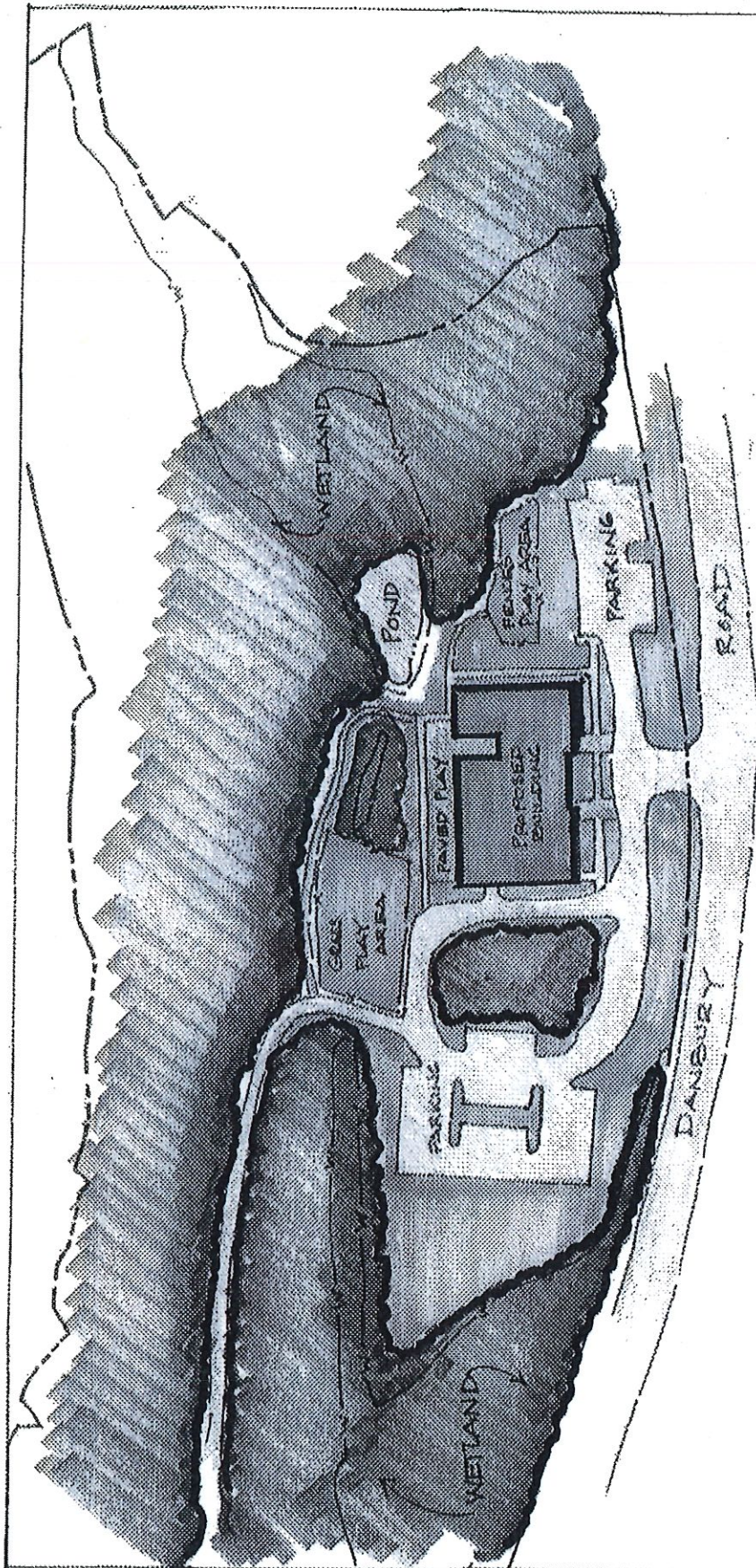


857 DANBURY ROAD | WILTON, CT

DECEMBER 11, 2019

AMENITA/EMMA

ALTERNATE # 2

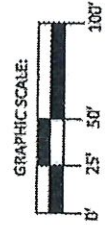


July 2021

Concept Plan - 4

Connecticut Humane Society
863 Danbury Road
Wilton, CT

Environmental Land Solutions, LLC
Landscape Architecture & Environmental Planning
8 Knight St., Suite 203, Norwalk, CT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836



ALTERNATE #4

PFIZER – JÄHNIG
ENVIRONMENTAL CONSULTING

July 31, 2020

Wetland Delineation Report

Connecticut Humane Society
863 Danbury Road
Wilton, Connecticut

Introduction:

A wetland delineation was conducted at 863 Danbury Road on July 15, 2020 at the request of the Connecticut Humane Society. The 18+ acre parcel is located on the western side of Danbury Road and is developed in the northeast portion.

The topography descends generally from west to east with an upland knoll in the northeast corner. A wetland/watercourse system is located at the base of the steep slopes. The watercourse flows from north to south and flows beneath Danbury Road to the Norwalk River.

Soils:

Soil samples were obtained using a spade and auger. Features noted include color, texture and depth to wetland indicators. Soils were classified according to guidelines established by the USDA NRCS.

The Inland Wetlands and Watercourses Act (Connecticut General Statutes 22a-38) defines inland wetlands as “land...which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain.” Watercourses are defined in the act as “rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof.” The act defines intermittent watercourses as having a defined permanent channel and bank and the occurrence of two or more of the following characteristics: A) evidence of scour or deposits of recent alluvium or detritus, B) the presence of standing or flowing water for a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation.

PFIZER – JÄHNIG
ENVIRONMENTAL CONSULTING

The upland soils include Charlton-Chatfield complex of varying slopes and Udorthent, or fill.

Charlton-Chatfield complex consists of the well drained Charlton loam and Chatfield loam in an undulating landscape with stones, boulders and areas of exposed bedrock. The depth to the water table in both loams usually exceeds 6 feet below grade. The depth to bedrock in Charlton loam usually exceeds 5 feet below grade and 20 to 40 inches below grade in Chatfield loam. The upper slopes are reached by a dirt road that ends in a large open field surrounded by woodland.

The Udorthent has been deposited and graded in the flat upland field near Danbury Road. The fill is unknown but boulders and pieces of concrete can be seen on the surface. Fill is also located in the depression between the steep slopes and the developed knoll.

The wetlands consist of Ridgebury, Leicester and Whitman, extremely stony loams. This unit consists of deep, poorly and very poorly drained soils formed in glacial till. Stones and boulders cover much of the surface. The water table is close to the surface from late fall through early spring.

The northern wetland is a scrub/shrub swamp with phragmites. Filling has occurred south of this wetland and the watercourse piped between the small wetland/watercourse and the wetland/watercourse formed between the fill and the base of the slopes. The watercourse enters an undisturbed wooded wetland adjacent to Danbury Road.



Mary Jaehnig
soil scientist

**Connecticut Humane Society
Application to Planning and Zoning Commission**

**Premises: 863-875 Danbury Road, Wilton, Connecticut
(Assessor's Map #11 - Lots #47, 47-1 and 47-2)**

Owners of Property Within 500 Feet of the Premises

Map / Lot Number	Owner Name Property Address	Mailing Address (if different)
11-24	Ehtan Mena Vanessa L. Ingersoll 34 New Street Wilton, CT 06897	
11-25	Jessica Carney Anthony Deluca 28 New Street Wilton, CT 06897	
11-26	Edward W. Woodcock 24 New Street Wilton, CT 06897	P.O Box 968 Wilton, CT 06897
11-27	John J. Murphy Alena D. Murphy 20 New Street Wilton, CT 06897	
11-28	Christopher Barrett Verna Barrett 6 New St. Ext. Wilton, CT 06897	
11-30	Paul P. Nicovic 5 New St. Ext Wilton, CT 06897	9 New St. Extension Wilton, CT 06897
11-31	Mark Johnson Penny Raffini 10 Sunset Hill Road Wilton, CT 06897	
11-32	Mark Johnson Penny Raffini 16 Sunset Hill Road Wilton, CT 06897	
11-33	Konstantinos Spetsaris Bonnie Spetsaris 20 Sunset Hill Road Wilton, CT 06897	

11-34	Sara Zawoiski Michael Zawoiski 26 Sunset Hill Road Wilton, CT 06897	
11-35	John T. Ezzo Stephanie Ferriera 25 Sunset Hill Road Wilton, CT 06897	
11-36	David Maurrasse 15 Sunset Hill Road Wilton, CT 06897	
11-37	Derek Geiger Atsuko Geiger 9 Sunset Hill Road Wilton, CT 06897	
11-38	Ehtan Mena Vanessa L.Ingersoll 10 New Street Wilton, CT 06897	
11-39	Town of Wilton 872 Danbury Road Wilton, CT 06897	238 Danbury Road Wilton, CT 06897
11-40	Town of Wilton 31 New Street Wilton, CT 06897	238 Danbury Road Wilton, CT 06897
11-41	Town of Wilton 49 New Street Wilton, CT 06897	238 Danbury Road Wilton, CT 06897
11-42	Dorinda A. Traski Stephen D. Traski 856 Danbury Road Wilton, CT 06897	
11-43	Victor Muniz Cheryl Muniz 852 Danbury Road Wilton, CT 06897	
11-44	FOAD LLC 846 Danbury Road Wilton, CT 06897	71 Clifton Place Bridgeport, CT 06606
11-45	William Tait Marion Tait 834 Danbury Road Wilton, CT 06897	
11-46	Scott Tait Jeri Tait 822 Danbury Road	

	Wilton, CT 06897	
11-46-1	Mark C. Bennett Michele J. Bennett 27 Sunset Hill Road Wilton, CT 06897	
11-46-2	Thomas Masone Virginia Masone 28 Sunset Hill Road Wilton, CT 06897	
11-48	Cynthia Forrester 11 Mountain Road Wilton, CT 06897	
11-48-1	Jennifer Donath Holger Donath 15 Mountain Road Wilton, CT 06897	
11-48-2	Kenneth R. Pokora 13 Mountain Road Wilton, CT 06897	
11-49	Roy Levitt Natalie Levitt 9 Mountain Road Wilton, CT 06897	
11-51	Carlos DeJesus Chanel DeJesus 17 Mountain Road Wilton, CT 06897	
11-52	Brian J. Kesselman Amy B. Kesselman Aviva R. Kesselman 27 Mountain Road Wilton, CT 06897	
11-53	Daniel H. Berg 20 Irmgard Lane Wilton, CT 06897	
11-54	Xiumei Song Lampros Panagis 32 Irmgard Lane Wilton, CT 06897	
11-55	Bruce Yeko 33 Irmgard Lane Wilton, CT 06897	PO Box 496 Georgetown, CT 06829
11-56	Lilian Galaviz 27 Irmgard Lane Wilton, CT 06897	

11-57	Kristin S. Leggio 21 Irmgard Lane Wilton, CT 06897	
11-58	Brad C. Wolff 41 Mountain Road Wilton, CT 06897	
12-1	Christopher Ferguson Pamela Ferguson 20 Mountain Road Wilton, CT 06897	
12-2	Alison Zottarelli Susan Zottarelli 16 Mountain Road Wilton, CT 06897	
12-3	Michael J. Roche Nidya A. Garcia de Roche 12 Mountain Road Wilton, CT 06897	
12-4	Luana Maruca Rita Maruca 919 Danbury Road Wilton, CT 06897	89 Old Belden Hill Road Wilton, CT 06897
12-111	Vinod Pilla Rama Miriyappalli 26 Mountain Road Wilton, CT 06897	
24-14	Ajana Properties LLC 783 Danbury Road Wilton, CT 06897	69 Bobbys Court Ridgefield, CT 06877
24-15	State of Connecticut Danbury Road Wilton, CT 06897	450 Capital Avenue Hartford, CT 06134
24-18	Town of Wilton Danbury Road Wilton, CT 06897	238 Danbury Road Wilton, CT 06897
25-8	Kimberly Ann Bryant Raymond Bryant 48 Mountain Road Wilton, CT 06897	
25-9	Mark J. Piedmont Karena A. Piedmont 42 Mountain Road Wilton, CT 06897	45 Lambert Common Wilton, CT 06897

25-9-1	Laura F. Ploss Richard E. Ploss 52 Mountain Road Wilton, CT 06897	
25-9-2	Keith D. Ellison 38 Mountain Road Wilton, CT 06897	
25-9-3	Neal Dandekar Katherine Grant 40 Mountain Road Wilton, CT 06897	
25-10	Skies the Limit LLC 53 Mountain Road Wilton, CT 06897	26 Jacobs Lane Bethel, CT 06801
25-11	Patricia A. Melvin 55 Mountain Road Wilton, CT 06897	c/o Investors Financial LP PO Box 8507 Boise, ID 83707
25-12	John Morrell Helga Morrell 57 Mountain Road Wilton, CT 06897	
25-14	Lauryn Hart David Hart 79 Mountain Road Wilton, CT 06897	
25-14-1	Wilton Land Conservation Trust Mountain Road Wilton, CT 06897	PO Box 77 Wilton, CT 06897
25-15	Gonzolo Ugarte Catherine Ugarte 81 Mountain Road Wilton, CT 06897	
25-15-1	Daniel Spezzano 85 Mountain Road Wilton, CT 06897	
25-17	State of Connecticut 127 Mountain Road Wilton, CT 06897	2800 Berlin Turnpike Newington, CT 06131
25-24	State of Connecticut 115 Mountain Road Wilton, CT 06897	2800 Berlin Turnpike Newington, CT 06131

[illegible][illegible]

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
WILTON, CT 06897

ESTABLISHED 1964

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

PAUL H. BURNHAM
SUSAN L. GOLDMAN
J. VANCE HANCOCK
J. CASEY HEALY
DERREL M. MASON*
MATTHEW C. MASON*
JAMES D'ALTON MURPHY*
KATHLEEN L. ROYLE*
RALPH E. SLATER
ROGER R. VALKENBURGH *

NEW YORK OFFICE:
156 WEST 56TH STREET, NEW YORK, NY 10012
(212) 757-0434

(203) 762-9000 FAX: (203) 834-1628
WWW.GREGORYANDADAMS.COM

PLEASE REPLY TO SENDER:
JAMES D'ALTON MURPHY
DIRECT DIAL: 203-571-6309
jmurphy@gregoryandadams.com

* ALSO ADMITTED IN NEW YORK
⊗ ALSO ADMITTED IN VERMONT

July 15, 2021

Via Email and Hand Delivery

Planning and Zoning Commission

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

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

Re: Connecticut Humane Society – Application for Special Permit/Environmental Impact
Statement

Premises: 863-875 Danbury Road, Wilton, CT

Dear Mr. Chairman and Members of the Commission:

The Connecticut Humane Society (“CHS”), a 501(c)(3) non-profit organization, has filed an application for a special permit to allow it to construct a new building to house an animal shelter, adoption facility and both an in-house veterinary medical facility and a reduced-fee public veterinary clinic. Set forth below is CHS’s Environmental Impact Statement in satisfaction of the requirements of Section 29-10.A.5 of the Zoning Regulations of the Town of Wilton (the “**Regulations**”):

a. Compatibility with Town’s Plan of Development

The above-referenced Premises is comprised of 18.32± acres of land that is zoned Residential One Acre (“R-1A”). Charitable Organizations, as defined in the Regulations, are allowed to construct a building of up to 10,000 sf of Gross Floor Area in the R-1A Zone as a Special Permit Use under Section 29-5.A.3.r. The Connecticut Humane Society intends to ask the Planning & Zoning Commission for a text change when requesting the Special Permit and Site Plan review to allow the larger proposed building. This use is compatible with the Town’s Plan of Conservation and Development adopted on September 23, 2019, and effective October 1, 2019 (the “Town Plan”). The Town Plan states that this area along Danbury Road, the Route 7 Transition, should be used for low-intensity and limited density development and that commercial and mixed-use development at the proper scale are supported. The proposed building is one story melded in to the existing topography and remains at a very low site coverage. In addition, the large amount of

acreage that will be left in its natural state, and the preservation of treed knolls, will work to preserve the Cannon Road to Ridgefield border unique streetscape that includes mature trees and stone walls.

b. Sensitive Environmental Features

There are wetlands and watercourses located on the Property. CHS filed an application for regulated activity permit with the Inland Wetlands Commission of the Town of Wilton and the application is pending. Wetlands impact from the current site development will be reduced.

c. Impact on Water, Sewer and Storm Drainage

The Premises is served by a septic system and private well. The storm drainage plan is set forth in the Site Engineering Report, Drainage Narrative, prepared by Redniss & Mead, ("RM") dated July 1, 2021 and as shown on the Site Development Plan (SE-1) prepared by RM dated July 1, 2021. There will not be any negative impact to storm drainage.

d. Traffic Impact

CHS has filed with the Commission a Traffic Access and Impact Study prepared by Hardesty & Hanover.

e. Impact on Town Services

The development of the Premises will not have a significant impact on Town services.

f. Alternatives to mitigate adverse impacts

There are no adverse impacts. CHS has filed with the Commission a Landscaping Plan (Sheet LP-1) and Details (Sheet LP-2) prepared by Environmental Land Solutions dated July 1, 2021.

If you have any questions, please contact me.

Respectfully submitted,
Gregory and Adams, P.C.

By: 
James D'Alton Murphy

JD'AM/klr
Enclosures

cc: Mr. James Bias – Connecticut Humane Society

Mr. Thomas Quarticelli, Mr. Michael Tyre and Ms. Debra Seay – Amenta Emma Architects

Mr. Michael Galante – Hardesty & Hanover

Mr. Craig Flaherty and Mr. Vincent Hynes – Redniss & Mead

Ms. Kate Throckmorton – Environmental Land Solutions

Connecticut Humane Society

Town of Wilton Land Use Applications

Premises: 863-875 Danbury Road, Wilton, CT

List of Project Professionals

1. Contract Purchaser/Applicant
Connecticut Humane Society
c/o James Bias
Executive Director
Mailing Address:
701 Russell Road
Newington, CT 06111
jbias@cthumane.org
(469) 383-1525

Address for Application:
c/o Gregory and Adams, P.C.
190 Old Ridgefield Road
Wilton, CT 06897
(203) 571-6304
2. Surveyor
Mr. Douglas R. Faulds
Ryan and Faulds Land Surveyors
11 Grumman Hill Road
Wilton, CT 06897
(203) 762-9492
d.faulds@rednissmead.com
3. Engineer
Mr. Craig J. Flaherty
Mr. Vincent Hynes
Redniss & Mead
22 First Street
Stamford, CT 06905
(203) 327-0500
c.flaherty@rednissmead.com
v.hynes@rednissmead.com
4. Landscape Architect
Ms. Kate Throckmorton
Environmental Land Solutions, LLC
8 Knight Street
Norwalk, CT 06851
(203) 855-7879
kate@elsllc.com

5. Architect

Mr. Tom Quarticelli
Ms. Debra Seay
Amenta Emma Architects, P.C.
242 Trumbull Street, Suite 201
Hartford, CT 06103
(860) 549-4725
tquarticelli@amentaemma.com
dseay@amentaemma.com

6. Traffic Engineer

Mr. Michael Galante
Mr. Steve Cipolla
Hardesty and Hanover, LLC
41 Ruane Street
Fairfield, CT 06824
(203) 255-3100
mgalante@hardestyhanover.com
scipolla@hardestyhanover.com

7. Attorney

James D'Alton Murphy, Esq.
Kathleen Royle, Esq.
Gregory and Adams, P.C.
190 Old Ridgefield Road
Wilton, CT 06897
(203) 762-9000
jmurphy@gregoryandadams.com
kroyle@gregoryandadams.com

GREGORY AND ADAMS, P.C.

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DIRECT DIAL: 203-571-6309
jmurphy@gregoryandadams.com

* ALSO ADMITTED IN NEW YORK
⊗ ALSO ADMITTED IN VERMONT

July 14, 2021

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

Re: Connecticut Humane Society – Land Use Applications
Premises: 863-875 Danbury Road, Wilton, CT

Dear Members of the Commissions:

As attorneys for Connecticut Humane Society (“CHS”), we hereby certify that:

1. Title to the property located at 863 Danbury Road (Assessor's Map #11, Lot 47) is vested in the Estate of John Allegrezza, c/o Claudette M. Allegrezza, Executrix, by virtue of a Notice issued by the Wilton-Norwalk Probate Court (the “Court”) dated July 13, 2020 and recorded in Volume 2513 of the Wilton Land Records at Page 463 (a copy of which Notice has been provided to the Commission);
2. Title to the property located at 863 Danbury Road (Assessor's Map #11, Lot 47-1) is vested in the Estate of John Allegrezza c/o Claudette M. Allegrezza, Executrix, by virtue of a Notice issued by the Court dated July 13, 2020 and recorded in Volume 2513 of the Wilton Land Records at Page 463 (a copy of which Notice has been provided to the Commission); and
3. Title to the property located at 875 Danbury Road (Assessor's Map #11, Lot 47-2) is vested in the Estate of Mary L. Rondos c/o Judith Ocsay, Executrix, by virtue of a Notice issued by

Inland Wetlands Commission
Planning and Zoning Commission
July 14, 2021
Page 2 of 2

the Court dated May 14, 2021 and recorded in Volume 2534 of the Wilton Land Records at Page 614 (a copy of which Notice has been provided to the Commission).

Very truly yours,
GREGORY AND ADAMS, P.C.

By: 
James D'Alton Murphy

JD'AM/ko
Enclosures



Doc ID: 001198810001 Type: LAN

BK 2513 pg 463

RETURN TO

NOTICE FOR LAND RECORDS/
APPOINTMENT OF FIDUCIARY
PC-251 REV. 4/18

STATE OF CONNECTICUT

COURT OF PROBATE

COURT OF PROBATE, Norwalk - Wilton Probate Court

DISTRICT NO. PD51

ESTATE OF
John J. Allegrezza (20-00310)DATE OF NOTICE
July 13, 2020

DATE OF DEATH

June 03, 2019

PLACE WHERE LAST DWELT

863 Danbury Road
Wilton, CT 06897

DIED TESTATE

FIDUCIARY [Name, address, and telephone number]

Claudette M. Allegrezza, 869 Danbury Road, Wilton, CT 06897, (203)885-3228

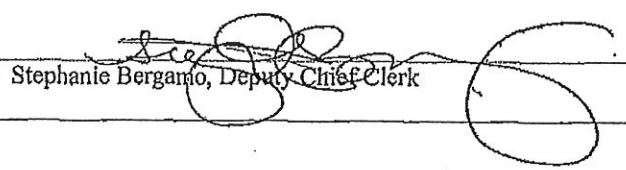
FIDUCIARY'S POSITION OF TRUST

Executrix

DATE OF APPOINTMENT

7/13/2020

This notice is made and caused to be recorded in the land records of the town wherein the deceased was the owner of real property, or any interest therein, or a mortgage or a lien upon real property.

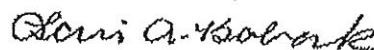

Stephanie Bergamo, Deputy Chief Clerk

Certified True Copy

COURT SEAL

 Judge/Clerk

 Received for Record at Wilton, CT
On 07/31/2020 At 2:19:00 pm





Doc ID: 002982380002 Type: LAN

BK 2534 PG 614-615

RETURN TO:

CERTIFICATE RELEASING
LIENS (NON-TAXABLE ESTATES)
PC-258 REV. 4/18

STATE OF CONNECTICUT
COURT OF PROBATE

NOTE: File with the town clerk in the town where the real property is situated.

COURT OF PROBATE, Norwalk - Wilton Probate Court DISTRICT NO. PD51	
ESTATE OF Mary Rondos, AKA Mary L. Rondos, AKA Mary Lucy Rondos	DATE OF DEATH March 31, 2020
PROPERTY ADDRESS 863-875 Danbury Road, Wilton, CT 06897	


MORE PARTICULARLY DESCRIBED AT:
VOLUME/PAGE 507/272 OF THE Wilton LAND RECORDS

This is to certify that satisfactory evidence has been presented to this court that no Connecticut estate tax will be due and the statutory probate fee for the above- referenced estate has been paid in full.

The court releases the following liens with respect to the decedent's interest in each piece of real property listed above:

1. Lien for estate tax due the State of Connecticut in accordance with C.G.S. section 12-398 (e); and
2. Lien for statutory probate fees due the State of Connecticut.

Dated on May 14, 2021.


Douglas Stern, Judge

Certified True Copy

COURT SEAL

Judge/Clerk

FOR COURT USE ONLY

Sent to: GEORGE KONTOGIANNIS

Date sent: May 14, 2021

OPINION RE: CONNECTICUT
ESTATE TAX DUE
PC-255 REV. 1/18

STATE OF CONNECTICUT
COURT OF PROBATE

COURT OF PROBATE, Norwalk - Wilton Probate Court

DISTRICT NO. PD51

ESTATE OF

Mary Rondos, AKA Mary L. Rondos, AKA Mary Lucy Rondos (20-00322)

ORIGINAL CERTIFICATE

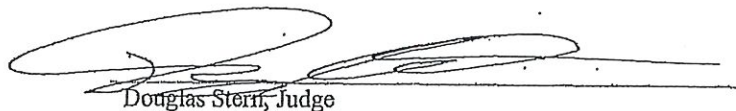
This is to certify that:

The decedent resided in this district at the time of his or her death. A copy of the Connecticut estate tax return has been filed in this court. The decedent's taxable estate is less than or equal to the applicable amount that is exempt from the Connecticut estate tax under C.G.S. section 12-392.

ACCORDINGLY,

Pursuant to C.G.S. section 12-392(b)(3)(B), as amended, it is the opinion of the undersigned that no Connecticut estate tax is due.

Dated at: Norwalk, Connecticut on May 14, 2021.



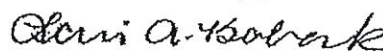
Douglas Stern, Judge

Court
Seal

Sent to: GEORGE KONTOGIANNIS
Date: May 14, 2021

DO NOT record this form on the land records.

Received for Record at Wilton, CT
On 06/16/2021 At 1:12:00 pm



13809 — QUIT CLAIM DEED (REVISED)
IND. OR CORP.

BOOK 831 PAGE 163

V S F

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269 Sheffield St., Mountainside, N. J. 07092

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

Know Ye, That CLAUDIA LEHOULLIER of Box 156, Happy Camp,
California 96039

for the consideration of ONE (\$1.00) DOLLAR *herein designated as the Releasor,*

received to Releasor's full satisfaction from JOHN ALLEGREZZA / a/k/a JOHN J. ALLEGREZZA
Connecticut 06829 and MARY L. RONDOS of Danbury-Norwalk Road, Georgetown,
Connecticut 06829

herein designated as the Releasee,
does by these presents remise, release and forever Quit-Claim unto the said Releasee and to the Releasee's heirs,
successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releasor
has or ought to have in or to

ALL THAT CERTAIN tract or parcel of land, with the buildings thereon situated,
in the Town of Wilton, County of Fairfield and State of Connecticut, in
quantity 13 acres, more or less, and bounded:

NORTHERLY: By land now or formerly of John P. Pryor and land now or formerly
of Laura A. Bennett;

EASTERLY: By highway;

SOUTHERLY: By land now or formerly of Esther A. Miller; and

WESTERLY: By land now or formerly of Charles Rosendahl and land now
or formerly of Willie Lockwood.

Said property is also known as 863-875 Danbury Road, Georgetown, Connecticut.

"No Conveyance Tax Collected"

Mary L. Rondo
Town Clerk of Wilton"

To Have and to Hold the premises hereby remised, released and quit-claimed with all the appurtenances unto the said Releasee and to the Releasee's heirs, successors and assigns forever, so that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents, forever barred and excluded.

In all references herein to any parties, persons, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

In Witness Whereof, the Releasor has signed and sealed this instrument, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be hereto affixed this 13th day of August 19 85

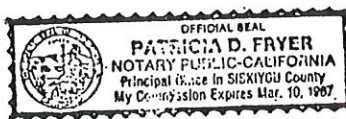
Signed, Sealed and Delivered in the presence of

or Attested by

Elizabeth E. Casson
Elizabeth E. Casson

Claudia Lehouillier
CLAUDIA LEHOULLIER

Rosemary Walker
Rosemary Walker



State of CALIFORNIA County of SISKIYOU ss.

The foregoing instrument was acknowledged before me this 13th day of August 1985, by Claudia Lehouillier.

LEGREZZA

Patricia D. Fryer
Notary Public Patricia D. Fryer
My commission expires: March 10, 1987

Received for Record March 11, 1993 at 9:21 A. M. Attest

Mary H. Duff
Town Clerk

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW

190 OLD RIDGEFIELD ROAD

WILTON, CT 06897

ESTABLISHED 1964

PAUL H. BURNHAM
SUSAN L. GOLDMAN
J. VANCE HANCOCK
J. CASEY HEALY
DERREL M. MASON*
MATTHEW C. MASON*
JAMES D'ALTON MURPHY*[⊗]
RALPH E. SLATER
ROGER R. VALKENBURGH *

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

NEW YORK OFFICE:

156 WEST 56TH STREET, NEW YORK, NY 10012

(212) 757-0434

(203) 762-9000 FAX: (203) 834-1628

WWW.GREGORYANDADAMS.COM

PLEASE REPLY TO SENDER:
JAMES D'ALTON MURPHY
DIRECT DIAL: 203-571-6309
jmurphy@gregoryandadams.com

* ALSO ADMITTED IN NEW YORK
⊗ ALSO ADMITTED IN VERMONT

May 20, 2021

By E-Mail Only

Connecticut Humane Society

Attn: Mr. James Bias, Executive Director

Re: Connecticut Humane Society – Land Use Applications
Premises: 863-875 Danbury Road, Wilton, Connecticut

Dear Mr. Bias:

As you know, we are in the process of preparing land use applications to various Town of Wilton and State of Connecticut and other government agencies, if applicable. These agencies require written authorization from the applicant and the property owner authorizing Gregory and Adams, P.C to act as its agent in connection with any and all land use matters involving the subject properties. In that you have been authorized by the terms of the Purchase and Sale Agreement to pursue these applications, please sign a copy of this letter as applicant, and on behalf of the owners, and return it to me by email.

Very truly yours,

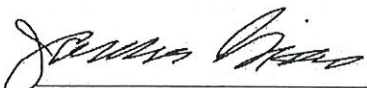
James D'Alton Murphy

James D'Alton Murphy

JD'AM/ko

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with the above-referenced matters.

Connecticut Humane Society

By: 

James Bias

Its: Executive Director

Duly Authorized