

# 141 Danbury Road

---

FDSPIN 141 DR LLC  
PLANNING & ZONING  
COMMISSION PRESENTATION  
10.25.21

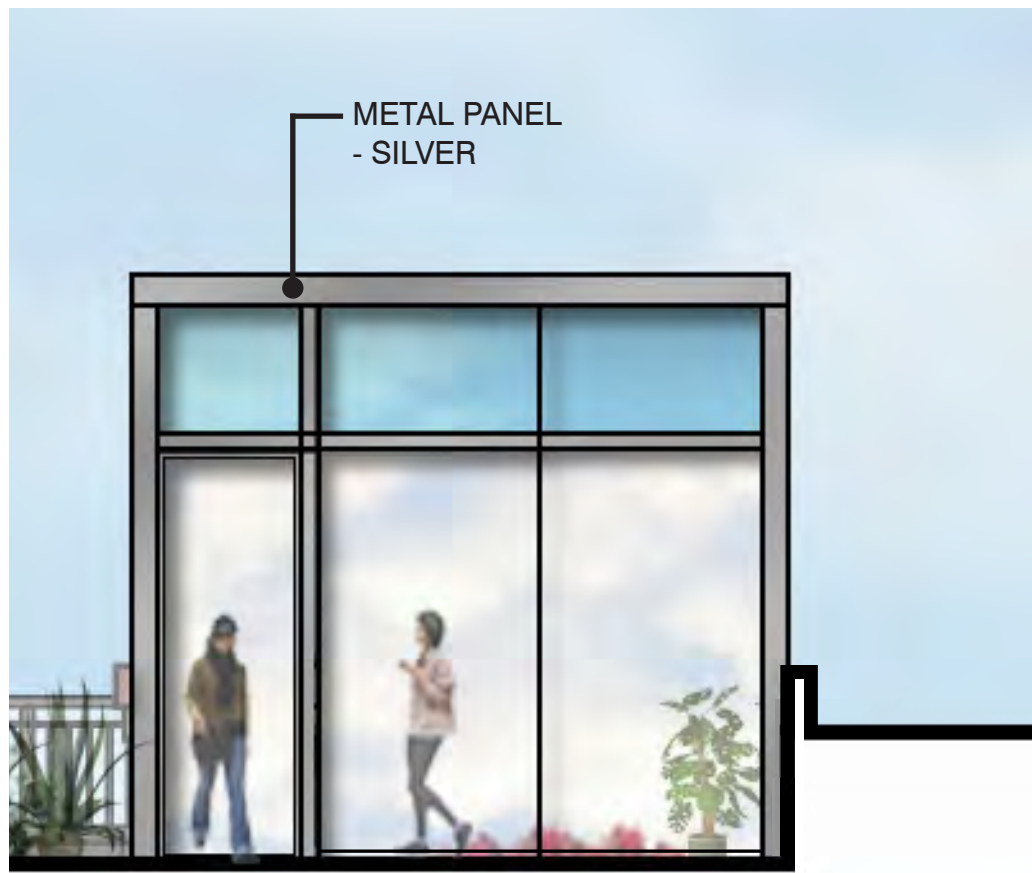




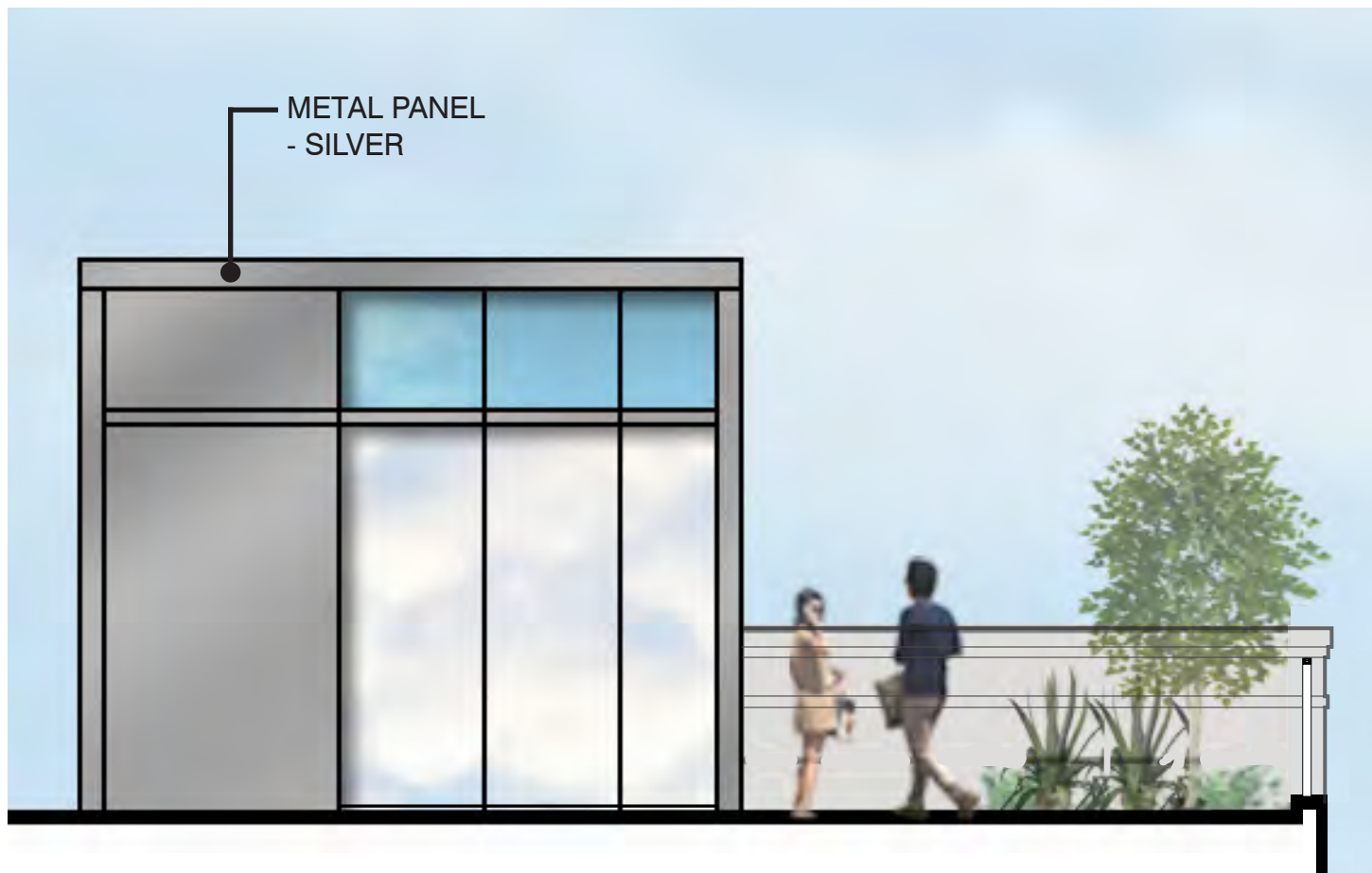




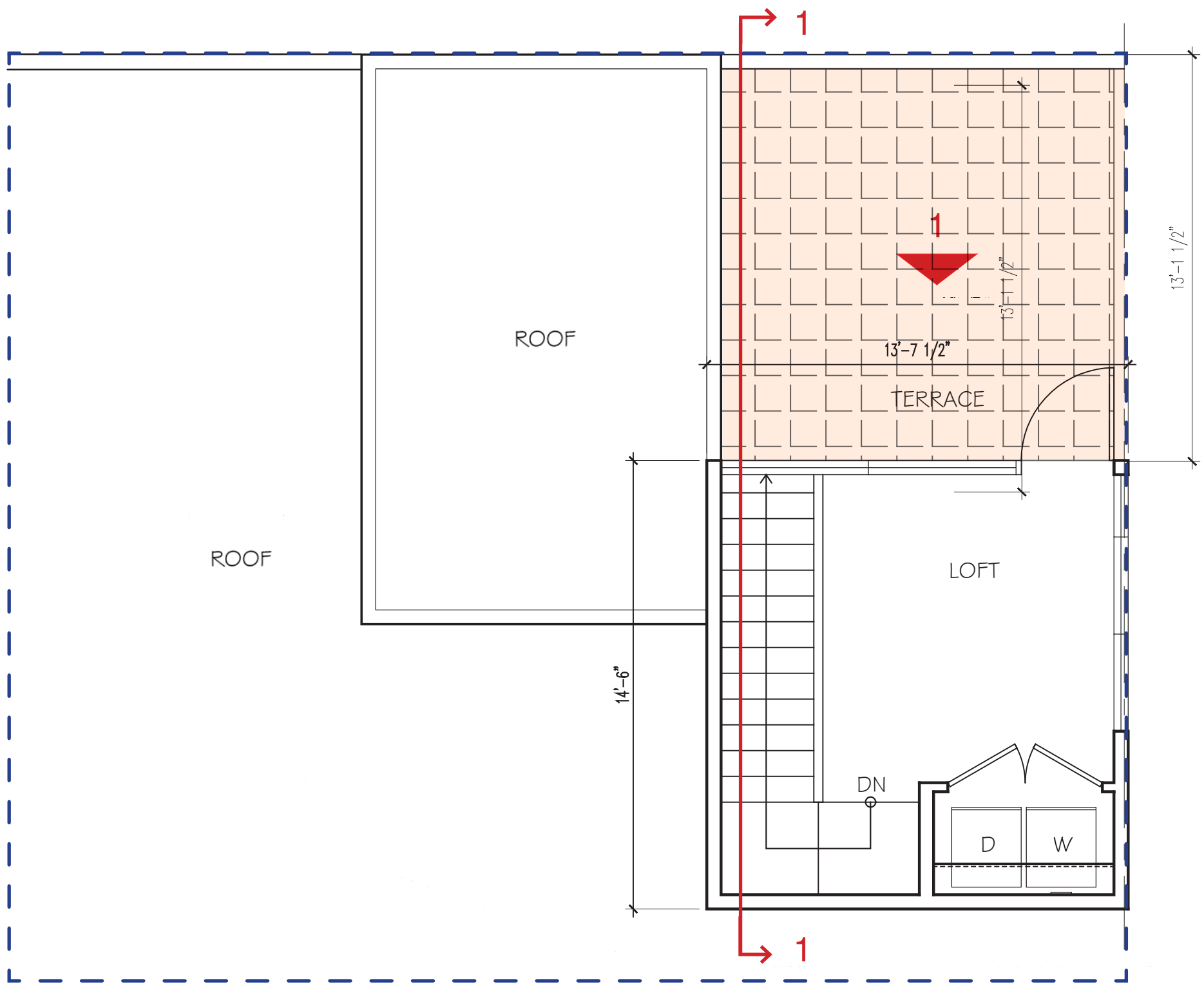




LOFT ELEVATION 1



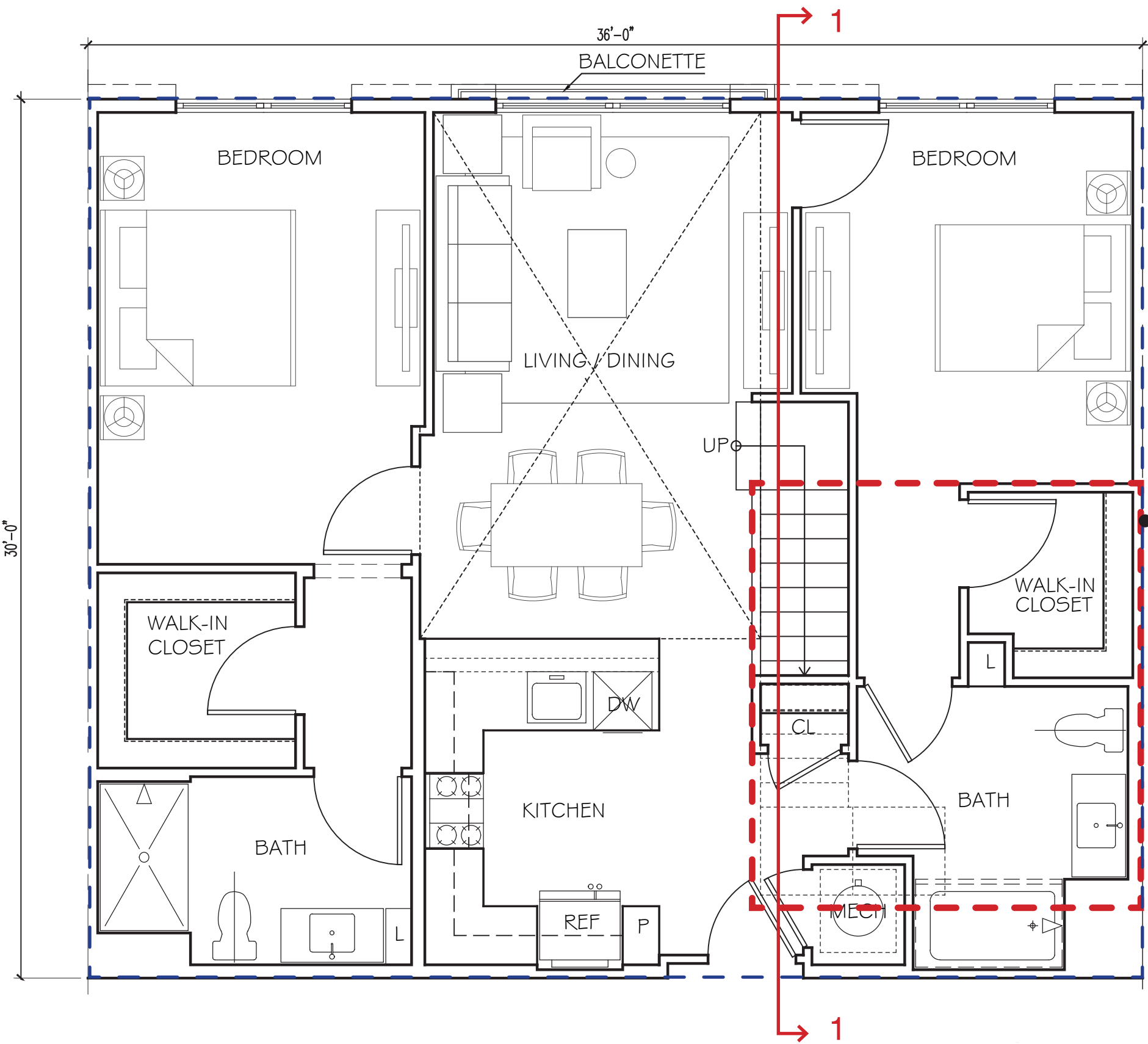
LOFT ELEVATION 2



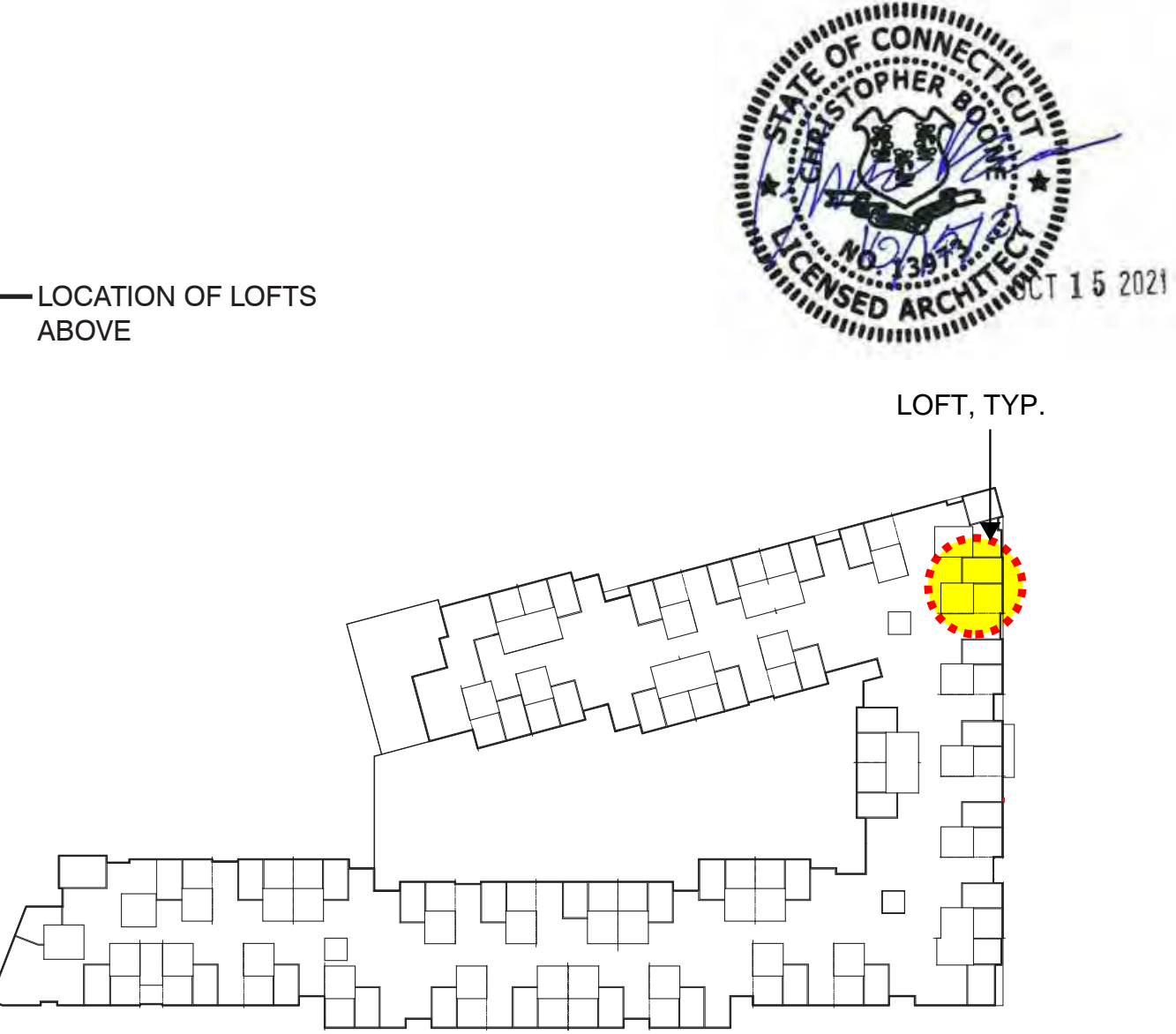
UPPER FLOOR PLAN (LOFT)



LOFT SECTION 1



MAIN FLOOR PLAN

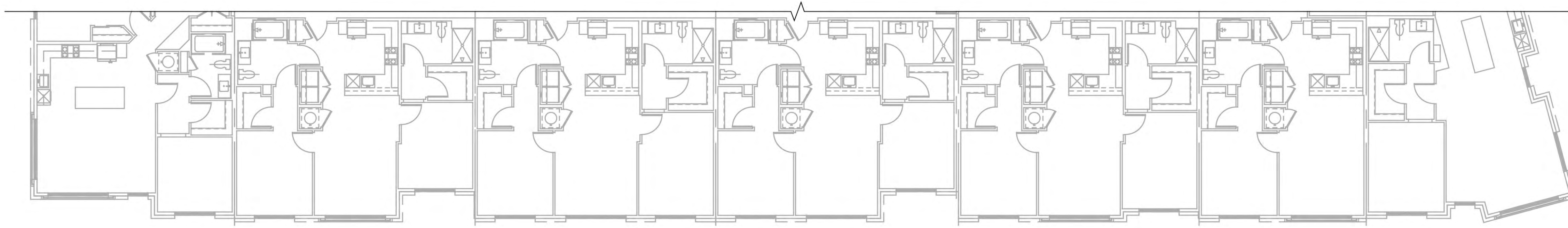


KEY PLAN

\*NOTE: IMAGES AND FLOOR PLANS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES, DETAILS MAY BE REFINED AD PROJECT DEVELOPS.

# UNITS WITH LOFTS

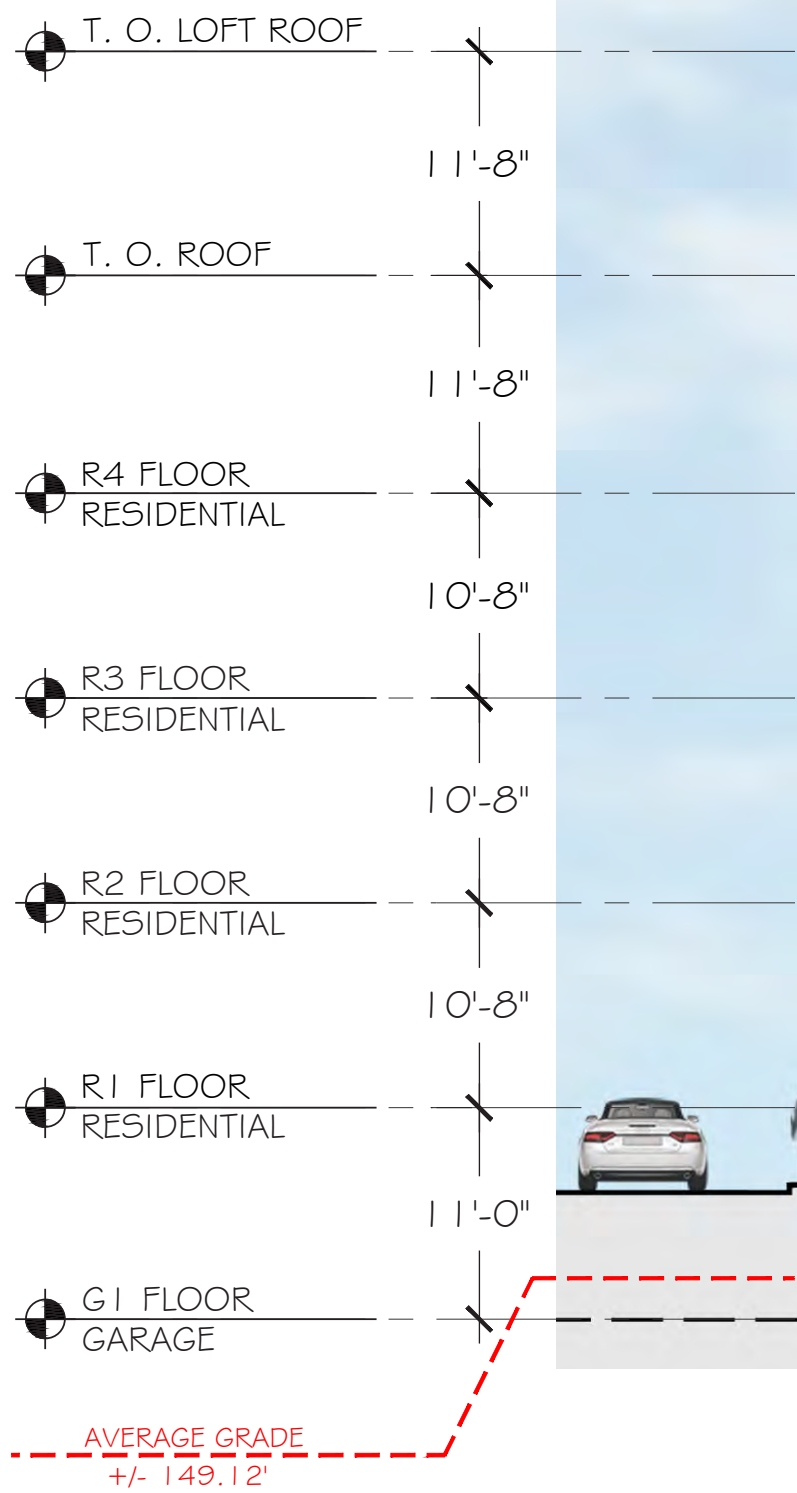




PARTIAL FLOOR PLAN

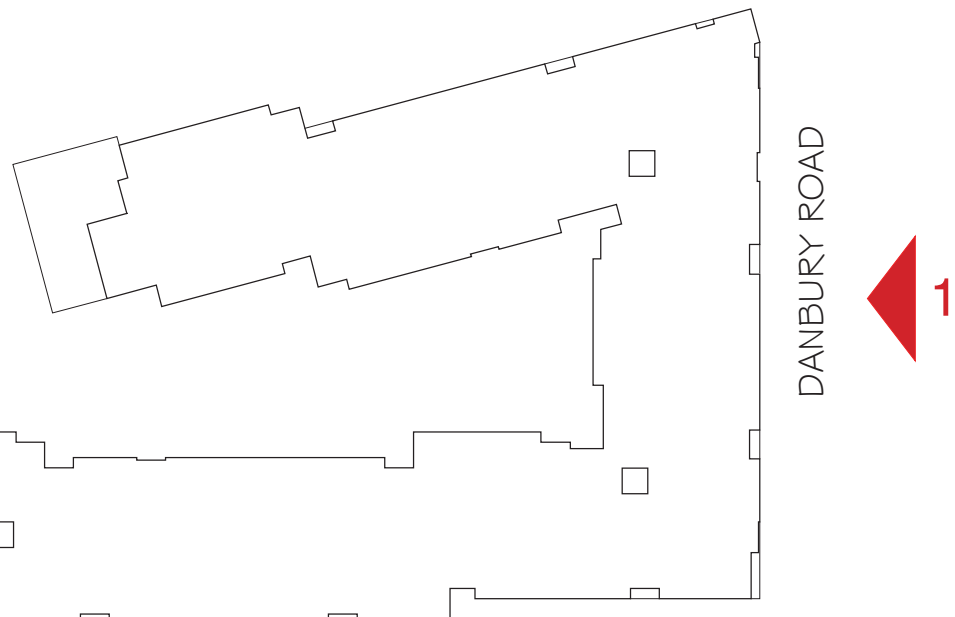


BUILDING ELEVATION 1



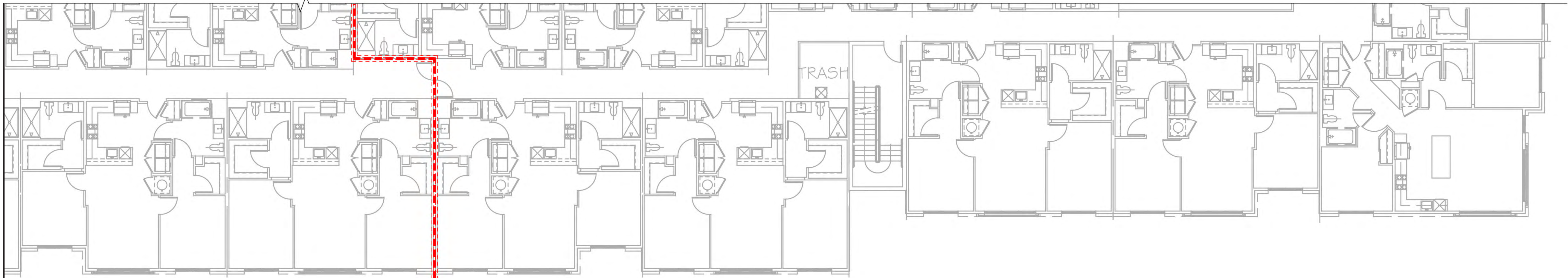
MATERIAL LEGEND

- |   |   |
|---|---|
| 01 BRICK - GREY   | 07 METAL PANEL - SILVER                   |
| 02 BRICK - RED  | 08 FIBER CEMENT SIDING - DARK GREY        |
| 03 ARCHITECTURAL STONE - GREY                           | 09 FIBER CEMENT SIDING - MEDIUM GREY      |
| 04 FIBER CEMENT PANEL / METAL PANEL (ALT) - DARK GREY   | 10 DECORATIVE RAILING 1                   |
| 05 FIBER CEMENT PANEL / METAL PANEL (ALT) - MEDIUM GREY | 11 DECORATIVE RAILING 2                   |
| 06 FIBER CEMENT PANEL - LIGHT GREY                      | 12 ARCHITECTURAL METAL ACCENT - DARK GREY |



KEY PLAN





PARTIAL FLOOR PLAN



BUILDING ELEVATION 2A

MATERIAL LEGEND

- |   |   |
|---|---|
| 01 BRICK - GREY   | 07 METAL PANEL - SILVER                   |
| 02 BRICK - RED  | 08 FIBER CEMENT SIDING - DARK GREY        |
| 03 ARCHITECTURAL STONE - GREY                           | 09 FIBER CEMENT SIDING - MEDIUM GREY      |
| 04 FIBER CEMENT PANEL / METAL PANEL (ALT) - DARK GREY   | 10 DECORATIVE RAILING 1                   |
| 05 FIBER CEMENT PANEL / METAL PANEL (ALT) - MEDIUM GREY | 11 DECORATIVE RAILING 2                   |
| 06 FIBER CEMENT PANEL - LIGHT GREY                      | 12 ARCHITECTURAL METAL ACCENT - DARK GREY |



KEY PLAN

2A

ENLARGED BUILDING ELEVATION

PLANNING AND ZONING APPLICATION RESUBMISSION

©2021 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

141 DANBURY ROAD

WILTON, CT

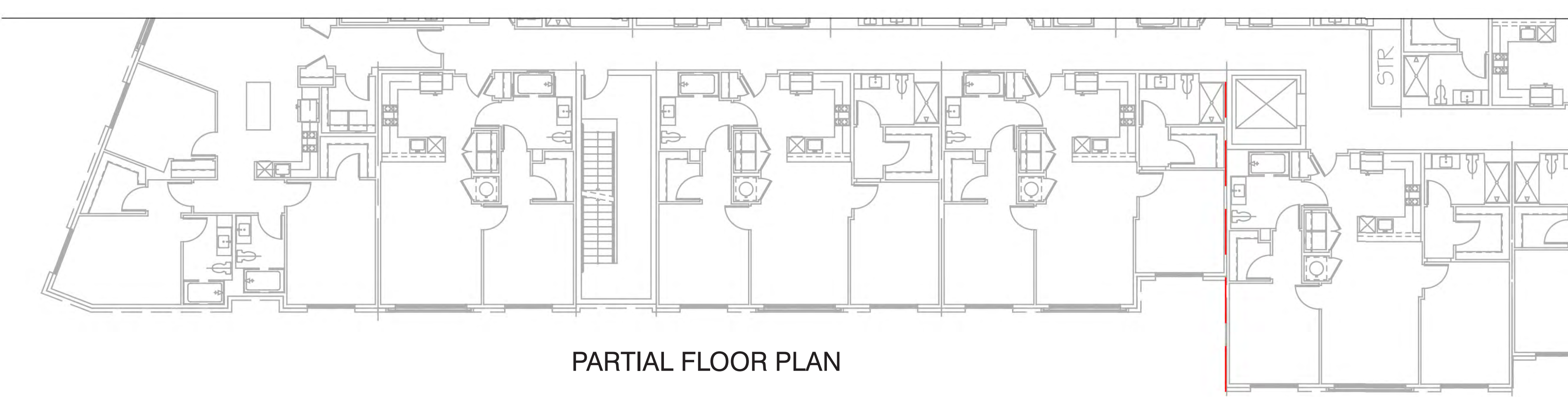
FDSPIN 141 DR LLC

REV. OCT 15, 2021  
(P & Z RESUBMISSION)  
JUL 19, 2021  
FUL.003

A.22

0' 5' 10' 20'  
SCALE: 1" = 10' (@ 22"x34")





PARTIAL FLOOR PLAN



BUILDING ELEVATION 2B

MATERIAL LEGEND

- |   |   |
|---|---|
| 01 BRICK - GREY   | 07 METAL PANEL - SILVER                   |
| 02 BRICK - RED  | 08 FIBER CEMENT SIDING - DARK GREY        |
| 03 ARCHITECTURAL STONE - GREY                           | 09 FIBER CEMENT SIDING - MEDIUM GREY      |
| 04 FIBER CEMENT PANEL / METAL PANEL (ALT) - DARK GREY   | 10 DECORATIVE RAILING 1                   |
| 05 FIBER CEMENT PANEL / METAL PANEL (ALT) - MEDIUM GREY | 11 DECORATIVE RAILING 2                   |
| 06 FIBER CEMENT PANEL - LIGHT GREY                      | 12 ARCHITECTURAL METAL ACCENT - DARK GREY |



KEY PLAN

ENLARGED BUILDING ELEVATION

PLANNING AND ZONING APPLICATION RESUBMISSION

©2021 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

141 DANBURY ROAD

WILTON, CT

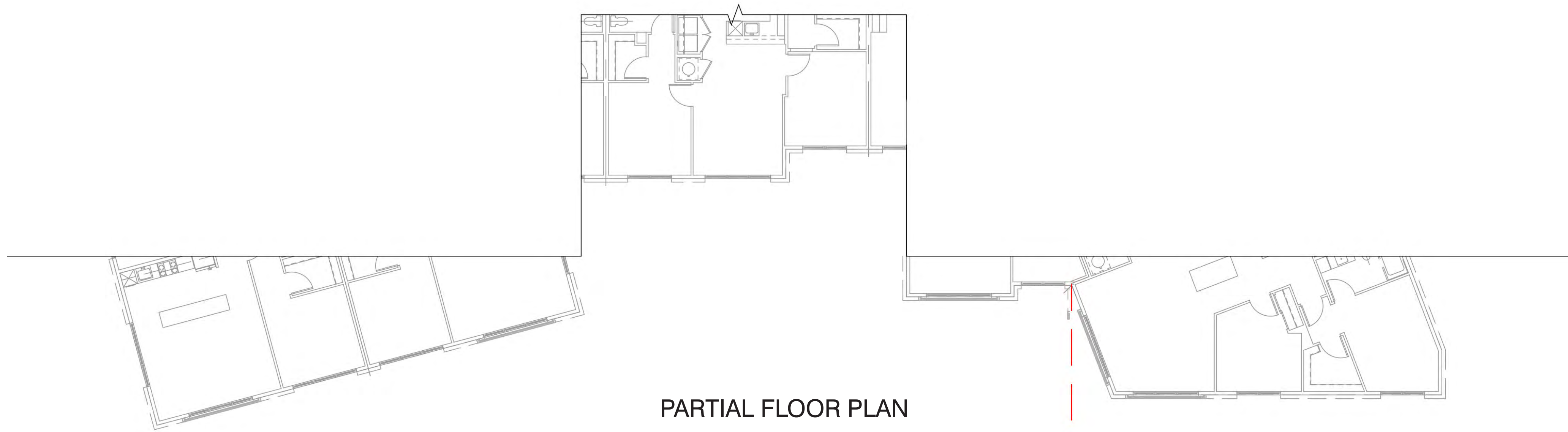
FDSPIN 141 DR LLC

REV. OCT 15, 2021  
(P & Z RESUBMISSION)  
JUL 19, 2021  
FUL.003

A.23

0' 5' 10' 20'  
SCALE: 1" = 10' (@ 22"x34")





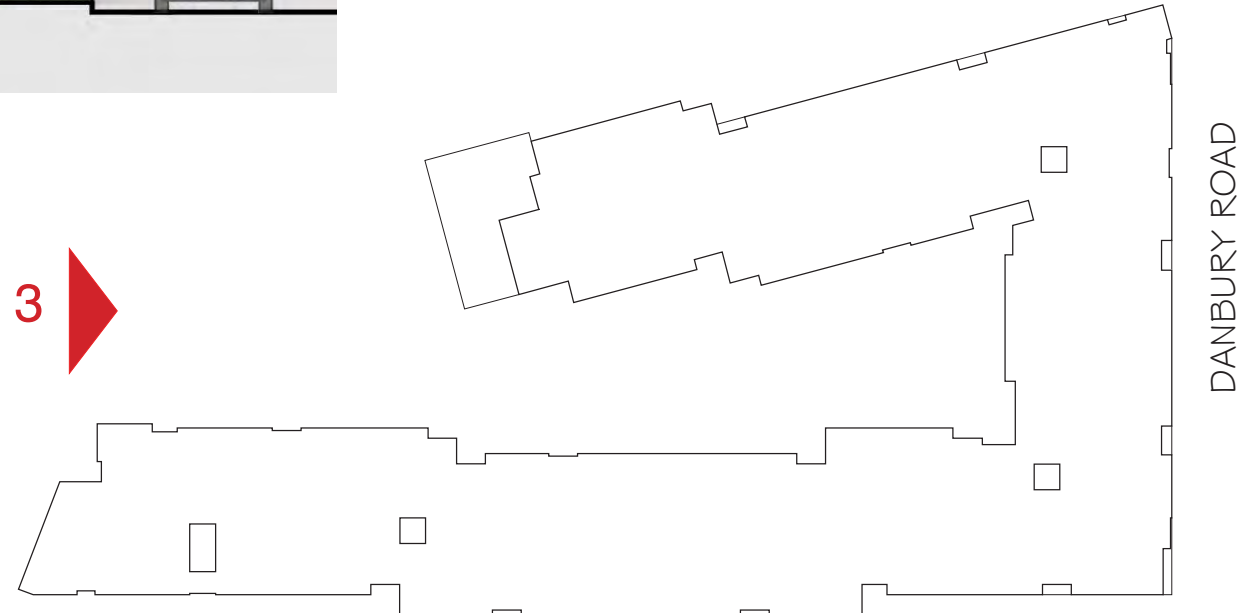
PARTIAL FLOOR PLAN



BUILDING ELEVATION 3

MATERIAL LEGEND

- |   |   |
|---|---|
| 01 BRICK - GREY   | 07 METAL PANEL - SILVER                   |
| 02 BRICK - RED  | 08 FIBER CEMENT SIDING - DARK GREY        |
| 03 ARCHITECTURAL STONE - GREY                           | 09 FIBER CEMENT SIDING - MEDIUM GREY      |
| 04 FIBER CEMENT PANEL / METAL PANEL (ALT) - DARK GREY   | 10 DECORATIVE RAILING 1                   |
| 05 FIBER CEMENT PANEL / METAL PANEL (ALT) - MEDIUM GREY | 11 DECORATIVE RAILING 2                   |
| 06 FIBER CEMENT PANEL - LIGHT GREY                      | 12 ARCHITECTURAL METAL ACCENT - DARK GREY |



KEY PLAN



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P:571.830.1800 | F:571.830.1801 | WWW.LESSARDDESIGN.COM

ENLARGED BUILDING ELEVATION

PLANNING AND ZONING APPLICATION RESUBMISSION

©2021 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

141 DANBURY ROAD

WILTON, CT

FDSPIN 141 DR LLC

REV. OCT 15, 2021  
(P & Z RESUBMISSION)  
JUL 19, 2021  
FUL.003

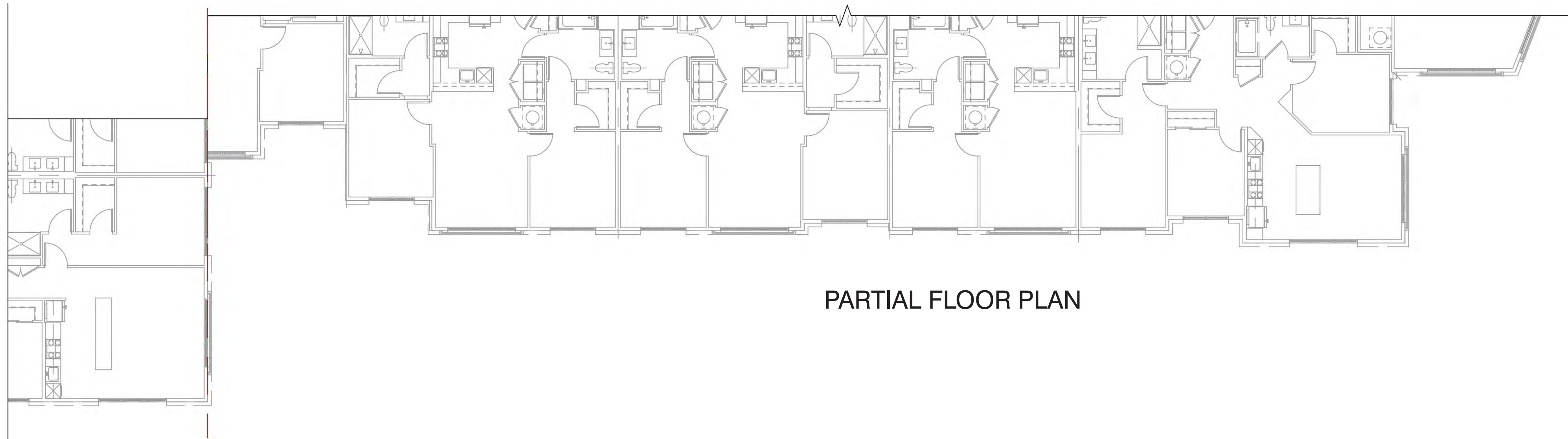
A.24

0' 5' 10' 20'  
SCALE: 1" = 10' (@ 22"x34")









PARTIAL FLOOR PLAN



BUILDING ELEVATION 4B

MATERIAL LEGEND

- |   |   |
|---|---|
| 01 BRICK - GREY   | 07 METAL PANEL - SILVER                   |
| 02 BRICK - RED  | 08 FIBER CEMENT SIDING - DARK GREY        |
| 03 ARCHITECTURAL STONE - GREY                           | 09 FIBER CEMENT SIDING - MEDIUM GREY      |
| 04 FIBER CEMENT PANEL / METAL PANEL (ALT) - DARK GREY   | 10 DECORATIVE RAILING 1                   |
| 05 FIBER CEMENT PANEL / METAL PANEL (ALT) - MEDIUM GREY | 11 DECORATIVE RAILING 2                   |
| 06 FIBER CEMENT PANEL - LIGHT GREY                      | 12 ARCHITECTURAL METAL ACCENT - DARK GREY |



KEY PLAN



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

# ENLARGED BUILDING ELEVATION

## PLANNING AND ZONING APPLICATION RESUBMISSION

©2021 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

141 DANBURY ROAD

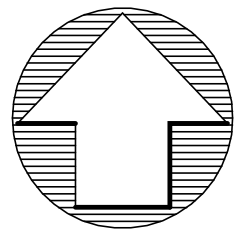
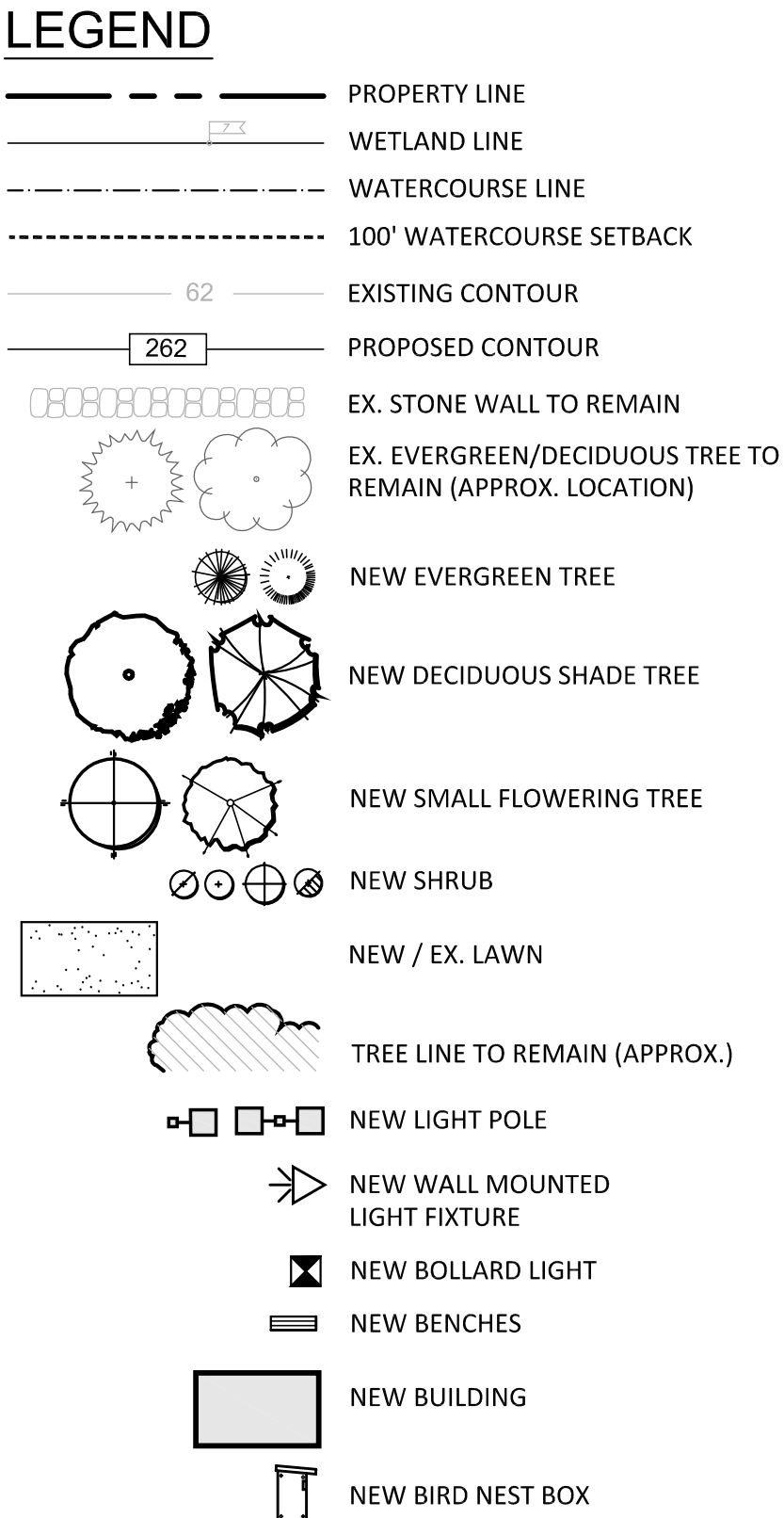
WILTON, CT  
FDSPIN 141 DR LLC

REV. OCT 15, 2021  
(P & Z RESUBMISSION)  
JUL 19, 2021  
FUL.003

0' 5' 10' 20'  
SCALE: 1" = 10' (@ 22"x34")

# A.26





1 P-1

1. REMOVAL OF NONNATIVE INVASIVE PLANTS TO BE ONGOING OVER A TWO (2) YEAR PERIOD (OR LONGER).
2. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE PROJECT ENVIRONMENTAL CONSULTANT WITH ANY QUESTIONS REGARDING THE CONTROL OR IDENTIFICATION OF INVASIVE NONNATIVE SPECIES.
3. THE LANDSCAPE CONTRACTOR SHALL FOLLOW THE METHODS AND RECOMMENDATIONS RECOMMENDED BY THE HERBICIDE MANUFACTURER AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS. A PERMIT FROM DEEP IS REQUIRED FOR ANY PESTICIDE APPLICATION TO A BODY OF WATER.
4. ALL CUT OR PULLED INVASIVE NONNATIVE PLANT MATERIALS SHALL BE DISPOSED OF APPROPRIATELY AND COMPLY WITH THE 2004 DEEP / UCONN "GUIDELINES FOR DISPOSAL OF TERRESTRIAL INVASIVE PLANTS." ALL CUTTINGS SHALL BE COLLECTED AND PLACED ON SITE ON A PLASTIC TARP (OR ON AN ASPHALT PAVEMENT AREA) AND SUN DRIED UNTIL DEAD. AVOID CUTTINGS FROM BEING IN CONTACT WITH ANY SOIL. DEAD PLANTS SHALL BE BAGGED AND DEPOSITED AT AN INCINERATOR WASTE FACILITY (NOT A COMPOSTING FACILITY).
5. START CONTROL OF INVASIVE PLANT SPECIES PRIOR TO THE START OF EARTH MOVING ACTIVITIES. CONTROL NONNATIVE INVASIVE SPECIES AS FOLLOWS:
  - A. FOR JAPANESE KNOTWEED, ASIATIC BITTERSWEET, AND EUONYMUS.

STEP #1 (PRIOR TO HERBICIDE TREATMENT): CUT PLANT DOWN TO GRADE LEVEL DURING THE GROWING SEASON (LATE SUMMER OR EARLY FALL IS PREFERABLE). REMOVE ASIATIC BITTERSWEET ROOTS IF FEASIBLE. DISPOSE OF CUT PLANT MATERIAL AS OUTLINED ABOVE.

STEP #2: IMMEDIATELY AFTER CUTTING, TREAT CUT STEMS WITH AN APPROPRIATE HERBICIDE (SUCH AS ROUND-UP) AT THE RATE AND METHODS RECOMMENDED BY THE MANUFACTURER. CARE SHALL BE TAKEN TO AVOID HERBICIDE CONTACT WITH NATIVE OR OTHER DESIRABLE VEGETATION.

STEP #3: CHECK CONTROL AREA MONTHLY DURING THE GROWING SEASON FOR NEW GROWTH. SPOT TREAT NEW GROWTH WITH AN APPROPRIATE HERBICIDE AS NEEDED FOR CONTROL.
  - B. FOR PORCELAINBERRY CONTROL.

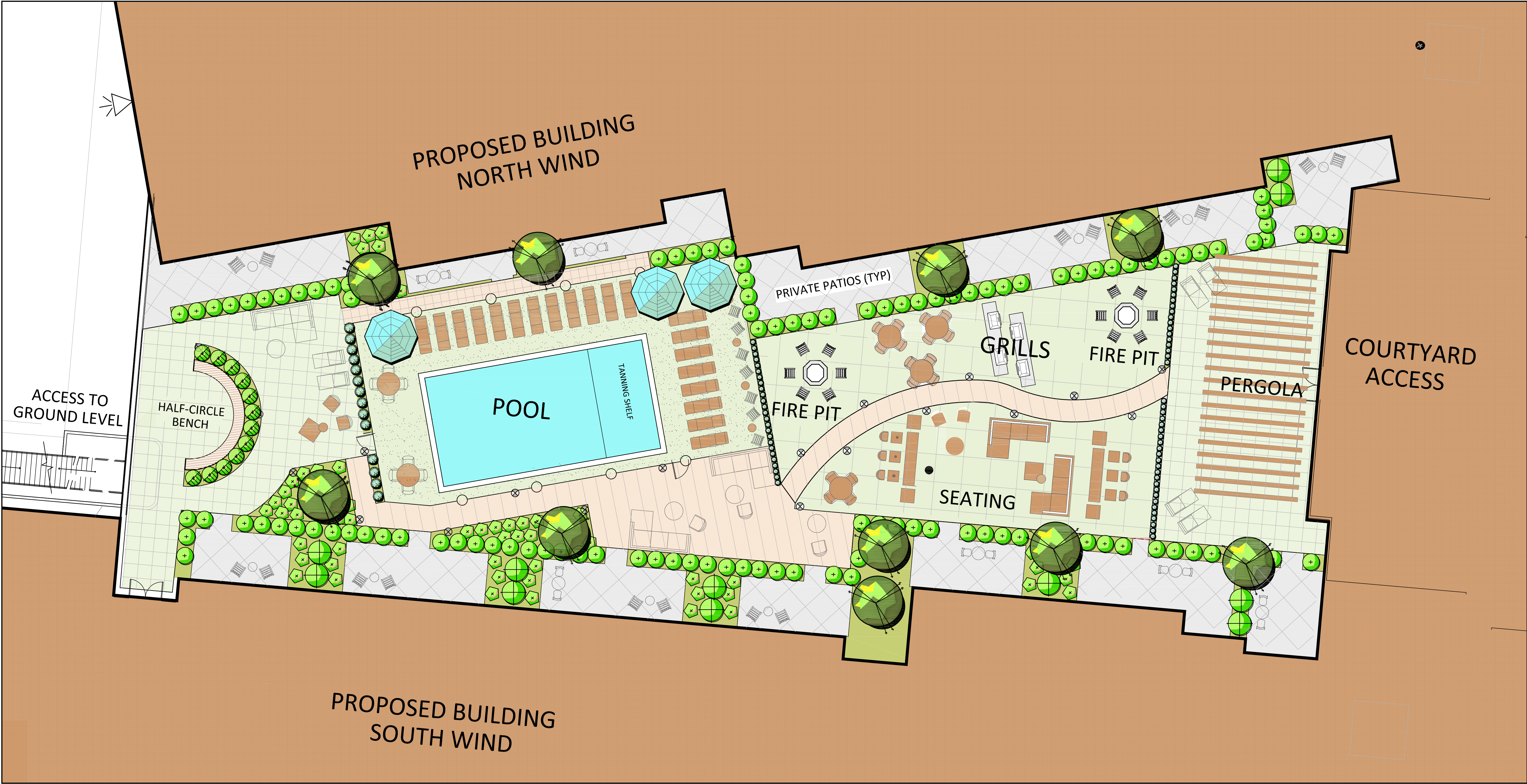
STEP #1: PULL PORCELAINBERRY PLANTS (INCLUDING ROOTS IF FEASIBLE) FROM THE GROUND DURING THE SPRING AND EARLY SUMMER MONTHS. HOWEVER, MANUAL CONTROL MAY BE DIFFICULT BECAUSE OF THEIR HE EXTENSIVE ROOT SYSTEM. IF PORCELAINBERRY IS CUT AT GRADE, TREAT CUT STEMS SYSTEMIC HERBICIDE.

STEP #2: FOLLOW UP WITH BOTH MANUAL REMOVAL AND HERBICIDE TREATMENT MONTHLY UNTIL CONTROLLED.
6. CARE SHALL BE TAKEN TO AVOID HERBICIDE CONTACT WITH NATIVE OR OTHER DESIRABLE VEGETATION. IN AREAS WHERE NATIVE PLANTS ARE GROWING NEAR PLANTS TO BE CONTROLLED, THE HERBICIDE SHALL NOT BE SPRAYED ONTO THE TARGET PLANTS. IN THESE AREAS THE HERBICIDE SHALL BE APPLIED WITH A BRUSH OR Q.T.O.T.

1. EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCADD SITE PLAN SUPPLIED BY TIGHE&BOND. SEE THEIR SITE PLANS FOR ALL OTHER SITE INFORMATION.
2. SITE LIGHTING LEVELS ON THE PLAN WAS PREPARED BY OTHERS AND IS SHOWN ONLY FOR GENERAL REFERENCE PURPOSES.
3. LIGHTING INFORMATION AND LIGHTING PLANS PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, LLC ARE DESIGNED FOR GENERAL LANDSCAPE AESTHETIC PURPOSES ONLY. LIGHTING INFORMATION SHOWN ON THIS PLAN SHALL NOT BE USED FOR SECURITY OR SAFETY PURPOSES.
4. LOCATION AND TYPE OF LIGHT FIXTURES ARE TYPICAL AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS, SITE AND ARCHITECTURAL PLAN REVISIONS.
5. THIS PLAN ASSUMES THAT THE BUILDINGS WILL HAVE BUILDING MOUNTED WALL FIXTURES (BY OTHERS) TO LIGHT THE INGRESS/EGRESS AREAS (DOORS).
6. LIGHT FIXTURES AS RECOMMENDED BY THE MANUFACTURER.
7. LIGHTING DATA INFORMATION PROVIDED BY CLIFF GILBERT FROM VAN VANGUARD LIGHTING COMPANY (203-788-0814).

GROUNDCOVERS & PERENNIALS				
55	AD	ARUNCUS DIOCUS	GOATSBREAD	1 GAL. CONT.
25	AM	ASCLEPAIS INCARNATA	SWAMP MILKWEED	1 GAL. CONT.
25	CM	CIMIFUGA RACEMOSA	FAIRY CANDLES	1 GAL. CONT.
30	TS	COREOPSIS GRANDIFLORA	TICKSEED	1 GAL. CONT.
50	GR	GERANIUM 'ROXANNE'	ROXANNE GERANIUM	1 GAL. CONT.
148	HM	GERANIUM PERFORATUM	ST. JOHNS WORT	1 GAL. CONT.
225	PK	ACKERBA OBOVATA	GOLDEN GROUNDSEL	1 QRT. CONT.
48	SG	PANICUM VIRGATUM 'HANSE HERMS'	HANSE HERMS SWITCHGRASS	1 GAL. CONT.
300	PF	PAXISTICHUM CANBYI	CLIFF FEN	1 GAL. CONT.
45	CF	POLYSTICHUM ACROSTICHODES	CHRISTMAS GREEN	1 GAL. CONT.

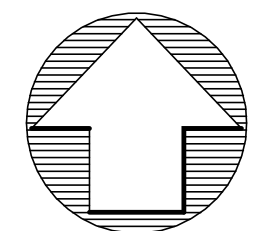
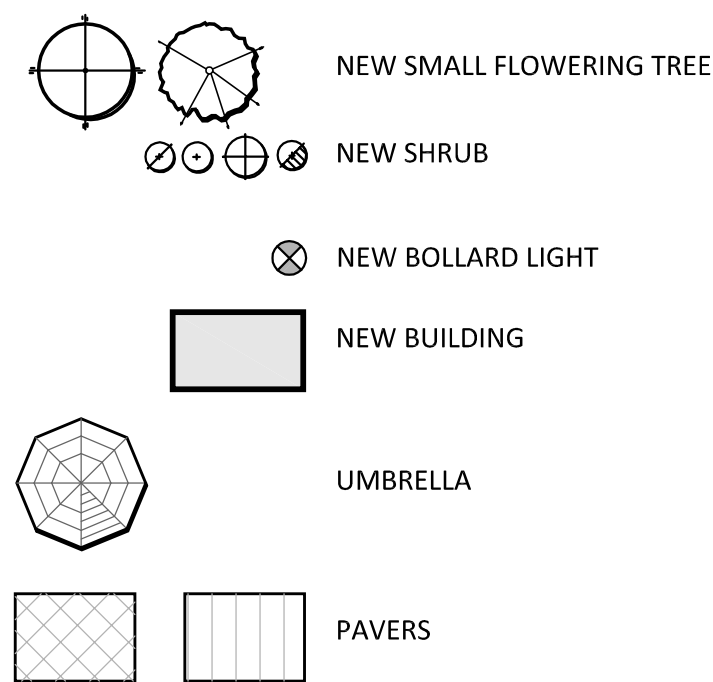




MASTER PLANT LIST FOR ROOF COURTYARD

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS							
TREES							PERENNIALS / GROUNDCOVERS													
SF		AMELANCHIER LAEVIS 'SPRING FLURRY'	SPRING FLURRY SHAD	7-8' HT.	B&B	FULL	AU		ARCOTOPHYLOS UVA-URSI	BEARBERRY	1 GAL.	CONT.								
CA		CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	7-8' HT.	B&B	FULL	AM		AMSONIA 'BLUE ICE' OR 'SHORT STACK'	BLUE ICE AMSONIA	1 GAL.	CONT.								
WK		CRATAEGUS 'WINTER KING'	WINTER KING HAWTHORN	2-2 1/2" CAL.	B&B	FULL	AS		ASTILBE 'VISION IN WHITE'	WHITE ASTILBE	1 GAL.	CONT.								
HC		HALESIA CAROLINA 'WEDDING BELLS'	WEDDING BELLS SILVERBELL	2-2 1/2" CAL.	B&B	FULL	SA		CLEMATIS TERNIFLORA	SWEET AUTUMN CLEMATIS	1 GAL.	CONT.								
MA		MALUS 'ADIRONDACK'	ADIRONDACK CRAB PPLE	2-2 1/2" CAL.	B&B	FULL	EP		ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL.	CONT.								
SHRUBS							EB		FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL.	CONT.								
							HR		HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	CONT.								
							JH		HAKONECHLOA MARCA 'AUREOLA'	JAPANESE FOREST GRASS	1 GAL.	CONT.								
							HS		HOSTA 'JUNE'	VARIEGATED HOSTA	1 GAL.	CONT.								
							CN		NEPETA 'WALKER'S LOW'	CATNIP	1 GAL.	CONT.								
							SG		PANICUM VIRGATUM 'HANSE HERMS'	HANSE HERMS SWITCHGRASS	1 GAL.	CONT.								
							CF		POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	1 GAL.	CONT.								
							BE		RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK-EYED SUSAN	1 GAL.	CONT.								
							AJ		SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL.	CONT.								
							DS		SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.	CONT.								
														VINES						
							LS		LONICERA SEMPERVIRENS 'MAJOR WHEELER'	NATIVE HONEYSUCKLE	1 GAL.	CONT.								
							PQ		PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	1 GAL.	CONT.								
							PO		POTENTILLA 'KATHERINE DYKES'	KATHERINE DYKES CINQUEFOIL	2-3' HT.	CONT.								
							PO		POTENTILLA 'DAKOTA SUNSPOT'	DAKOTA SUNSPOT CINQUEFOIL	2-3' HT.	CONT.								
							RC		RHODODENDRON CAROLINIANUM	CAROLINA RHODODENDRON	2-3' HT.	CONT.								
							LP		SPIRAEA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	2-3' HT.	CONT.								
							NF		SPIRAEA 'NEON FLASH'	NEON FLASH SPIREA	24-30" HT.	CONT.								
HB		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3' HT.	CONT.															
VD		VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD	36-42" HT.	CONT.															
VT		VIBURNUM TRILOBUM 'WENTWORTH'	AMERICAN CRANBERRYBUSH	3-4' HT.	B&B															

LEGEND



TOWN  
SUBMISSION

141  
Danbury Road

FDSPIN  
141 DR, LLC

Wilton, Connecticut

PROJECT NO:	F0173-002
DATE:	OCTOBER 19, 2021
FILE:	F0173-02-G-TITL.dwg
DRAWN BY:	KET
CHECKED:	MJP
APPROVED:	KET

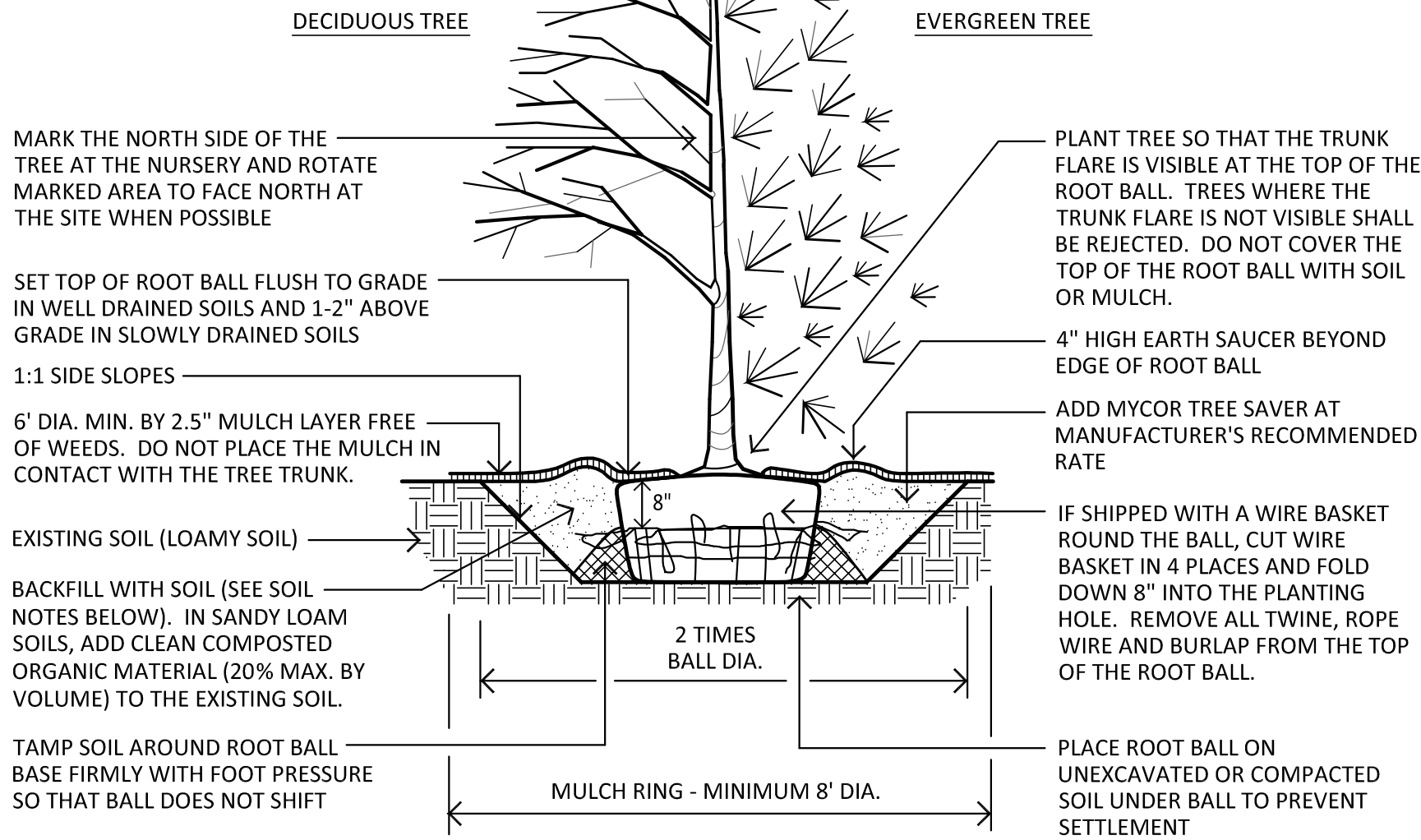
COURTYARD  
ENLARGEMENT  
PLAN

SCALE: 1"=10'

LP-3



SOURCE: INTERNATIONAL SOCIETY OF ARBORICULTURE



#### PLANTING NOTES:

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

#### SOIL NOTES:

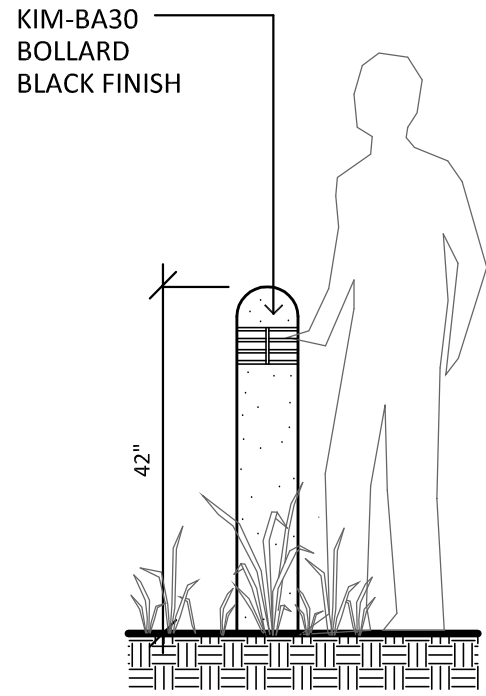
- CLEAN FILL MATERIAL SHALL BE A LOAMY SOIL. LOAMY SOILS INCLUDE THE FOLLOWING USDA TEXTURAL CLASSIFICATIONS AND HAVE A CLAY CONTENT BETWEEN 7% TO 27%: LOAM, SANDY LOAM AND SILT LOAM. NOTE THAT SOILS AT THE OUTER LIMITS OF THE LOAM CLASSIFICATION MAY PRESENT SPECIAL PLANTING PROBLEMS NOT ANTICIPATED BY THE DETAIL. THE SOIL STRUCTURE SHALL NOT BE PLATY OR MASSIVE. A SUITABLE PLANTING SOIL IS 65% SAND, 20% COMPOST, AND 15% CLAY LOAM.
- LOAMY SOILS ARE DEFINED AS A GRANULAR OR BLOCKY FRIABLE SOILS, A MIXTURE OF SAND, SILT AND CLAY PARTICLES WITH A WITH A MINIMUM OF 1.5% BY DRY WEIGHT OF ORGANIC MATTER. THE SOIL MUST NOT BE SO COMPACTED AS TO IMPEDED ROOT GROWTH OR DRAINAGE.

#### STAKING NOTES:

- STAKE TREES ONLY IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF AND REMAIN STRAIGHT. STAKE TREES FOR THE FOLLOWING REASONS:
  - THE TREE IS INSTALLED WITHIN VERY SANDY SOIL OR VERY WET CLAY SOIL.
  - THE TREE IS LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS.
- CONTACT THE PROJECT LANDSCAPE ARCHITECT FOR STAKING DETAIL IF NEEDED.

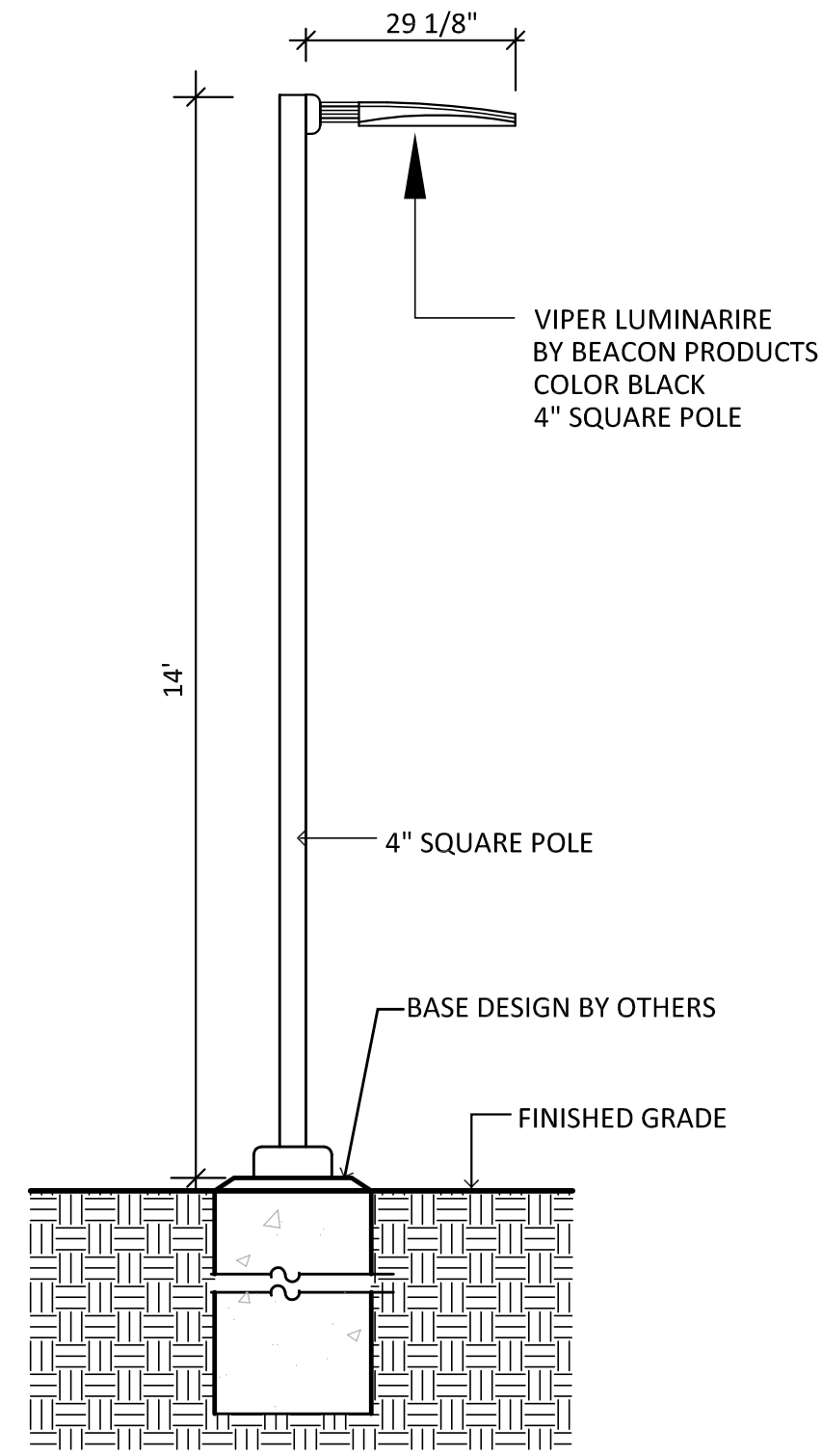
### TREE PLANTING DETAIL

SCALE: NOT TO SCALE



### BOLLARD LIGHT TYP.

SCALE: NOT TO SCALE

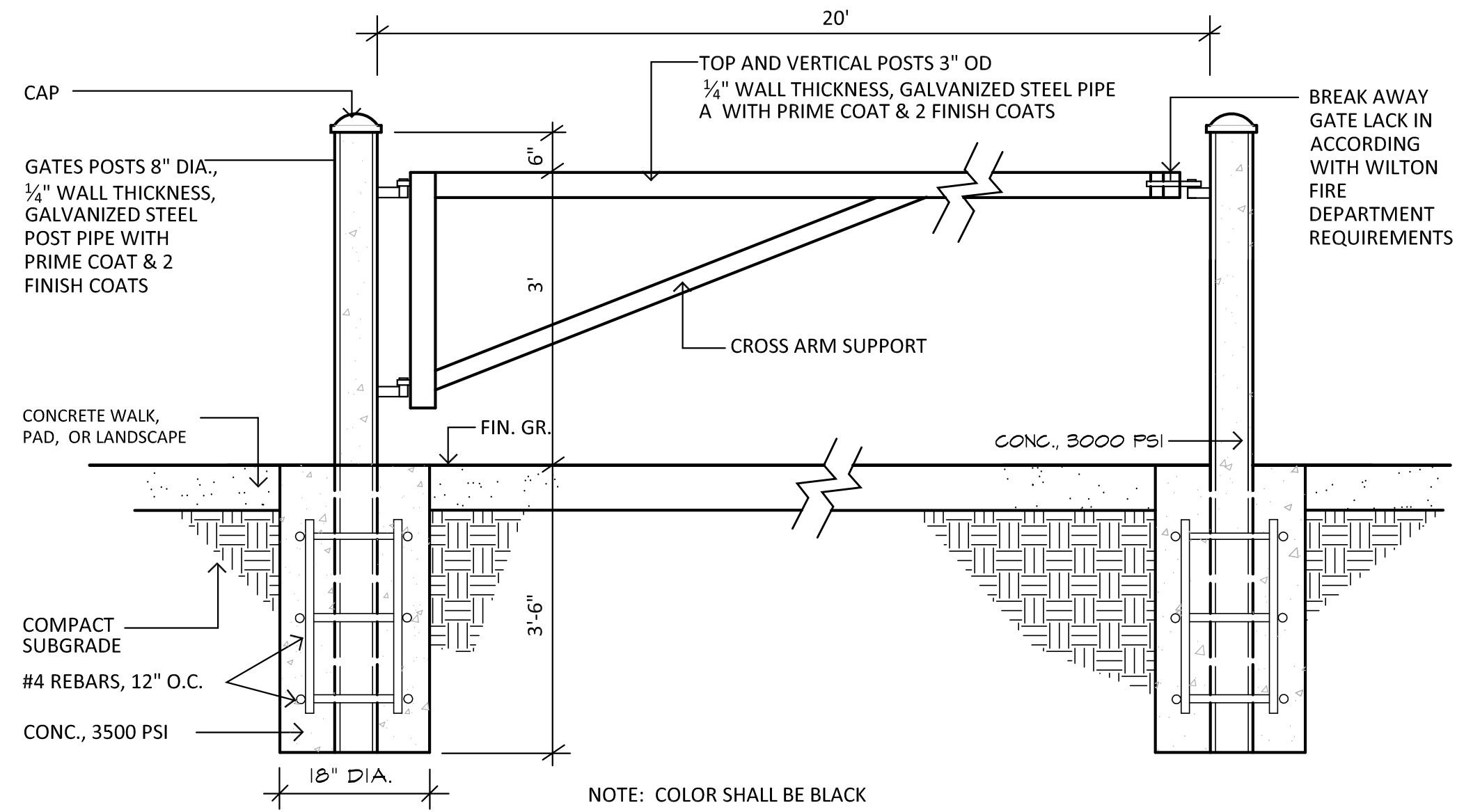


#### NOTE:

- LIGHT FIXTURE & POLE BY BEACON PRODUCTS.
- POLE AND FIXTURE COLOR SHALL BE BLACK.
- INSTALL LIGHT POLE AND FOOTING PER MANUFACTURER'S RECOMMENDATIONS.

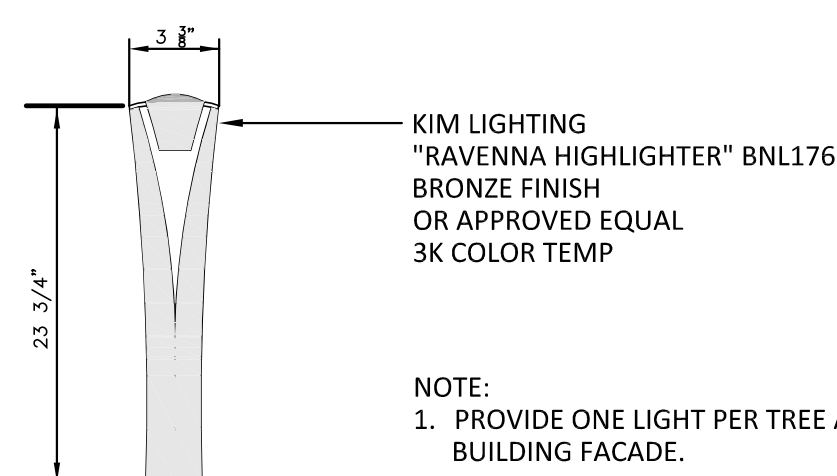
### LIGHT POLE (TYP.)

SCALE: NOT TO SCALE



### GATE FOR FIRE LANE

SCALE: NOT TO SCALE

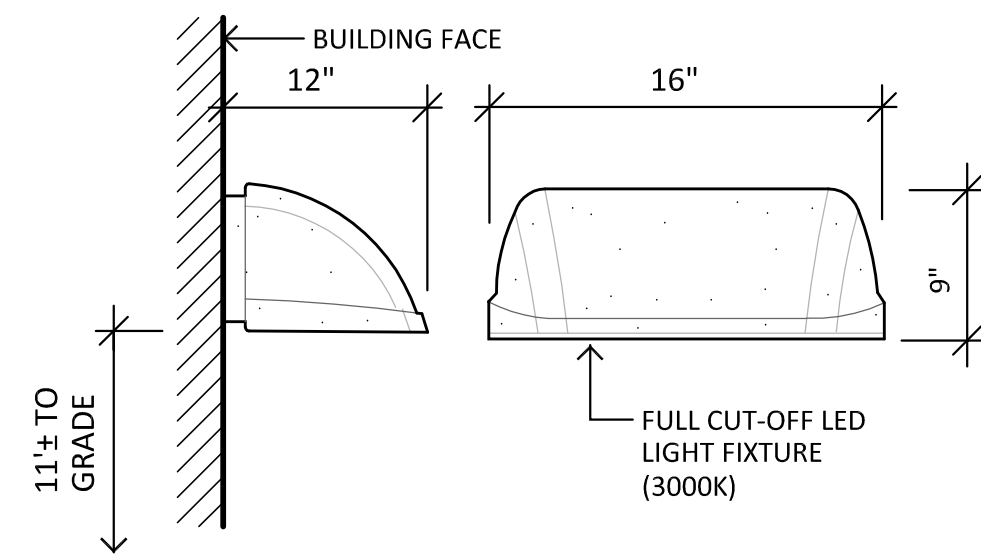


#### NOTE:

- PROVIDE ONE LIGHT PER TREE AT FRONT BUILDING FACADE.

### TREE LIGHTS AT BUILDING FACADE

SCALE: NOT TO SCALE

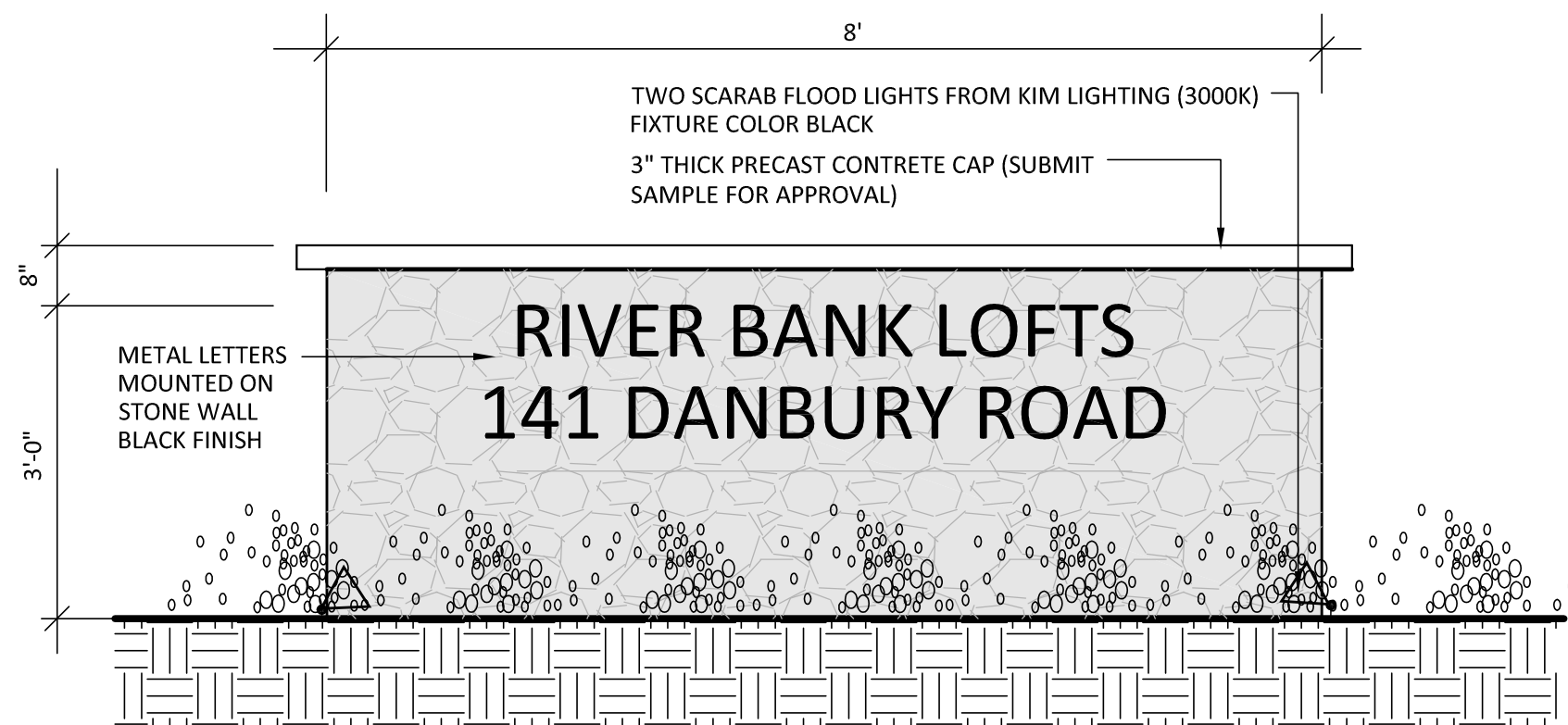


#### NOTE:

- LIGHT FIXTURE (LAREDO SERIES) BY HUBBELL OUTDOOR LIGHTING. INSTALL LIGHT FIXTURE PER MANUFACTURER'S RECOMMENDATIONS.
- FIXTURE SHALL BE BLACK IN COLOR.

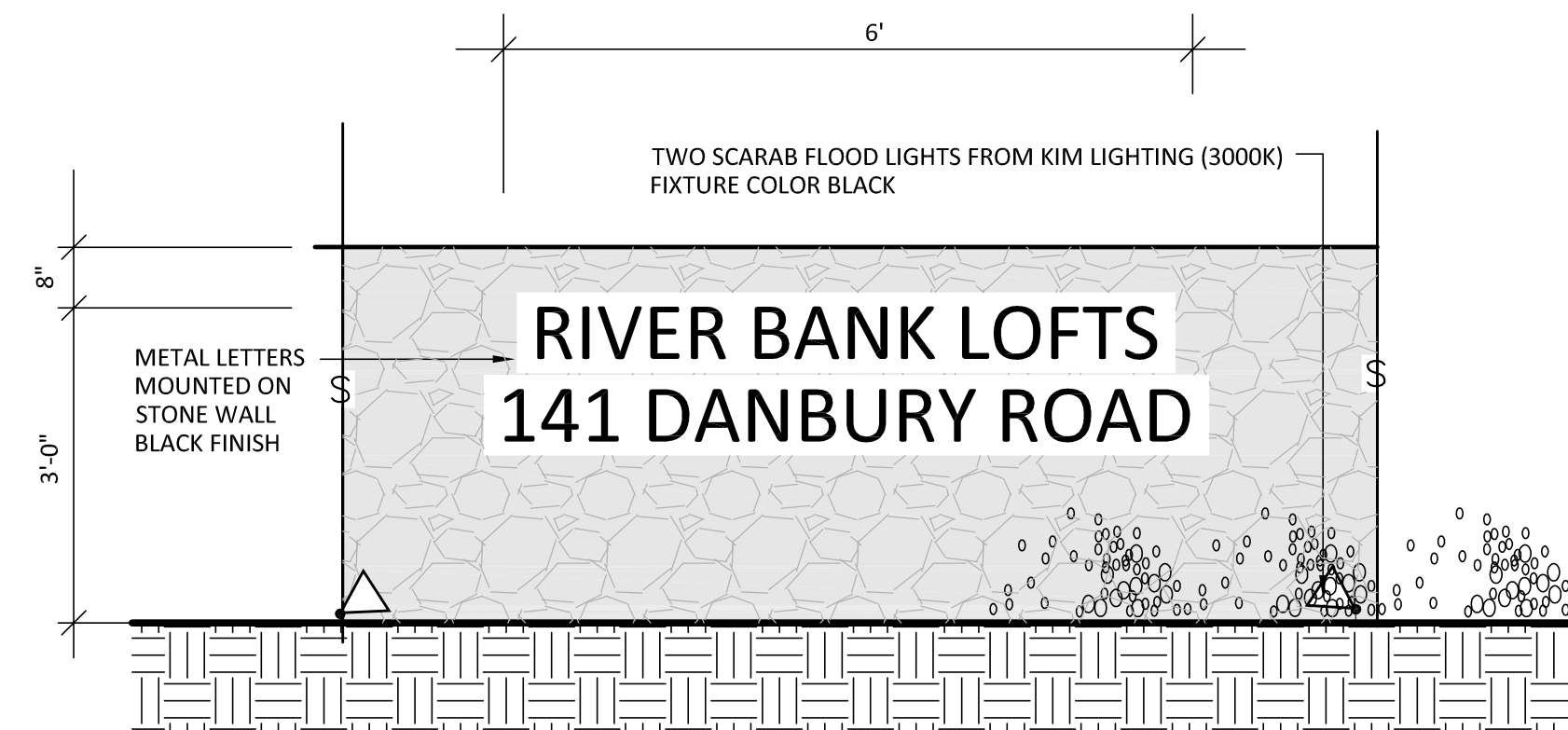
### LED WALL FIXTURE

SCALE: NOT TO SCALE



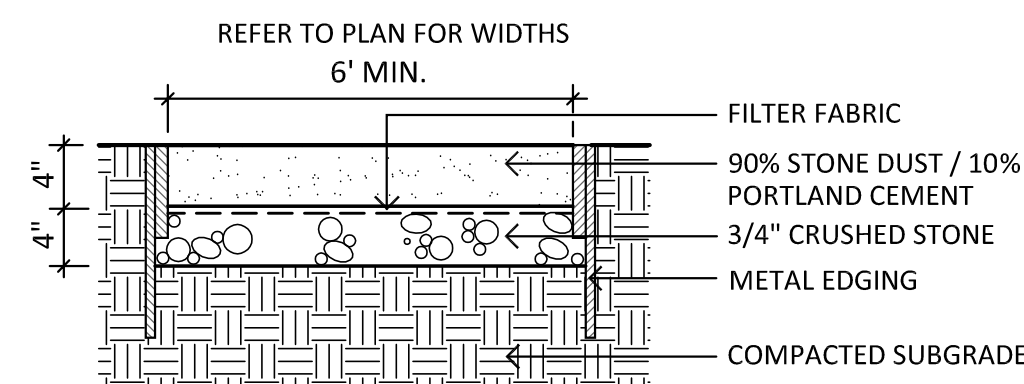
### ENTRANCE MONUMENT SIGN

SCALE: NOT TO SCALE



### STONE WALL SIGN

SCALE: NOT TO SCALE



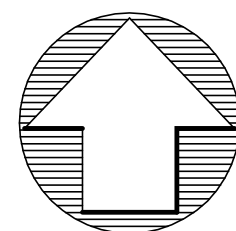
### STONE DUST PATH

SCALE: NOT TO SCALE



ENVIRONMENTAL LAND SOLUTIONS, LLC  
Landscape Architecture and Environmental Planning

8 KNIGHT STREET, SUITE 203  
NORWALK, CONNECTICUT 06851  
Tel: (203) 855-7879 Fax: (203) 855-7836  
info@elsllc.net www.elsllc.net



PROJECT  
NORTH

## TOWN SUBMISSION

141  
Danbury Road

FDSPIN  
141 DR, LLC

Wilton, Connecticut

10-19-21- ADD FIRELANE GATE, PATH EDGING AND TREE LIGHT DETAILS  
7-15-21- REVISED RELEASE TO INLAND WETLANDS  
6-7-21- SUBMISSION TO INLAND WETLANDS

PROJECT NO: F0173-002  
DATE: JUNE 7, 2021  
FILE: F0173-02-G-TITL.dwg  
DRAWN BY: KET  
CHECKED: MJP  
APPROVED: KET

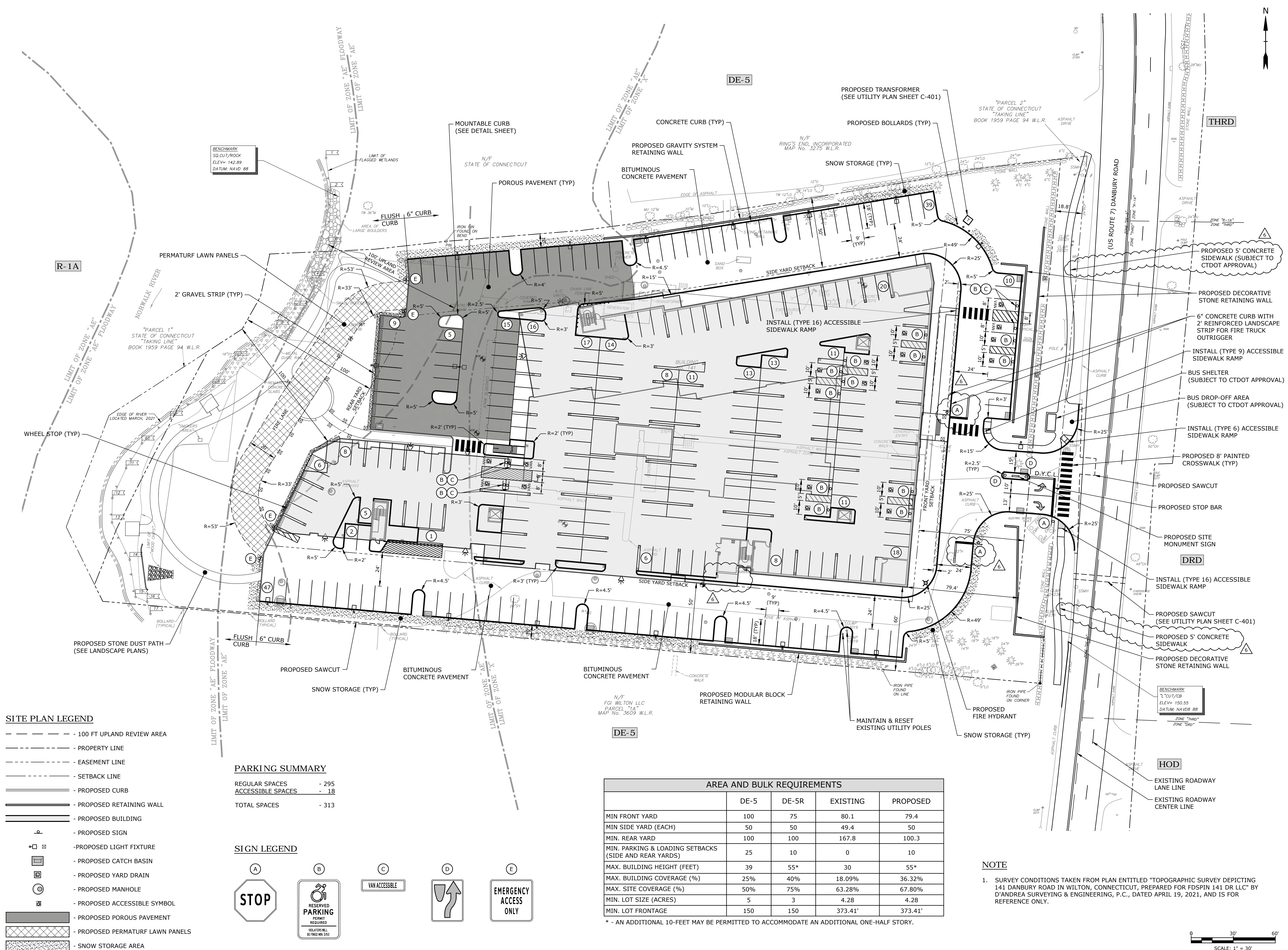
LANDSCAPE AND LIGHTING  
DETAILS

SCALE: 1"=30'


LP-2




Last Saved: 10/13/2021  
Plotted On: Oct 14, 2021 4:07pm By: SansoneM  
Tighe & Bond: P:\FD73 Fuller\002 141 Danbury Road\Drawings\Figures\FD73-02-C-101 SITE.dwg



**Tighe&Bond**  
1000 Bridgeport Avenue  
Suite 320  
Shelton, CT 06484  
(203) 712-1100

**ELS**  
ENVIRONMENTAL LAND SOLUTIONS, LLC  
Landscape Architecture and Environmental Planning  
8 KNIGHT STREET, SUITE 203  
NORWALK, CONNECTICUT 06851  
Tel: (203) 855-7879 Fax: (203) 855-7836  
info@elsllc.net www.elsllc.net

  
JAMES W. BLACK  
STATE OF CONNECTICUT  
LICENSED PROFESSIONAL ENGINEER  
0448  
10/16/21

TOWN SUBMISSION

141 Danbury Road

FDSPIN 141 DR, LLC

Wilton, Connecticut

MARK	DATE	DESCRIPTION
6	10/15/2021	DPW & TRAFFIC COMMENTS
5	10/8/2021	5 <sup>TH</sup> PARTY REVIEW COMMENTS
4	8/24/2021	FIRE MARSHALL COMMENTS
3	8/12/2021	FIRE MARSHALL COMMENTS
2	7/19/2021	REV'D ZONING TABLE
1	7/15/2021	REV'D BLDG & SITE LAYOUT

PROJECT NO: F0173-002

DATE: 06/07/2021

FILE: F0173-02-C-101-SITE.dwg

DRAWN BY: TAS

CHECKED: EWL

APPROVED: JWB

SITE LAYOUT PLAN

SCALE: 1" = 30'

C-101





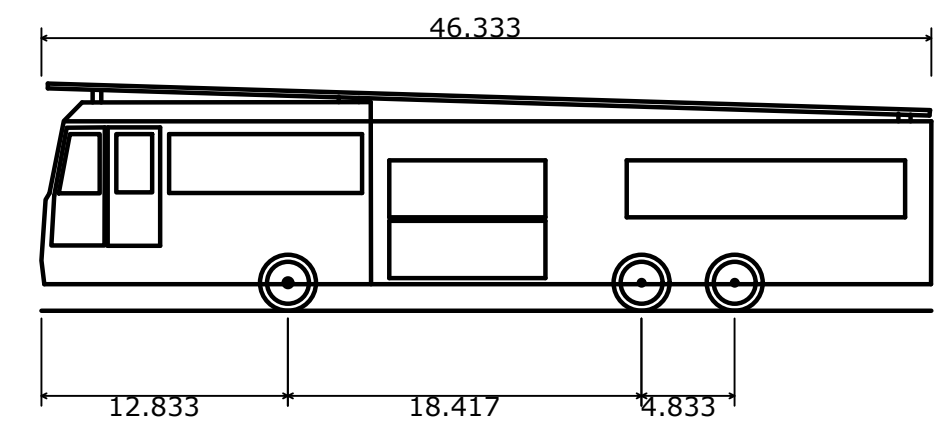
Wilton, Connecticut

[illegible]

ARK	DATE	DESCRIPTION
PROJECT NO:		F0173-002
DATE:		10/15/2021
FILE:		F0173-02-C-101-SITE.dwg
DRAWN BY:		KM
CHECKED:		EWL
APPROVED:		JWB

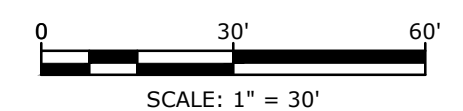
SCALE:  $1'' = 30'$

C-103 }



FIRE TRUCK DESIGN VEHICLE  
NO SCALE

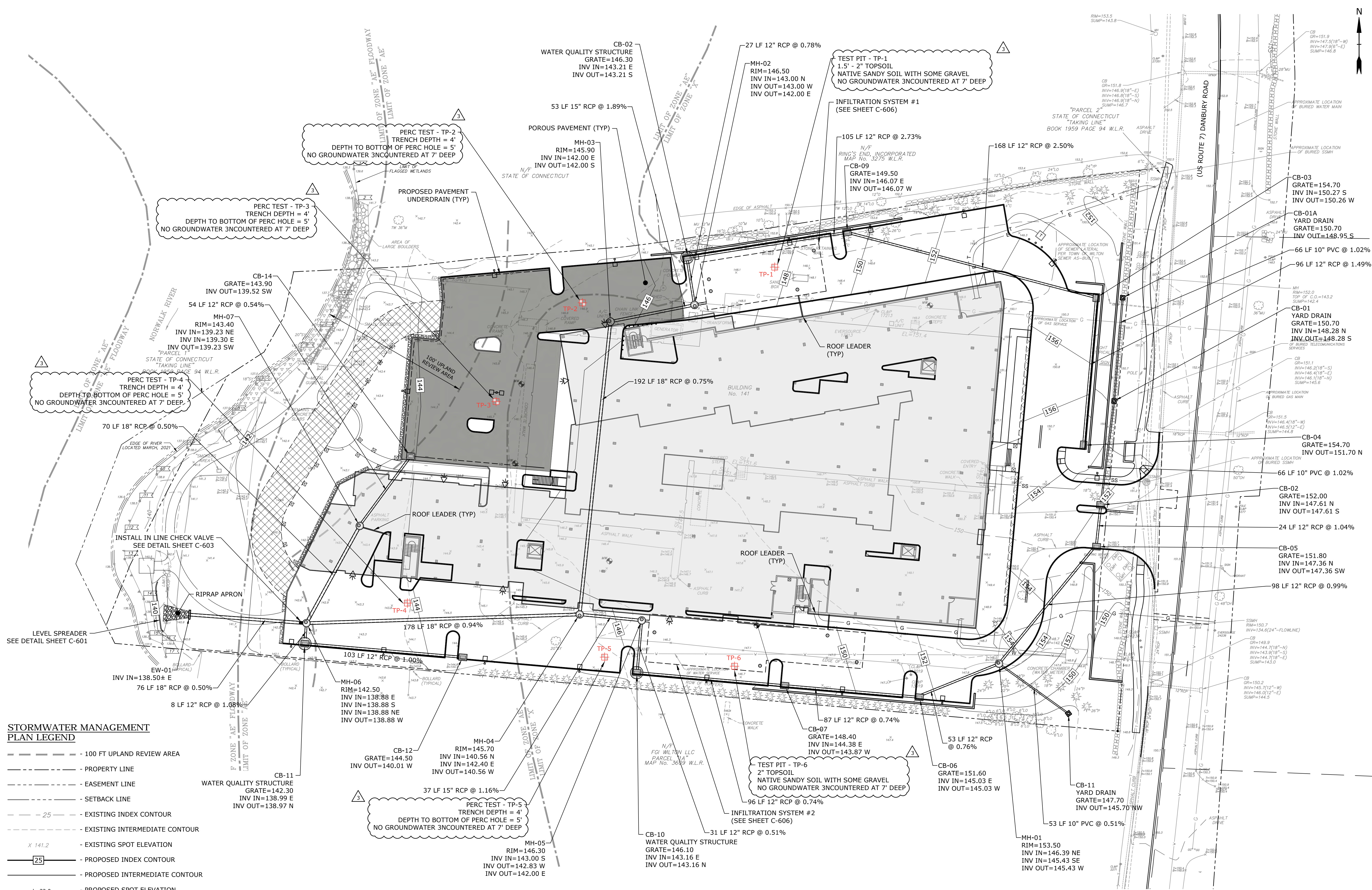
1. SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY DEPICTING 141 DANBURY ROAD IN WILTON, CONNECTICUT, PREPARED FOR FDSPIN 141 DR LLC" BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED APRIL 19, 2021, AND IS FOR REFERENCE ONLY.





Last Saved: 10/14/2021  
Plotted On: Oct 14, 2021 4:08pm By: SansoneM  
Tighe & Bond: F:\PROJECTS\Fuller\002\_141 Danbury Road\Drawings\Figures\F0173-02-C-301-STRM.dwg

- STORMWATER MANAGEMENT  
PLAN LEGEND**
- - - - - 100 FT UPLAND REVIEW AREA
  - - - - - PROPERTY LINE
  - - - - - EASEMENT LINE
  - - - - - SETBACK LINE
  - - - - - 25' - - - - - EXISTING INDEX CONTOUR
  - - - - - EXISTING INTERMEDIATE CONTOUR
  - - - - - EXISTING SPOT ELEVATION
  - - - - - PROPOSED INDEX CONTOUR
  - - - - - PROPOSED INTERMEDIATE CONTOUR
  - + 32.0 - - - - - PROPOSED SPOT ELEVATION
  - - - - - PROPOSED CURB
  - - - - - PROPOSED RETAINING WALL
  - - - - - PROPOSED BUILDING
  - - - - - PROPOSED CATCH BASIN
  - - - - - PROPOSED YARD DRAIN
  - - - - - PROPOSED MANHOLE
  - - - - - PROPOSED POROUS PAVEMENT
  - - - - - PROPOSED PERMATURF LAWN PANELS



**NOTE**

1. SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY DEPICTING 141 DANBURY ROAD IN WILTON, CONNECTICUT, PREPARED FOR FDSIN 141 DR LLC" BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED APRIL 19, 2021, AND IS FOR REFERENCE ONLY.

0 30' 60'  
SCALE: 1" = 30'

**Tighe & Bond**

1000 Bridgeport Avenue  
Suite 320  
Shelton, CT 06484  
(203) 712-1100



ENVIRONMENTAL LAND SOLUTIONS, LLC  
Landscape Architecture and Environmental Planning  
8 KNIGHT STREET, SUITE 203  
NORWALK, CONNECTICUT 06851  
Tel: (203) 855-7879 Fax: (203) 855-7836  
info@elsllc.net www.elsllc.net



**TOWN  
SUBMISSION**

**141  
Danbury Road**

**FDSIN  
141 DR, LLC**

Wilton, Connecticut

MARK	DATE	DESCRIPTION
3	10/13/2021	3 <sup>RD</sup> PARTY REVIEW COMMENTS
2	10/8/2021	3 <sup>RD</sup> PARTY REVIEW COMMENTS
1	7/15/2021	REV'D BLDG & SITE LAYOUT

PROJECT NO:	F0173-002
DATE:	06/07/2021
FILE:	F0173-02-C-301-STRM.dwg
DRAWN BY:	TAS
CHECKED:	EWL
APPROVED:	JWB

**STORMWATER  
MANAGEMENT PLAN**

SCALE: 1" = 30'

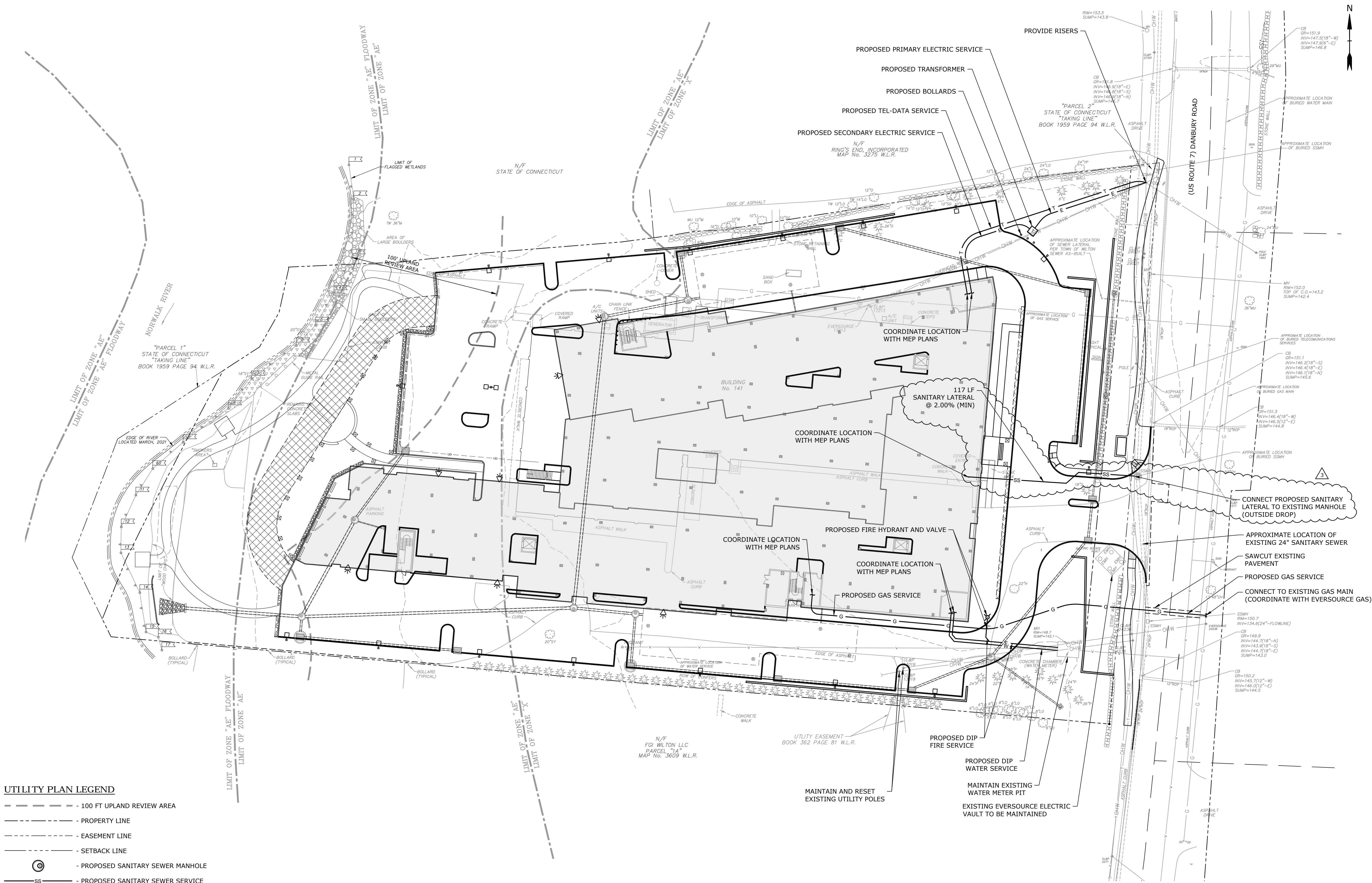
**C-301**



Last Saved: 10/14/2021  
Plotted On: Oct 14, 2021 4:09pm By: SansoneM  
Tighe & Bond: T:\FY0173 Fuller\002 141 Danbury Road\Drawings\Figures\F0173-02-C-401-UTIL.dwg

#### UTILITY PLAN LEGEND

- 100 FT UPLAND REVIEW AREA
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED TEL-DATA SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED GAS SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD DRAIN
- PROPOSED MANHOLE



#### NOTE

- SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY DEPICTING 141 DANBURY ROAD IN WILTON, CONNECTICUT, PREPARED FOR FDSPIN 141 DR LLC" BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED APRIL 19, 2021, AND IS FOR REFERENCE ONLY.

**Tighe&Bond**

1000 Bridgeport Avenue  
Suite 320  
Shelton, CT 06484  
(203) 712-1100

ENVIRONMENTAL LAND SOLUTIONS, LLC  
Landscape Architecture and Environmental Planning  
8 KNIGHT STREET, SUITE 203  
NORWALK, CONNECTICUT 06851  
Tel: (203) 855-7879 Fax: (203) 855-7836  
info@elslc.net www.elslc.net



TOWN  
SUBMISSION

141  
Danbury Road

FDSPIN  
141 DR, LLC

Wilton, Connecticut

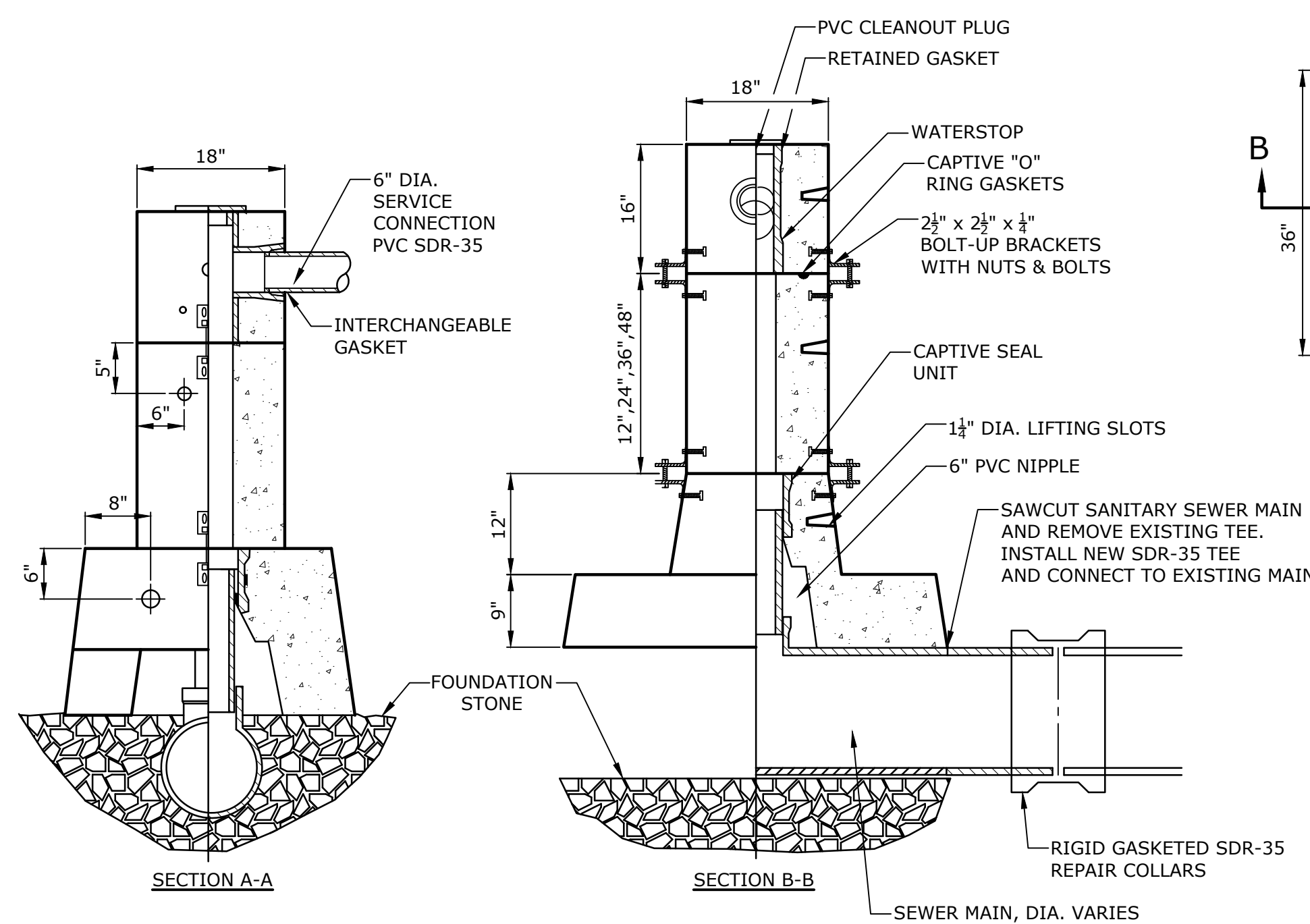
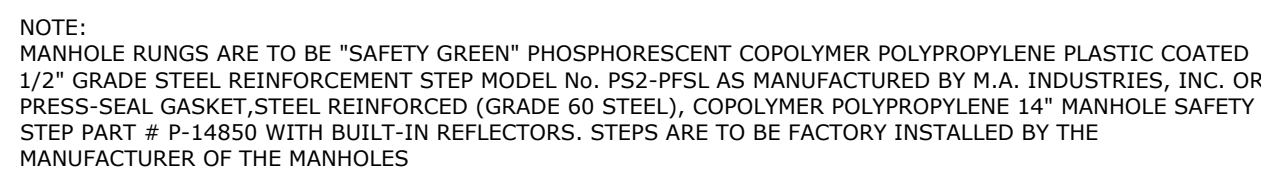
MARK	DATE	DESCRIPTION
3	10/15/2021	DPW & TRAFFIC COMMENTS
2	8/24/2021	FIRE MARSHALL COMMENTS
1	7/15/2021	REV'D BLDG & SITE LAYOUT
PROJECT NO: F0173-002		
DATE: 06/07/2021		
FILE: F0173-02-C-401-UTIL.dwg		
DRAWN BY: MDS		
CHECKED: EWL		
APPROVED: JWB		

UTILITY PLAN

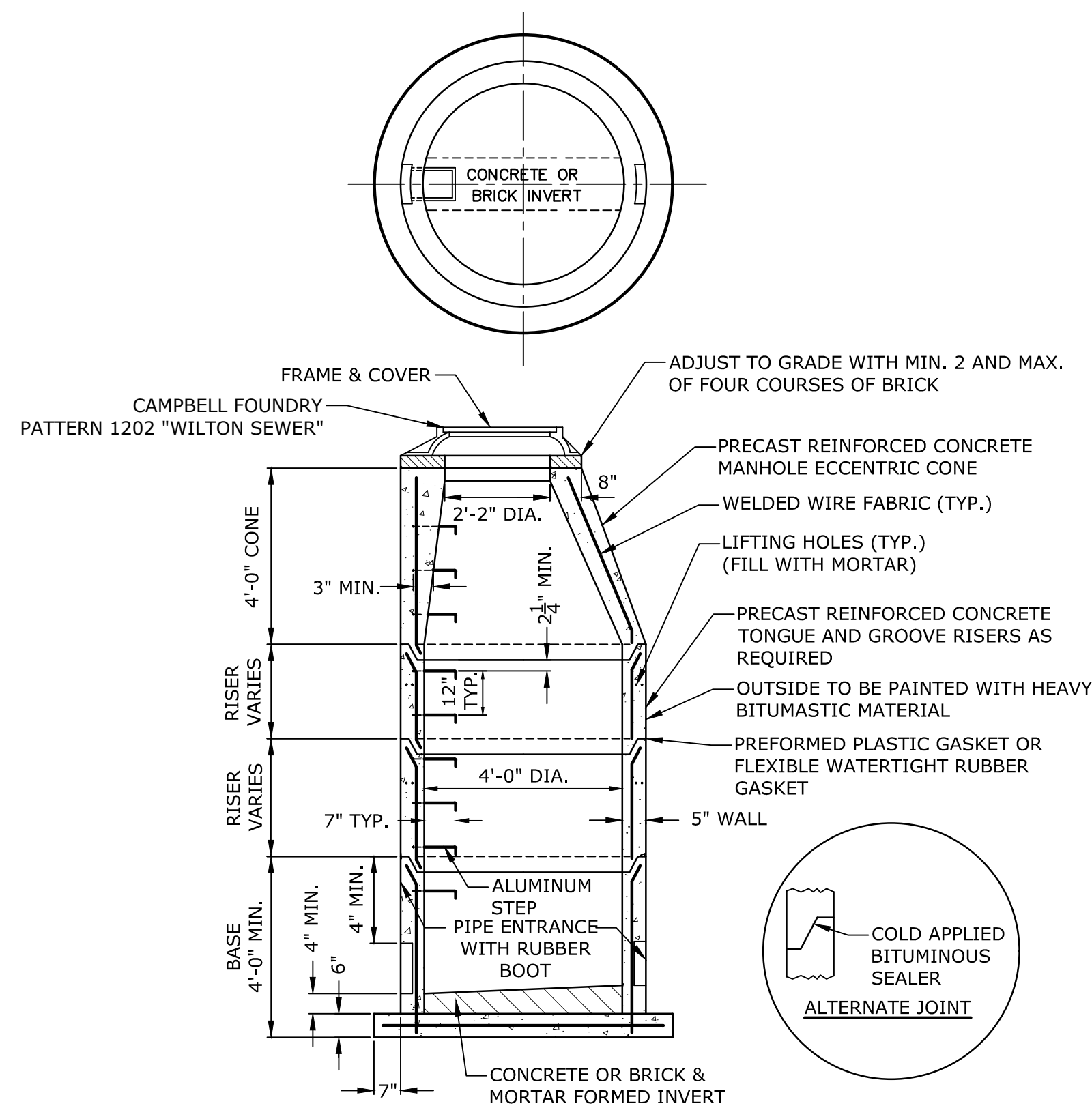
SCALE: 1" = 30'

C-401



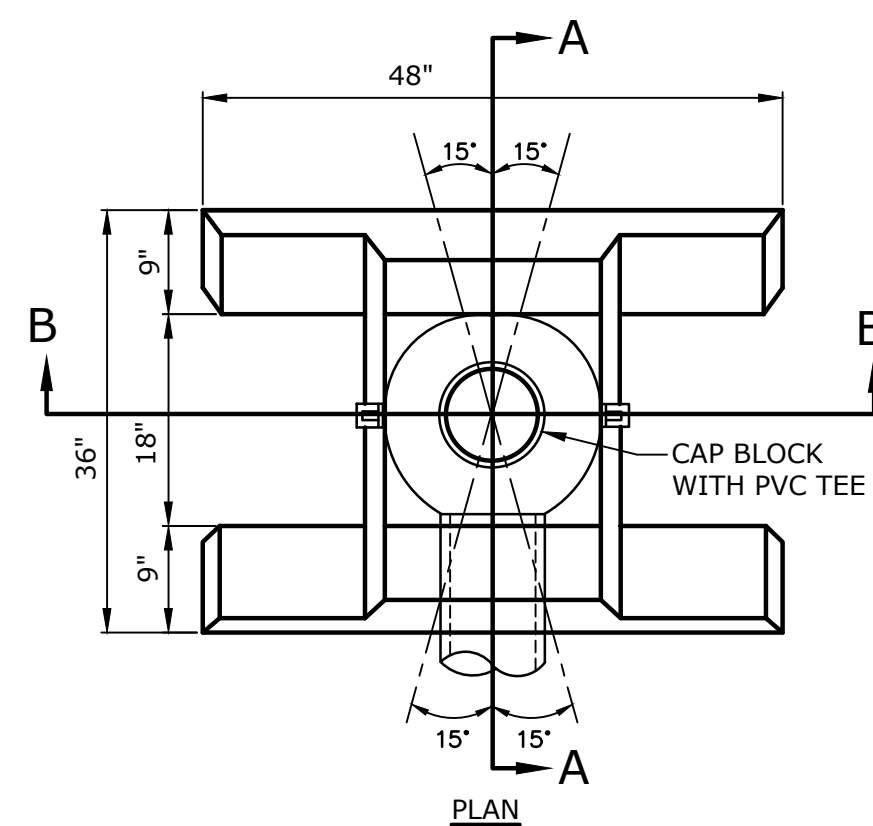


PRECAST CHIMNEY  
NO SCALE

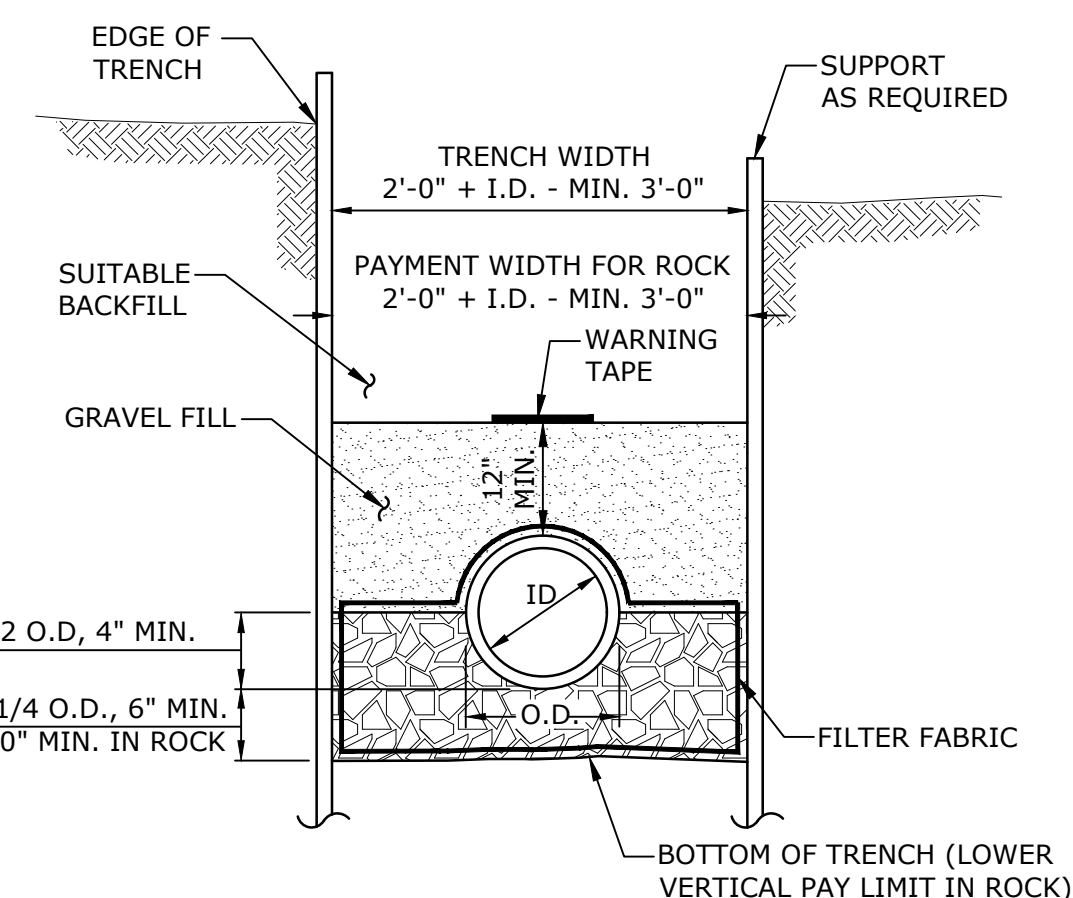


5' OR 6' DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE.  
PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' & 6' BASES AS DIRECTED BY THE ENGINEER.  
WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.

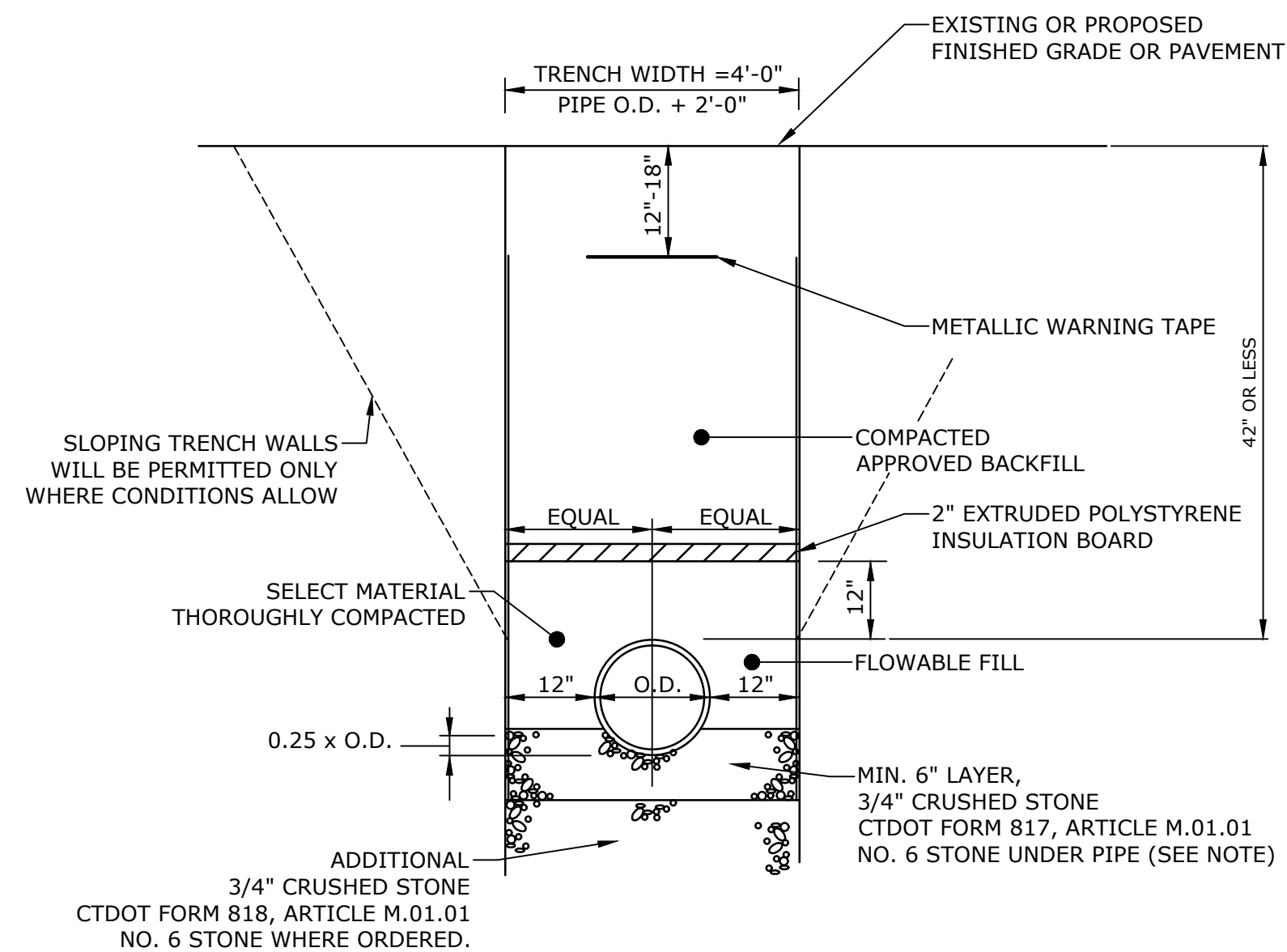
**PRECAST SANITARY MANHOLE**  
NO SCALE



- NOTES:
- 1) CONCRETE STRENGTH 5,000 PSI @ 28 DAYS. DENSITY 150 PCF.
  - 2) CEMENT PER ASTM C 150-81.
  - 3) AIR ENTRAINING PER ASTM C 233-82.
  - 4) REINFORCING PER ASTM A 615.
  - 5) FILL VOID UNDER BRIDGING SECTION WITH SUITABLE BEDDING MATERIAL.
  - 6) PVC FITTINGS PER ASTM D 3034.

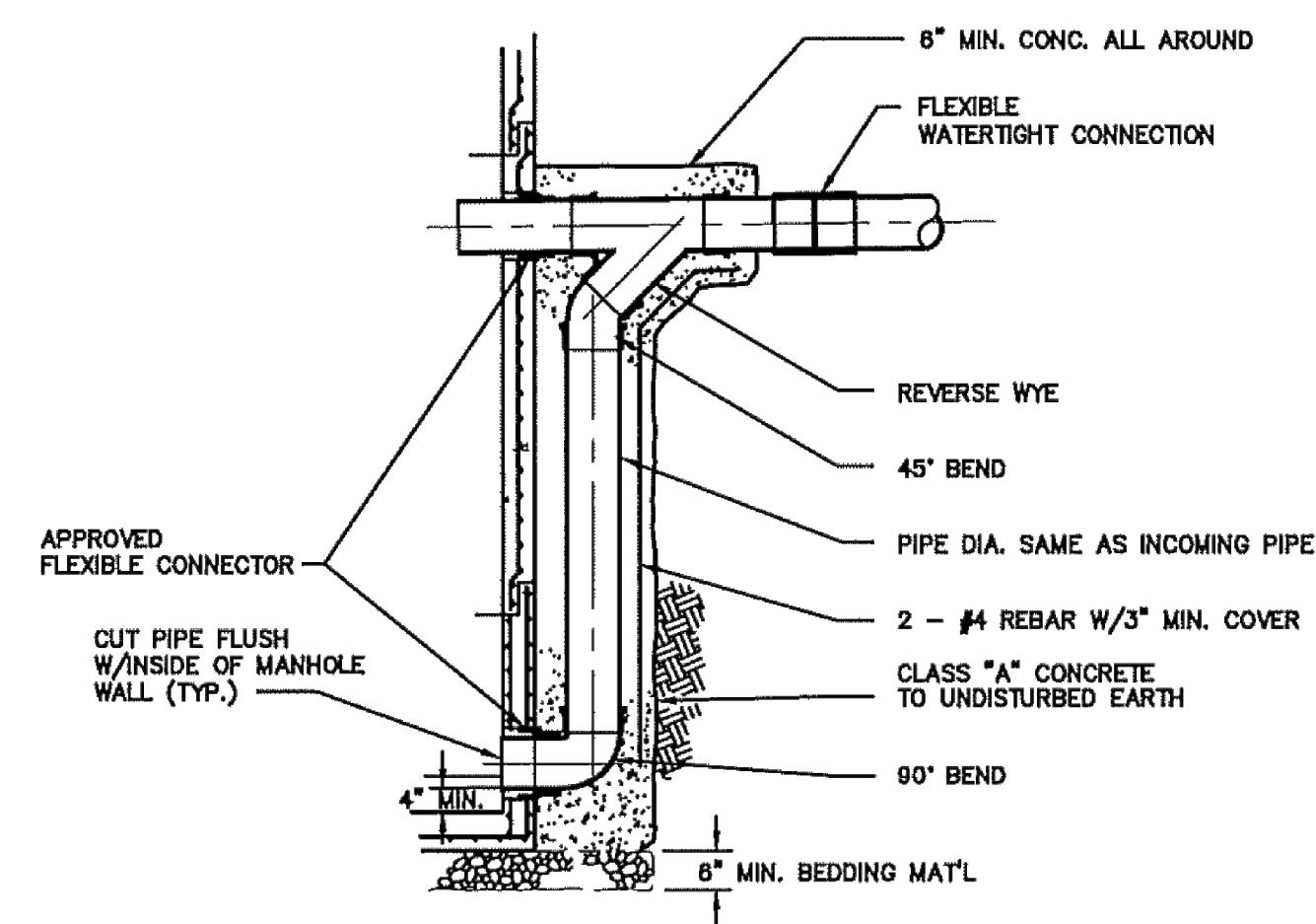


TYPICAL SANITARY SEWER TRENCH SECTION  
NO SCALE



NOTE:  
ADJACENT UTILITIES ARE TO BE PROPERLY SUPPORTED AT ALL TIMES  
DEAD SAND WATERSTOPS ARE TO BE PLACED AT ALL JOINTS INCLUDING JOINTS AT  
MANHOLES. THEY ARE TO EXTEND 12" BEYOND EACH PIPE JOINT (IN BOTH DIRECTIONS). THE  
DEAD SAND IS TO BE PLACED TO THE SAME HEIGHT AS THE BEDDING MATERIAL.

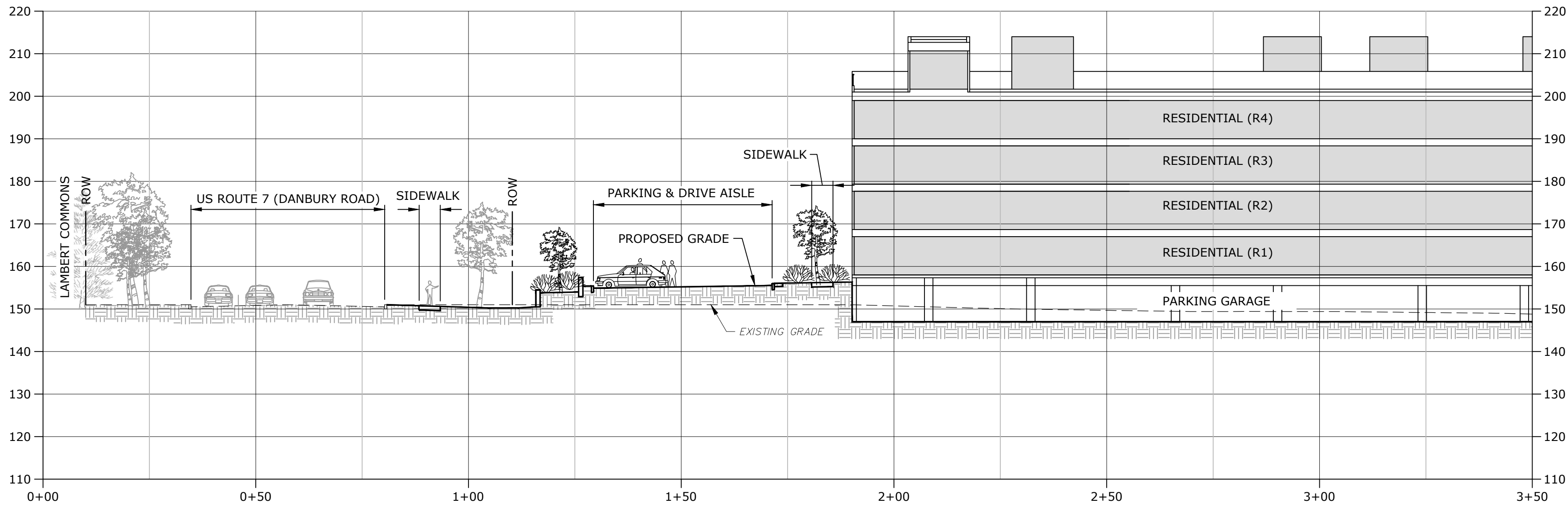
SANITARY SEWER TRENCH  
FOR SEWER WITH 42" COVER OR LESS  
NO SCALE



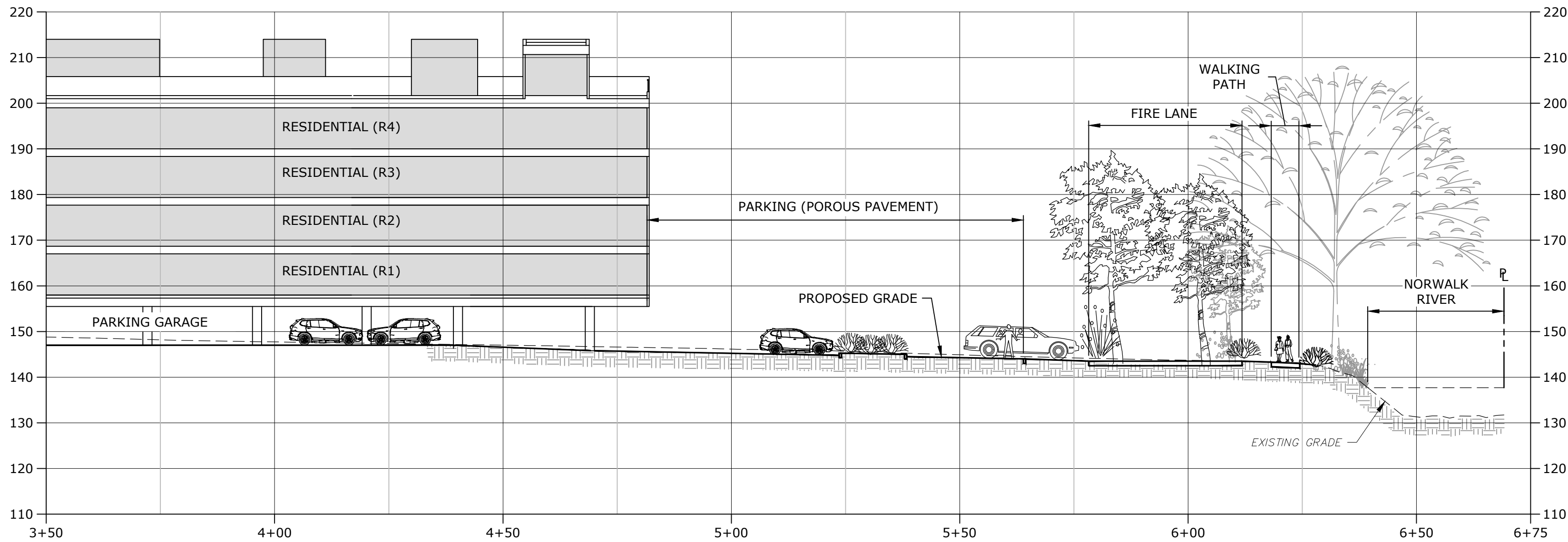
DROP MANHOLE DETAIL  
NO SCALE



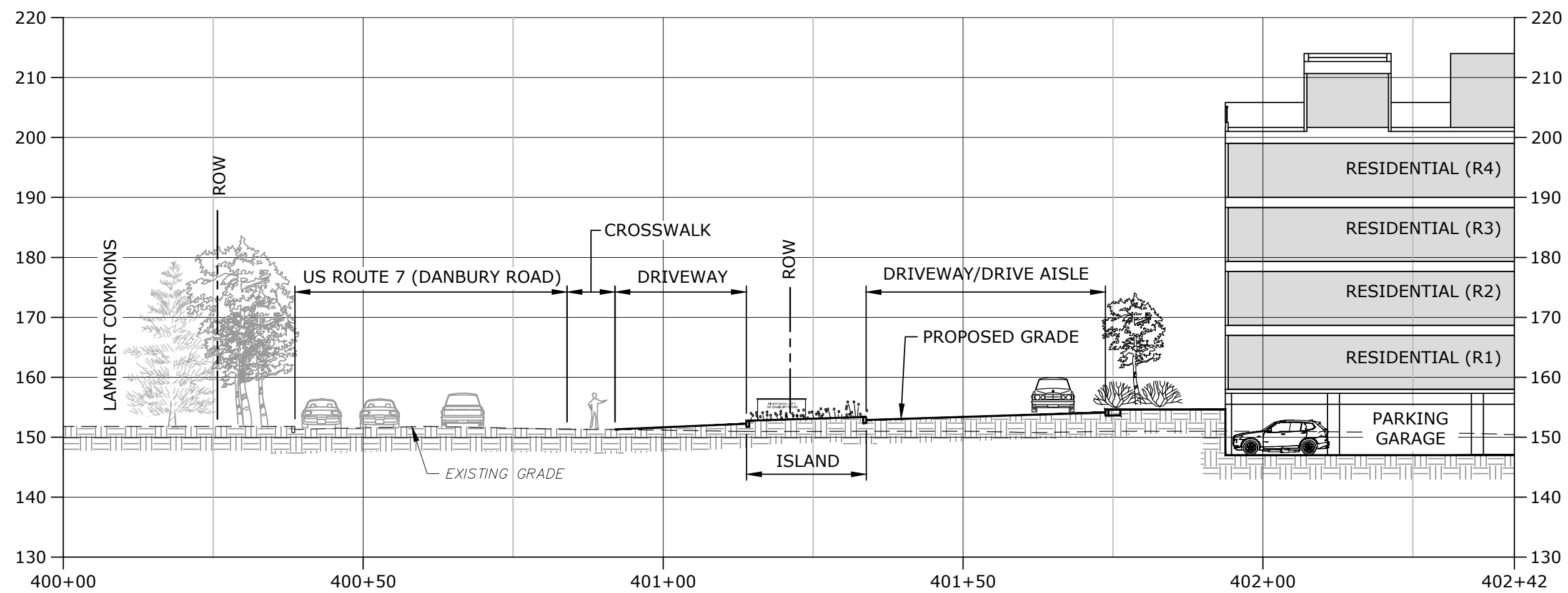
Last Saved: 10/15/2021  
Plotted On: Oct 15, 2021 - 10:02am By: SansoneM  
Tighe & Bond: 1:\P\0173 Fuller\002 141 Danbury Road\Drawings-Figures\F0173-02-C-701-SECT.dwg



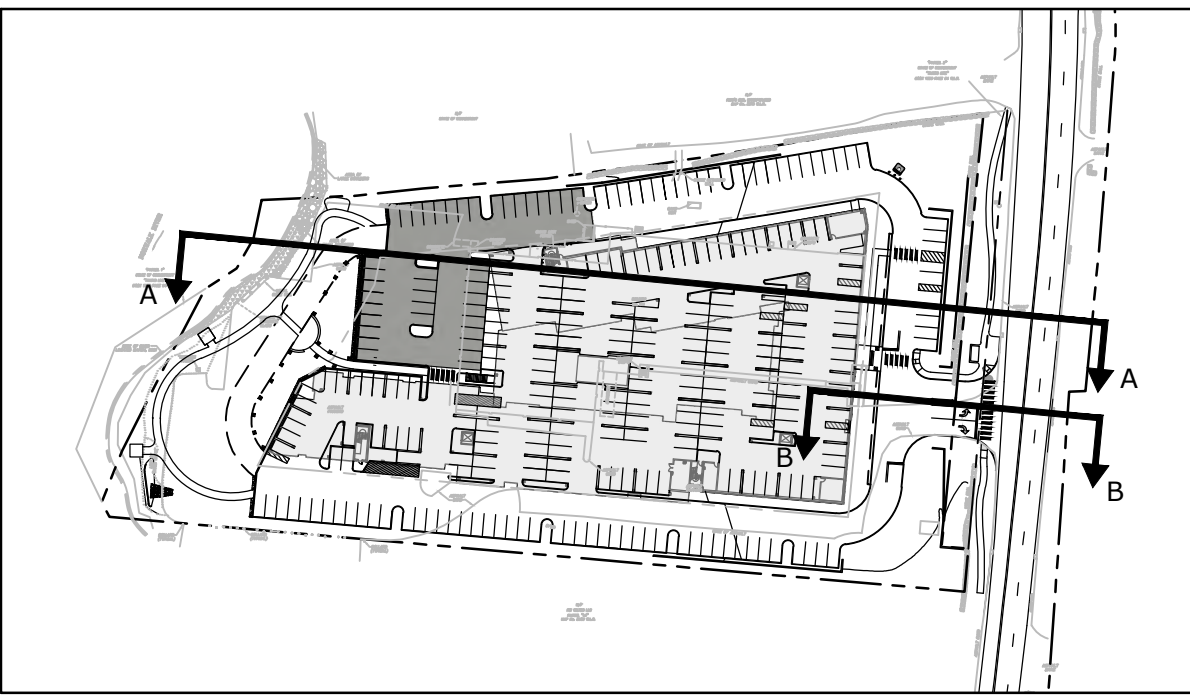
SECTION A-A - STA 0+00 TO 3+50 - FACING SOUTH  
SCALE: 1" = 20'



SECTION A-A - STA 3+50 TO 6+75 - FACING SOUTH  
SCALE: 1" = 20'



SECTION B-B - FACING SOUTH  
SCALE: 1" = 20'



KEY MAP  
SCALE: 1" = 150'

**Tighe&Bond**  
1000 Bridgeport Avenue  
Suite 320  
Shelton, CT 06484  
(203) 712-1100

**ELS**  
ENVIRONMENTAL LAND SOLUTIONS, LLC  
Landscape Architecture and Environmental Planning  
8 KNIGHT STREET, SUITE 203  
NORWALK, CONNECTICUT 06851  
Tel: (203) 855-7879 Fax: (203) 855-7836  
info@elsllc.net www.elsllc.net



TOWN  
SUBMISSION

141  
Danbury Road

FDSPIN  
141 DR, LLC

Wilton, Connecticut

MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-002	
DATE:	10/15/2021	
FILE:	F0173-02-C-701-SECT.dwg	
DRAWN BY:	MDS	
CHECKED:	EWL	
APPROVED:	JWB	

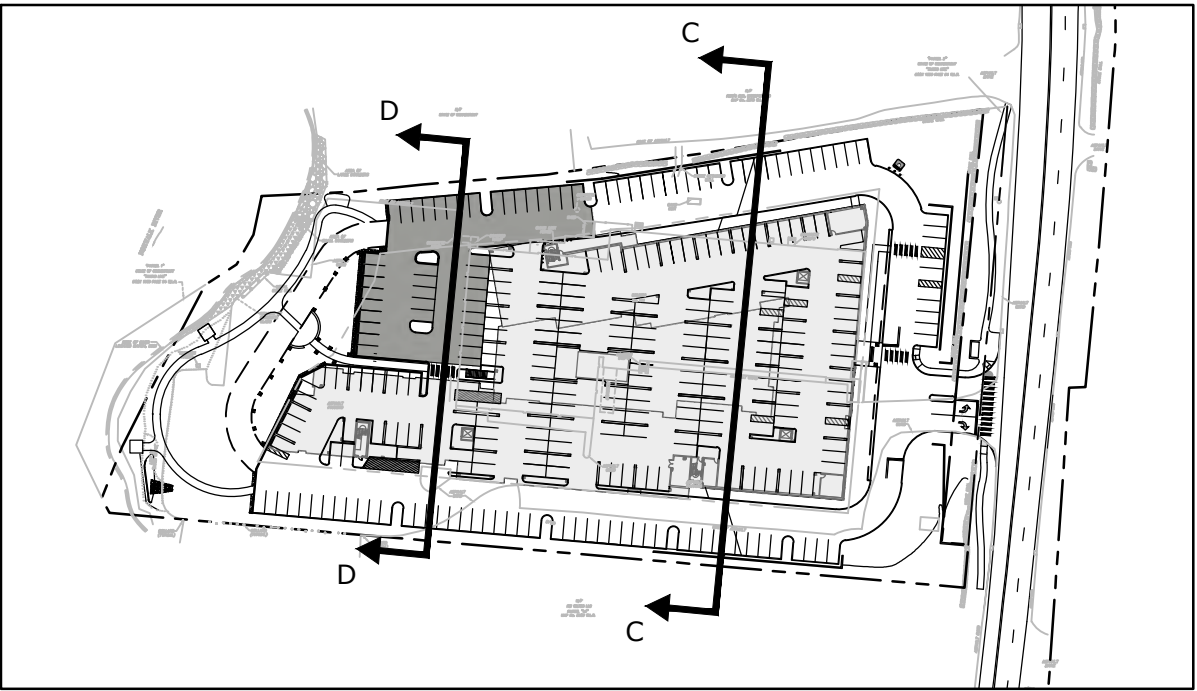
CROSS-SECTIONS - 1

SCALE: 1" = 20'

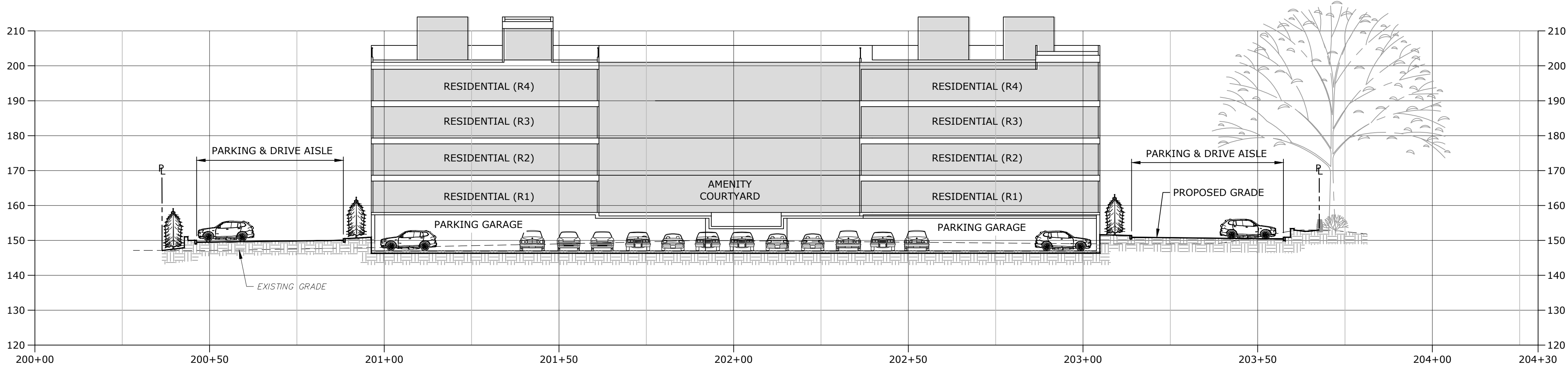
C-701



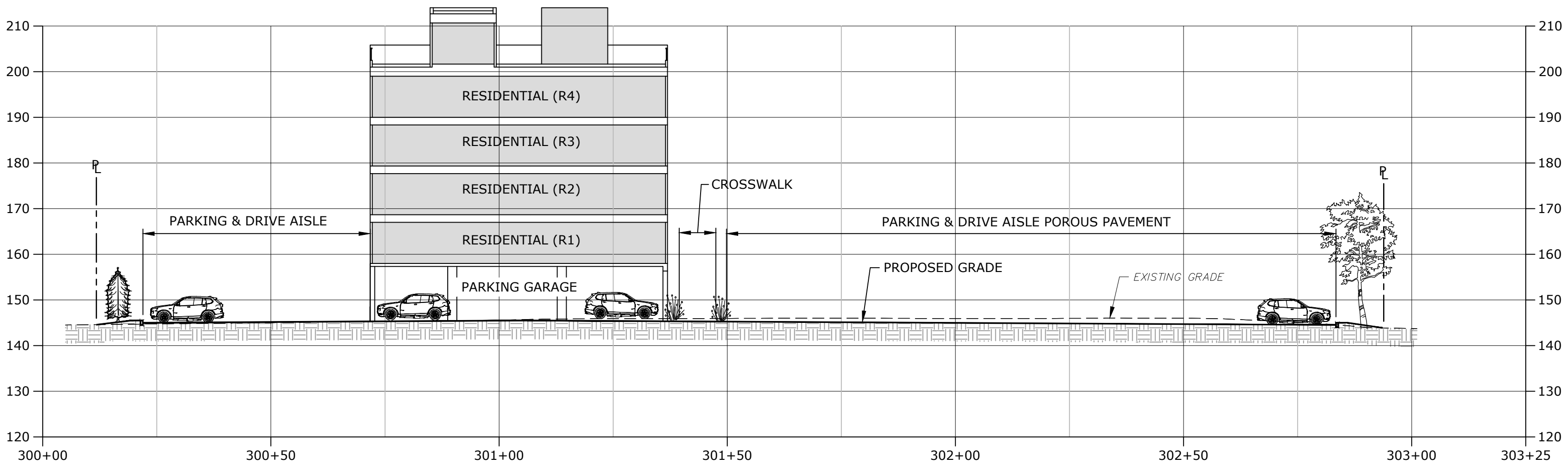
Last Saved: 10/15/2021  
Plotted On: Oct 15, 2021 - 10:02am By: SamsoneM  
Tighe & Bond: I:\F0173 Fuller\002 141 Danbury Road\Drawings-Figures\F0173-02-C-701-SECT.dwg



KEY MAP  
SCALE: 1" = 150'



SECTION C-C - FACING WEST  
SCALE: 1" = 20'



SECTION D-D - FACING WEST  
SCALE: 1" = 20'

**Tighe&Bond**  
1000 Bridgeport Avenue  
Suite 320  
Shelton, CT 06484  
(203) 712-1100

**ELS**  
ENVIRONMENTAL LAND SOLUTIONS, LLC  
Landscape Architecture and Environmental Planning  
8 KNIGHT STREET, SUITE 203  
NORWALK, CONNECTICUT 06851  
Tel: (203) 855-7879 Fax: (203) 855-7836  
info@elsllc.net www.elsllc.net



TOWN  
SUBMISSION

141  
Danbury Road

FDSPIN  
141 DR, LLC

Wilton, Connecticut

MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-002	
DATE:	10/15/2021	
FILE:	F0173-02-C-701-SECT.dwg	
DRAWN BY:	MDS	
CHECKED:	EWL	
APPROVED:	JWB	

CROSS-SECTIONS - 2  
SCALE: 1" = 20'  
C-702



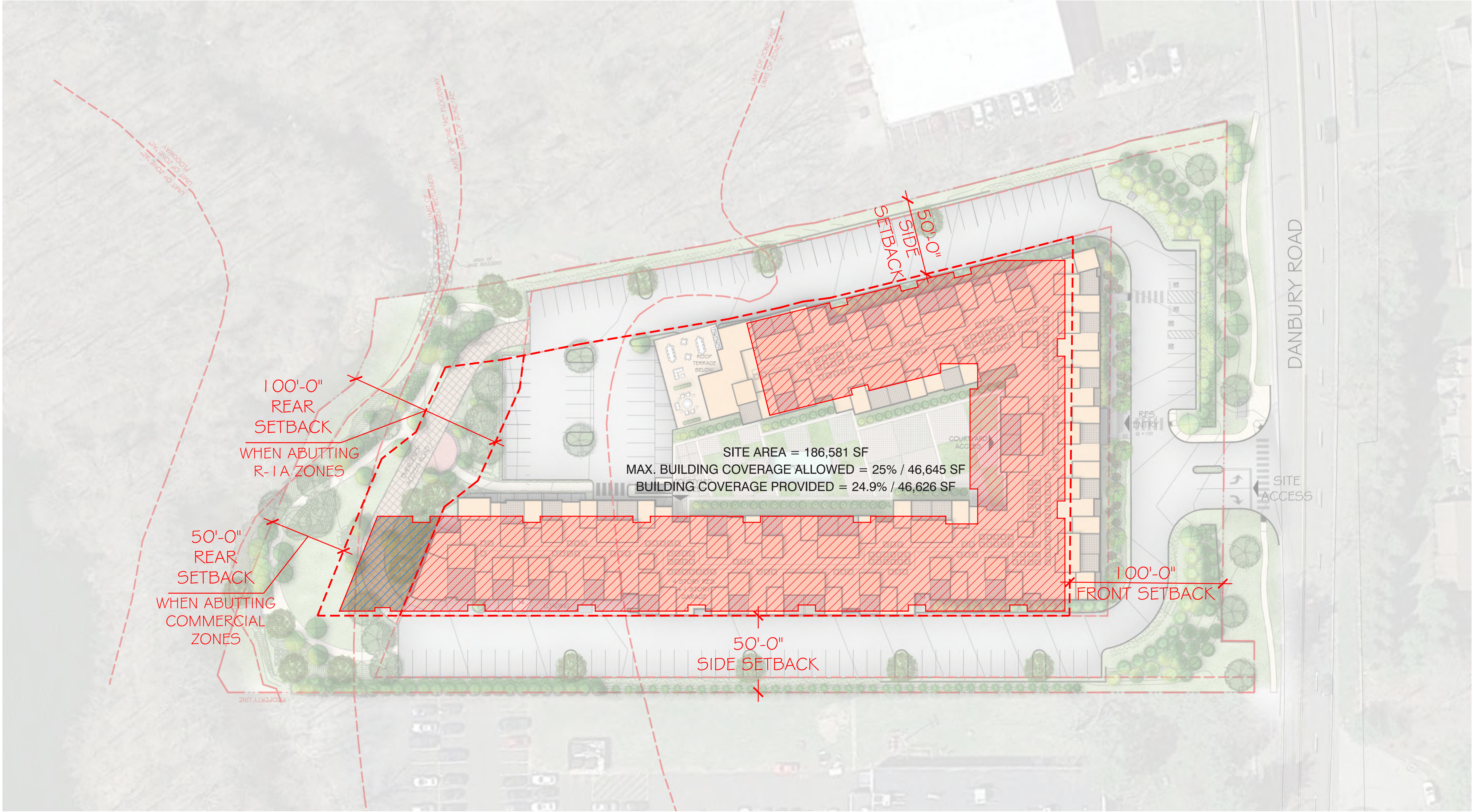
The following area and bulk requirements shall be applicable to all developments in the DE-5R Designed Enterprise Residential District (Overlay) where at least 50% of the Gross Floor Area within the Overlay is dedicated to Residential use. Dimensions are in feet unless otherwise indicated.

		Lots West of Danbury Road	Lots East of Danbury Road	Existing DE-5	NOTES
1.	Minimum Front Yard	75	50	50-100	The reduction allows buildings on the West side to be located further from the flood prone areas. Buildings on the East side are further limited in height where a smaller setback is appropriate.
2.	Minimum Side Yard (each)	50	25	50	Smaller setback is appropriate for the limited height of the East side buildings.
	Abutting a Residential District	100	50	100	
3.	Minimum Rear Yard	50	50	50	No change.
	Abutting a Residential District	100	50	100	Smaller setback is appropriate for the limited height of the East side buildings.
4.	Minimum Parking and Loading Setbacks				
	Side and Rear Yards	10	10	25	Smaller setback provides more design flexibility with appropriate screening/buffering requirements still in place.
	Abutting a Residential District	75	50	75	
5.	Minimum Setbacks to Norwalk River				
	Building	80	NA	N/A	Creates an appropriate buffer redevelopment of parcels that currently maintain parking/buildings close to the river.
	Parking and Loading	60	NA	N/A	
6.	Maximum Building Height (Stories/Feet)	4 / 55 (a) (b)	3/39 (a)	3/39 - 4/55	Building height is intended to facilitate apartment style buildings on the West side and garden/town homes on the East side.
7.	Maximum Building Coverage (%)	40	40	25	Increased coverage for residential uses helps incentivize redevelopment of these commercial properties, and provide the design flexibility necessary for residential development. Increased coverage is mitigated with new/best practices for stormwater retention and treatment.
8.	Maximum Site Coverage (%)	75	75	50	
9.	Minimum Overlay or Lot Size (acres)	3	3	5	Many lots currently zoned DE-5 do not meet this minimum lot size. Reduction opens up the potential for redevelopment.
10.	Minimum Lot Frontage	150	150	150	No change.
11.	Minimum % of Affordable Housing Units	10 (c)	10 (c)	N/A	Proposed 10% affordability, with reference to existing standards for review and implementation.
Notes					
(a)	Except as otherwise provided in Section 29-4.C.1.				
(b)	An additional 10' may be permitted to accommodate an additional One-Half Story.			N/A	Permits the ability for loft style units and articulated roof lines.
(c)	Conforming to the requirements of Section 29-5.B.10. except for the minimum % in 29-5.B.10.e.				









\*NOTE: SETBACKS AND FLOOD ZONES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
REFER TO CIVIL FOR SITE PLAN, SETBACKS, FLOOD ZONES AND CIVIL INFORMATION.  
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

## DE-5 BULK ANALYSIS - SITE PLAN

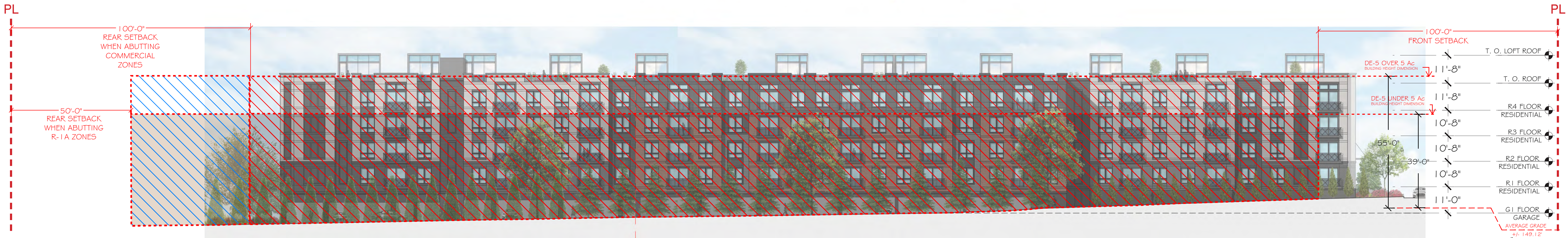
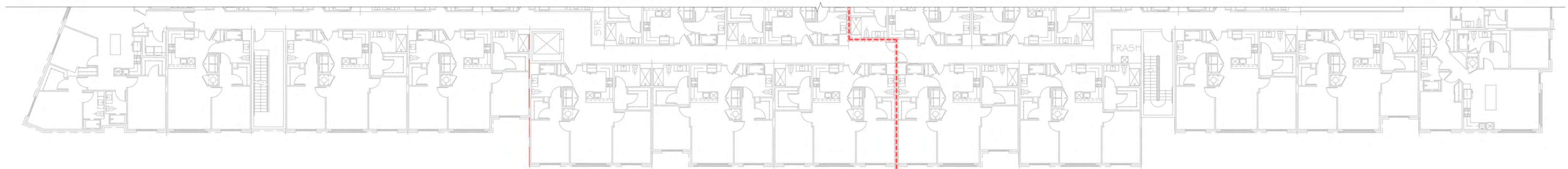
### SUPPLEMENTAL EXHIBITS

©2021 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.





BUILDING ELEVATION 1



BUILDING ELEVATION 2



KEY PLAN

\*NOTE: REFER TO CIVIL FOR SITE PLAN, GRADING, SETBACKS, FLOOD ZONES AND CIVIL INFORMATION.

LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.



## Proposed Text Amendments

FDSPIN 141 DR LLC

October 15, 2021

Amend the Wilton Zoning Regulations to add the DE-5R District to the Table of Contents and adjust section identifications accordingly. Additions are indicated with a **red and bold** font. Deletions are indicated in a ~~red strikethrough~~.

**\*\*Changes from the prior draft are highlighted in yellow\*\***

<b>DESIGN ENTERPRISE DISTRICTS</b>	29-7
Purpose	29-7.A
DE-10 Design Enterprise District	29-7.B
1. Site Plan Uses	
2. Special Permit Uses	
3. Permitted Accessory Uses	
DE-5 Design Enterprise District	29-7.C
1. Site Plan Uses	
2. Special Permit Uses	
3. Permitted Accessory Uses	
4. Requirements for Retail Sale and Storage of Home Building Materials	
<b>DE-5R Design Enterprise Residential District (Overlay)</b>	<b>29-7.D</b>
<b>1. Purpose</b>	
<b>2. Site Requirements</b>	
<b>3. Underlying Design Enterprise District Uses</b>	
<b>4. Special Permit Uses</b>	
<b>5. Permitted Accessory Uses</b>	
General Requirements for all Design Enterprise Districts	29-7. <del>DE</del>
Area and Bulk Requirements	29-7. <del>EF</del>



## Proposed Text Amendments

FDSPIN 141 DR LLC

October 15, 2021

Amend the Wilton Zoning Regulations to add the DE-5R District to Section 29-3.A. Establishment of Zoning Districts. Additions are indicated in a **red and bold** font.

### 29-3

#### 29-3 ESTABLISHMENT OF DISTRICTS

- A. ESTABLISHMENT OF ZONING DISTRICTS - The Town of Wilton is hereby divided into the following types of Zoning Districts for the purpose of implementing the Town's adopted Comprehensive Plan of Development, and in recognition of the character, type, location and extent of existing development within the town:

R-2A	Single-Family Residence District
R-1A	Single-Family Residence District
CRA-10	Center Residence Apartment District
THRD	Townhouse Residence District
DRD	Design Residence District
DE-10	Designed Enterprise District
DE-5	Designed Enterprise District
<b>DE-5R</b>	<b>Designed Enterprise Residential District (Overlay)</b>
WC	Wilton Center District
DRB	Design Retail Business District
GB	General Business District

Amend the Wilton Zoning Regulations to differentiate step-back requirements for "half-story" designs as described in Section 29-4.C.2. Additions are indicated in a **red and bold** font. Deletions are indicated with a ~~red strikethrough~~.

#### 2. Half Stories

The following requirements for half stories shall be adhered to:

- a. Where located above another story, **and where the aggregate floor area is more than 25% of the story below**, the exterior perimeter of the half-story floor area shall be set back on at least two opposite sides of the building by distances each equal to one-fourth the parallel dimension of the story below.



## Proposed Text Amendments

FDSPIN 141 DR LLC

October 15, 2021

Amend the Wilton Zoning Regulations to add the DE-5R District to Section 29-7 Design Enterprise Districts including text additions and deletions in Sections 29-7.A., 29-7.D., 29-7.E. and 29-7.F. Additions are indicated in a **red and bold** font. Deletions are indicated with a ~~red strikethrough~~.

### 29-7 DESIGN ENTERPRISE DISTRICTS

DE - 10 DESIGN ENTERPRISE DISTRICT

DE - 5 DESIGN ENTERPRISE DISTRICT

#### **DE-5R DESIGN ENTERPRISE RESIDENTIAL DISTRICT (OVERLAY)**

- A. PURPOSE: To provide a favorable and stable environment for the growth of industry **and multi-family housing** to strengthen Wilton's economic base. The controls in the districts are intended to foster coherent development of modern ~~industrial~~ facilities at contemporary site development standards, while **integrating with multi-family residential areas and** minimizing disturbance to **single-family** residential areas.

(No change to 29-7.B.)

(No change to 29-7.C.)

#### **D. DE-5R DESIGN ENTERPRISE RESIDENTIAL DISTRICT (OVERLAY)**

1. Purpose: The DE-5R Design Enterprise Residential District (Overlay) is an overlay zone intended to allow for the conversion or redevelopment of commercial properties, or portions thereof, in the DE-5 Design Enterprise District into multi-family dwelling units for rental or sale. In keeping with the Plan of Conservation and Development, the overlay zone is intended to increase the availability of multi-family housing and smaller housing units diversifying the Town's housing stock to support a range of life stages. This includes younger working age and older populations whose housing and affordability needs overlap. Eligible sites in the DE-5 District are along Danbury Road where development capacity and supportive infrastructure is available or can be appropriately expanded.
2. Site Requirements: The DE-5R District may only overlay on lots or portions of lots located south of Wolfpit Road within the DE-5 Design Enterprise District **with frontage on Danbury Road**.
3. Underlying Designed Enterprise District Uses: The uses allowed in the underlying zoning district shall be allowed in the Designed Enterprise Residential District (Overlay) subject to the same limitations as apply in the underlying zoning district(s).
4. Special Permit Uses: The following principal uses shall be permitted subject to Special Permit and Site Plan approvals in accordance with 29-10 and 29-11.



## Proposed Text Amendments

FDSPIN 141 DR LLC

October 15, 2021

- a. Multi-family dwelling units including attached and/or detached apartments and dwelling units located in one or more primary buildings.
5. Permitted Accessory Uses: The following accessory uses shall be permitted in the DE-5R Designed Enterprise Residential District (Overlay):
  - a. Private garages solely for the use of residents, provided that the height shall not exceed 14 feet.
  - b. Recreational facilities solely for the use of the residents and their nonpaying guests.
  - c. Professional offices and home occupations for resident occupants; subject to the requirements of 29-5.C.4.
  - d. Family day care homes.
  - e. Garden houses, toolhouses, playhouses, greenhouses, swimming pools or similar accessory uses customarily incidental to the permitted principal use of the premises and not operated for profit, provided that any such structure complies with all yard setback requirements for buildings.
  - f. Off-street parking facilities for the use of the occupants of the premises and their guests, in accordance with 29-8.B., provided that not more than one commercial vehicle per each dwelling unit, other than passenger cars shall be regularly parking on the premises. Any such commercial vehicle shall be stored in a fully enclosed structure or otherwise effectively screened from the view from adjacent properties.
  - g. Small satellite dishes less than 24 inches in diameter and visually screened so as not to be visible from adjacent property or a public right-of-way.

### ~~DE.~~ GENERAL REQUIREMENTS FOR ALL DESIGN ENTERPRISE DISTRICTS

1. All uses shall conform to the Environmental and Performance Standards of 29-9 **except that:**
  - a. by Special Permit in the DE-5R Design Enterprise Residential District (Overlay), the maximum contiguous area of disturbance, as described in Section 29-9.I, shall not exceed 7,500 square feet for slopes greater than 35% and 25,000 square feet for slopes greater than 15%, provided that the Commission makes a finding that the proposal will not adversely impact neighboring properties; and
  - b. the requirements of Section 29-9.E.2.e shall not apply to residential uses.
2. Waste or scrap materials, debris, discarded or used materials, nonregistered or non-operable motor vehicles or parts, or other unsightly material shall be stored within a structure at least six feet in height, which does not extend into any required yard, or shall be screened in accordance with the provisions of 29-8.C.3.
3. The frontage of two or more lots making use of a single joint entry and a single exit to a frontage street may be computed as a single frontage.



## Proposed Text Amendments

FDSPIN 141 DR LLC

October 15, 2021

4. Yards on a common side lot line may be omitted where two or more lots containing no residential uses make use of a single joint entry and single joint exit to a frontage street provided permanent vehicular access shall be provided to the rear of all such lots.
5. All manufacturing, research and development, display and storage activities permitted in the DE-10 and DE-5 districts shall be conducted within fully enclosed buildings, except for off-street parking and loading facilities, and as otherwise provided.
6. No parking shall be permitted in the required front yard **except in the DE-5R Designed Enterprise Residential District (Overlay) where visitor and accessible parking spaces may be permitted, provided such parking spaces do not occupy more than one-third of the Frontage and does not exceed 5% of the required residential parking**. All front yard areas shall be suitably landscaped, as required by 29-8.C.
7. Where adjoining property in a residence district to the side or rear lies within the right-of-way of a railroad, the side or rear yard setbacks may be reduced to 50 feet. Where adjoining property in a residence district to the side and rear lies within the right-of-way of a railroad, and where the railroad property adjoins a public utility right-of-way and/or a publicly owned right-of-way with a total width of not less than 200 feet, the side and rear yard building setbacks and the parking setbacks may be reduced to 10 feet. \*
8. Where property adjoining in a residence district to the side or rear lies within the right-of-way of a railroad, the side or rear yard parking and loading setbacks may be reduced to ten feet.
9. The Commission may grant a waiver to allow for the establishment of more than one principal building on a lot when located in a design enterprise zone. In considering such a waiver request, the Commission shall determine that reasonable provisions have been provided to insure safe and proper internal traffic circulation, adequate separation distance between buildings, sufficient landscaping and appropriate site lighting. The Commission shall make a finding that the proposed uses are compatible in nature and will not create undue congestion nor result in unsafe traffic conditions, either on or off the subject premises. This provision shall apply only to the number of allowed buildings on any given lot and shall not be construed as a waiver of any other regulation or requirement contained in the zoning regulations. \*



## Proposed Text Amendments

FDSPIN 141 DR LLC

October 15, 2021

### **EF.** AREA AND BULK REQUIREMENTS ~~FOR INDUSTRIAL ZONES:~~

The following area and bulk requirements shall be applicable to all developments in the DE-5 and DE-10 Districts, as indicated. Dimensions are in feet unless otherwise indicated.

	DE-10	DE-5
1. Minimum Front Yard	100	50 (a)
2. Minimum Side Yard (each)	100	50
- When abutting a residential district	150	100
3. Minimum Rear Yard	100	50
- When abutting a residential district	150	100
4. Minimum Parking and Loading Setbacks (Side and Rear Yards)	40	25
- When abutting a residential district	75	75
5. Maximum Building Height (Stories/Feet)	3/39 (b)(c)*	3/39 (b)*(c)*
6. Maximum Building Coverage (%)	25	25
7. Maximum Site Coverage (%)	50*	50
8. Minimum Lot Size (acres)	10	5
9. Minimum Lot Frontage	150	150

(a) Except setbacks shall be 100 feet along Route 7.

(b) Except as otherwise provided in Section 29-4.C.1.

(c) A 4 story and/or 55 foot high building may be located on lots that are in conformance with minimum area requirements of the DE-10 or DE-5 district. They shall not be permitted by action of the Zoning Board of Appeals.



## Proposed Text Amendments

FDSPIN 141 DR LLC

October 15, 2021

The following area and bulk requirements shall be applicable to all developments in the DE-5R Designed Enterprise Residential District (Overlay) where at least 50% of the Gross Floor Area within the Overlay is dedicated to Residential use. Dimensions are in feet unless otherwise indicated.

		Lots West of Danbury Road	Lots East of Danbury Road
1.	Minimum Front Yard	75	50
2.	Minimum Side Yard (each)	50	25
	Abutting a Residential District	100	50
3.	Minimum Rear Yard	50	50
	Abutting a Residential District	100	50
4.	Minimum Parking and Loading Setbacks		
	Side and Rear Yards	10	10
	Abutting a Residential District	75	50
5.	Minimum Setbacks to Norwalk River		
	Building	80	NA
	Parking and Loading	60	NA
6.	Maximum Building Height (Stories/Feet)	4 / 55 (a) (b)	3/39 (a)
7.	Maximum Building Coverage (%)	40	40
8.	Maximum Site Coverage (%)	75	75
9.	Minimum Overlay or Lot Size (acres)	3	3
10.	Minimum Lot Frontage	150	150
11.	Minimum % of Affordable Housing Units	10 (c)	10 (c)

### Notes

(a) Except as otherwise provided in Section 29-4.C.1.



## Proposed Text Amendments

FDSPIN 141 DR LLC

October 15, 2021

- (b) **An additional 10' may be permitted to accommodate an additional One-Half Story.**
- (c) **Conforming to the requirements of Section 29-5.B.10. except for the minimum % in 29-5.B.10.e.**

Amend the Wilton Zoning Regulations (Section 29-8-A.8) to include the proposed DE-5R (Overlay) in the Alternative Signage Program. Additions are indicated in a **red and bold** font. Deletions are indicated with a ~~red strikethrough~~.

8. Alternative Signage Program for Large Developments: Due to the complexities of site design and occupancy associated with large developments such as shopping centers, office parks, **residential development in the DE-5R (Overlay)**, and mixed-use facilities, the owner of a unified ~~nonresidential~~ development containing more than 10,000 square feet of gross floor area may submit to the Commission, for approval of a Sign Permit, an "alternative signage program" differing from the standards contained in this section.
- a. Such signage program shall, at a minimum, contain the information required under 29-8.A.9.b. herein below for the issuance of Sign Permits.
  - b. In approving such an alternative signage program, the Commission shall find that:
    - (1) Such signage program would be consistent with the purpose of this section.
    - (2) Such signage program would result in a more comprehensive and attractive arrangement and display of signs than could otherwise be accomplished under the standards of this section.

Amend the Wilton Zoning Regulations (Section 29-8.B.5.a) to lower the parking ratio required for multi-family dwellings. Additions are indicated in a **red and bold** font. Deletions are indicated with a ~~red strikethrough~~.

5. Minimum Parking Requirements: The following requirements shall be considered the minimum number of parking spaces required for each use. Where the number of parking spaces is calculated to be a fraction, it shall be rounded up to the nearest whole number.

a.	RESIDENTIAL USES; PUBLIC AND REQUIRED SEMI-PUBLIC USES	MINIMUM NUMBER OF SPACES REQUIRED
	(1) Single-family dwellings	2 per dwelling unit, plus 1 per guest sleeping room for roomers and boarders
	(2) Multi-family dwellings: Studio (efficiency) <b>and one bedroom</b> dwelling units and detached units	1 <del>.5</del> per dwelling unit



## Proposed Text Amendments

FDSPIN 141 DR LLC

October 15, 2021

~~One,~~Two and three bedroom  
dwelling units

2 per dwelling unit ~~plus 1 visitor~~  
~~space per 2 dwelling units~~

Amend the Wilton Zoning Regulations (Section 29-8.B.8.e.6) to permit larger driveways for multi-family uses. Additions are indicated in a **red and bold** font. Deletions are indicated with a ~~red strikethrough~~.

- (6) The maximum driveway width shall be 30 feet, measured at and parallel to the street line, except for two-way access to nonresidential **and/or multi-family** uses with a raised island in the center, for which the maximum width shall be 44 feet.







### *Economic Benefits Analysis*

#### Immediate Public Benefits

*Sewer Connection Fee* – Based on recent developments in neighboring municipalities, we estimate **\$400,000** for a sewer connection to be paid to the Town.

*Building Permit/Zoning Fee* – Based on preliminary budget estimates, we believe the building permit and zoning fee, using calculations provided by the town of Wilton building department, will be +- **\$250,000**.

*Sales Tax* – Using the same budget estimations as above for building supplies, we estimate **\$1,000,500** in sales tax raised from this development.

*Capital Subsidy* –Capital subsidy to the market for the 10% affordable units this development produces are approximately **\$4,950,000** = 18 units \* Market value of \$275,000/unit.

#### Recurring Public Benefits

*Affordable Housing* – Adding 18 new affordable housing units to help diversify housing stock. We estimate the rent reduction to potential residents of the town looking for affordable housing is \$18,500/unit/year \* 18 units is **\$333,000** a year.

*Car Tax* – Considering average car values in the United States of \$22,000 multiplied by the number of parking spots this site will provide (313) and applying the Town of Wilton's property tax calculation, the development will generate an estimated **\$134,315** to be paid to the town annually.

*Property Tax* – Our analysis of comparable properties in the Town of Wilton, namely Avalon Wilton on River Road and White Oaks at Wilton, estimates this development will generate **\$1,062,687** in property taxes to be paid to the Town annually. By contrast, the prior manufacturing use generated \$112,457 in 2019.



