

PLANNING & ZONING
COMMISSION
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

RESOLUTION #1121-483SP
November 29, 2021

WHEREAS, the Wilton Planning and Zoning Commission has received a Special Permit application **SP#483** for an amendment to SP#149B, from Rob Sanders Architects LLC for additions to a two-story house previously approved for adaptive use to allow a veterinary clinic, for property located at 481 Danbury Road; in a R-2A (Single Family Residence District), Assessors Map #35, Lot #42, and 1.078 acres; owned by WASS Group LLC and shown on the plans entitled:

Scheme 1- Site Plan - Prepared for Cannondale Animal Clinic, Prepared by Robert A. Sanders Jr., architect, dated August 11, 2021, revised October 13, 2021, scale as noted, sheet# SP-1.

Scheme 1- Floor Plan - Prepared for Cannondale Animal Clinic, Prepared by Robert A. Sanders Jr., architect, dated August 12, 2021, scale as noted, sheet# Z-1.

Scheme 1- East Elevation - Prepared for Cannondale Animal Clinic, Prepared by Robert A. Sanders Jr., architect, dated August 12, 2021, scale as noted, sheet# Z-2.

Scheme 1- South Elevation - Prepared for Cannondale Animal Clinic, Prepared by Robert A. Sanders Jr., architect, dated August 12, 2021, scale as noted, sheet# Z-3.

Scheme 1- West Elevation - Prepared for Cannondale Animal Clinic, Prepared by Robert A. Sanders Jr., architect, dated August 12, 2021, scale as noted, sheet# Z-4.

Scheme 1- North Elevation - Prepared for Cannondale Animal Clinic, Prepared by Robert A. Sanders Jr., architect, dated August 12, 2021, scale as noted, sheet# Z-5.

WHEREAS, the Wilton Planning and Zoning Commission has conducted a public hearing on October 12, 2021 and November 8, 2021 to receive comment from the applicant and the public and has fully discussed and considered all evidence submitted at said hearings at its meetings of November 22, 2021 and November 29, 2021.

WHEREAS, the Wilton Planning and Zoning Commission, under Section 29-5.C.d.(2), is allowing reduced setbacks for the two proposed additions and the replacement HVAC unit, which is to be properly screened; the proposed emergency generator must meet the required setbacks.

WHEREAS, the Wilton Planning and Zoning Commission has determined that the application is in substantial compliance with the Wilton Zoning Regulations.

NOW THEREFORE BE IT RESOLVED that the Wilton Planning and Zoning Commission **APPROVES** Special Permit #483, effective December 7, 2021, subject to the following conditions:

1. This Resolution does not replace requirements for the applicant to obtain any other permits or licenses required by law or regulation by the Town of Wilton, such as, but not limited to: Zoning Permit, Sign Permit, Building Permit, Certificate of Zoning Compliance; or from the State of Connecticut or the Government of the United States. Obtaining such permits or licenses is the responsibility of the applicant.
2. In accordance with Section 8-3.(i) of the Connecticut General Statutes, all work or physical improvements required and/or authorized by the approved Site Plan shall be completed within five years of the effective date of this resolution. This five-year period shall expire on December 7, 2026.
3. All conditions specified in SP#149B shall continue, unless subsequently amended by the Planning and Zoning Commission.
4. The scale of the architect's plan entitled "Scheme 1- Site Plan"- Prepared for Cannondale Animal Clinic, Prepared by Robert A. Sanders Jr., architect, dated August 11, 2021, revised October 13, 2021, sheet# SP-1, shall be changed from a metric scale to that using an engineering scale, prior to the issuance of a zoning permit.
5. Two (2) completed revised sets, (collated and bound) shall be submitted to the Commission's office for endorsement as "Final Approved Plan" by the Town Planner. Said plans shall include all revisions noted above and shall bear an ORIGINAL signature, seal and license number of the professional responsible for preparing each plan or portion of it. Said plans shall include the following notes:
 - a. "According to Section 8-3.(i) of the Connecticut General Statutes, all work in connection with this Site Development Plan shall be completed within five years after the approval of the plan. Said five-year period shall expire on December 7, 2026."
 - b. "For conditions of approval for **Special Permit #483**, see **Resolution #1121-483P**."

- END RESOLUTION -