

September 27, 2021

Ms. Daphne White
Planning and Zoning Department
Wilton Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Re: WASS Group: 481 Danbury Road

Dear Ms. White,

Thank you for your email regarding our application to modify Special Applications #149B and 2-5P. In response to your inquiries, please note the following:

1. You reference Section 29-5.C.5.d.(2), which gives setback relief for new construction within the adaptive use regulations, but it doesn't appear to include setback relief for new mechanical equipment such as the generator and the relocated AC unit that are shown on the proposed site plan.

The existing condenser unit west of the basement access stair will be constricted by the proposed connector between the antique structure and gambrel addition. The proposed condenser location north of the new entry porch does not exceed the existing legally non-conforming side yard setback of the gambrel addition.

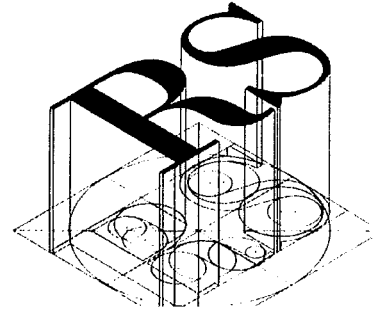
2. The eastern elevation is missing from your application's set of plans in the office file set. Because this will be the most visible side of the building from the road, it seems that it should be included in with this set of plans, including the proposed porch with the lattice screen.

East Elevation Page Z-2 attached.

3. Your plans show two additions, but it is indicated in the Form B data sheet that the site coverage will not increase. It appears that the addition on the southwesterly side is being located where there is an existing patio, but the addition on the northeasterly side, with the proposed porch, seems that it would increase the proposed site coverage, or is there a patio on that side as well or does this take into account the revised coverage calculations for terraces that are pervious?

Pavers and oil tank in the area of the proposed porch are loosely spaced, and were mistakenly counted as coverage. Revised Form B, with modified coverage, attached.

4. The parking for adaptive use, as you know, is determined by the Commission, but for them to determine if there is adequate parking there should be information stating the number of anticipated employees and potential client's vehicles during a typical day. It is important to note whether or not they anticipate an increase in either the number of staff or clients.



The proposed additions are intended to enhance the business operations of the applicant and will not change the daily staffing. Veterinary services are generally performed in a drop-off and pick-up fashion, and parking demand is not expected to change.

5. The data sheet and site plan indicates that there are 8 parking spaces, but the site plan shows 6 parking spaces on the easterly side, but the 2 southerly parking spaces appear to be located in a turnaround area. Would it be possible to add an additional parking space, if an additional space is requested by the Commission or staff?

The possibility of parking expansion exists to the south of the existing paved area. The east-facing parking and the turning and trash storage area can be extended to the south. See revised SP-1 attached.

6. Given the very old survey from 1945, is your client working on having a new survey done with the understanding that a new survey will most likely be required by the ZEO prior to the issuance of a zoning permit.

A new survey has been commissioned by the Owner and will be provided for ZEO review at permitting.

Please feel free to contact me if you have any further questions.

Sincerely,



Robert Sanders AIA

RS:wr

enclosures