

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

RESOLUTION #0822-492SP
August 24, 2022 (Approved)

WHEREAS, the Wilton Planning and Zoning Commission (“the Commission”) has received Special Permit application **SP#492** from ASML US, LLC, to allow the construction of an internal driveway and for parking lot and site plan modifications on property located at 77 Danbury Road, in the DE-10 zone, Assessor’s Map #69, Lot #18, consisting of 28.6425 acres; owned by ASML US, LLC and shown on the submitted plans entitled:

Property Survey entitled “Property Survey & As-Built Map prepared for ASML US, LLC, Revised Area 1,247,668 S.F. / 28.6425 Ac. Danbury Road, Town of Wilton, County of Fairfield, State of Connecticut”, dated July 1, 2021, Scale 1”=50’, sheet BDY.1, prepared by Arthur H. Howard & Associates, P.C. Civil Engineers / Land Surveyors, New Milford.

Site Development Plans entitled “ASML Campus Traffic Flow Safety Improvements, 77Danbury Road, Wilton, CT”, dated 05/24/2022, Scale 1’=40’, prepared by Tighe & Bond, 1000 Bridgeport Avenue, Suite 320, Shelton, CT, John W. Block, PE.

WHEREAS, the Commission conducted a public hearing electronically on June 27, 2022 and August 24, 2022 to receive comment from the applicant and the public, and the Commission fully discussed and considered all submitted evidence at a meeting of August 24, 2022.

WHEREAS the Commission has received expert testimony from the applicant’s civil engineer and attorney and has considered their input.

WHEREAS the Commission has approved the associated regulation change # 22394 which allows for greater disturbance of steep slopes to allow this proposal to be in compliance.

WHEREAS, the Commission has diligently reviewed the application and accompanying plans and finds it to be in substantial compliance with the Wilton Zoning Regulations and, in particular, those requirements governing Special Permits for site improvements to an industrial / office facility in the DE-10 zone;

NOW, THEREFORE, BE IT RESOLVED that the Commission **APPROVES** Special Permit #492, effective **September 6, 2022** to allow the construction of site improvements of a parking lot modification and internal drive to the north end of the parking garage on property located at 77 Danbury Road, subject to the following conditions:

General Conditions:

1. This Resolution does not replace requirements for the owner 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 owner. All required Town agency signoffs shall be provided as required, along with meeting all of the requirements of the State of Connecticut Department of Transportation.
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 plan shall be completed within five years of the effective date of this resolution. This five-year period shall expire on August 19 , 2027.
3. The erosion and sedimentation plan shall be installed and such installation approved by the P&Z staff, prior to any work beginning on the site.
4. All outdoor lighting shall be properly shielded so as to direct illumination towards the ground and within the property boundaries.
5. Any additional site work and changes beyond the approved plans shall be submitted for review and approval prior to any changes.
6. Hours of construction shall be limited to Monday through Friday between the hours of 7:30 AM and 6:00 PM and Saturday between the hours of 8:00 AM and 5:30 PM. No construction shall be permitted on Sunday or legal holidays.
7. The owner shall file a Land Record Information Form with the Town Clerk (form to be provided by the P&Z staff) and a copy of the filed Land Record Information Form shall be submitted to the P&Z staff, prior to the issuance of a zoning permit.
8. 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, prior to the issuance of a zoning permit. 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. "Pursuant to Section 8-3.(i) of the Connecticut General Statutes, all work in connection with this Special Permit shall be completed within five years after the

approval of the plan. Said five-year period shall expire on September 6, 2027."

- b. "For conditions of approval for **Special Permit SP#492**, see **Resolution #0822-492SP**."

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE:

- 9. The applicant shall furnish the staff with an as-built survey of the property. Said survey shall depict the location of all buildings/structures and parking spaces and shall include building and site coverage calculations, regulatory setbacks and average grade calculations.
- 10. The applicant shall provide an as-built and of the driveway, along with conformation that the project as completed is in compliance with the steep slope regulations.

- END RESOLUTION -