

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

RESOLUTION #0722– 495SP
APPROVED July 25, 2022

WHEREAS, the Wilton Planning and Zoning Commission has received Special Permit application **SP#495** from Hartford Health Care Corp, to convert an existing first floor 24,894 square feet of general office space into medical offices, at building #50, property located at 50, 60 & 64 Danbury Road, in the DE-5 Design Enterprise District, Assessor’s Map #68, Lot #33-50, #33-60, #33-64, owned by Wilton 50 Danbury Road Owner, LLC, consisting of 22.27 acres and shown on the plans entitled:

Property Survey, entitled “Zoning Location Survey of property at 50, 60 & 64 Danbury Road, Wilton, Connecticut, Prepared for DIVFIFTY., LLC by D’Andrea Surveying and Engineering, P.C., Robert L. Liddel, Jr., Land Surveyor, dated June 27, 2022, at a scale of 1”=60”.

Architecture Plan: entitled “Soundview Medical, 50 Danbury Road, Wilton CT, 06897, First Floor Construction Plan, Sheet A-110, dated 03-09-2022” prepared by MBH Architecture, Hartford, CT.

WHEREAS, the Wilton Planning and Zoning Commission conducted a public hearing on July 25, 2022, to receive comment from the applicant and public and at a meeting of July 25, 2022 fully considered and discussed all evidence; and

WHEREAS, the Commission approved the applicants request for a waiver of a traffic report, given the new state roadway improvements at the entrance, consisting of new traffic signals, crosswalks and sidewalks and turning lanes; and

WHEREAS, the Commission approves the request for a waiver of the drainage study, given that the only addition of impervious area will be the 217 SF vestibule addition, which will include yard drains and additional grading to mitigate any drainage issues; and

WHEREAS, the Wilton Planning and Zoning Commission has determined that the application is in substantial compliance with the Wilton Zoning Regulations and, in particular, those requirements governing medical uses in the DE-5 zone;

NOW THEREFORE BE IT RESOLVED that the Wilton Planning and Zoning Commission **APPROVES** Special Permit **#495** to allow the conversion of 24,894 square feet of general office on the first floor of building #50 into medical offices, along with a small exterior vestibule addition for said property located at 50 Danbury Road (aka 50, 60 & 64 Danbury Road), effective August 11, 2022, subject to the following conditions:

General 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. That any additional lighting on the building be low level and properly shielded, so as not to create a glare issue off the property.
3. That any additional site work beyond the approved plans be submitted for review and approval.
4. 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 11, 2027.
5. The applicant shall file a Land Record Information Form with the Town Clerk (form to be provided by the Planning and Zoning Department) and a copy of the filed Land Record Information Form shall be submitted to the staff prior to the issuance of a zoning permit.
6. 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. "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 August 11, 2027."
 - b. "For conditions of approval for Special Permit **SP#495**, see **Resolution #0722 – 495SP.**"

Prior to the Issuance of a Certificate of Zoning Compliance:

7. Prior to occupancy, the applicant shall obtain a Zoning Certificate of Compliance from the Planning and Zoning Department and a Certificate of Occupancy from the Building Department.
8. Prior to the issuance of the Zoning Certificate of Compliance, the applicant shall submit an updated as-built survey, showing the new structure along with the new building and site coverage calculations.
9. Any changes to the exterior, including refuse, medical or other waste shall be reviewed and approved by Planning and Zoning staff.

-END RESOLUTION-