

## GREGORY AND ADAMS, P.C.

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ESTABLISHED 1964

NEW YORK OFFICE:  
399 KNOLLWOOD ROAD - SUITE 201  
WHITE PLAINS, NY 10603  
(914) 848-5000

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JULIAN A. GREGORY  
(1912 - 2002)

THOMAS T. ADAMS  
(1929 - 2015)

PLEASE REPLY TO SENDER:  
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\* ALSO ADMITTED IN NEW YORK

⊗ ALSO ADMITTED IN VERMONT

§ ADMITTED IN NY AND NJ ONLY

June 29, 2022

### **By E-mail and Hand Delivery**

Planning and Zoning Commission

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

Attn: Mr. Michael E. Wrinn – Director of Planning and Land Use Management

Re: Hartford HealthCare Corporation – Application for Special Permit  
Premises: 50 Danbury Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Commission:

In support of HHC's application for a Special Permit to allow the conversion of existing general office space to medical offices at the above-referenced Premises, I enclose: (1) a revised Form B; and, (2) one full-size, certified, signed and sealed copy and one 11"x17" copy of the survey and each of the plans listed below. Since the initial submission, discrepancies were discovered on the previously submitted plans.

1. Form B – Zoning Data revised June 29, 2022.
2. Zoning Location Survey prepared by D'Andrea Surveying & Engineering, P.C. dated July 11, 2017, and last revised June 27, 2022.
3. Site Layout Plan (C-100) prepared by Tighe & Bond, Inc. ("T&B") dated June 28, 2022.
4. Grading, Drainage and Erosion Control Plan (C-200) prepared by T&B dated June 28, 2022.

Please contact me if you have any questions or would like additional information.



Planning and Zoning Commission  
June 29, 2022  
Page 2 of 2

Respectfully submitted,  
Gregory and Adams, P.C.

*James D'Alton Murphy*  
By: \_\_\_\_\_  
James D'Alton Murphy

JD'AM/ko

Enclosures

cc: David Webber, Esq. – Hartford HealthCare  
John W. Block, P.E. and Erik Lindquist, P.E. – Tighe & Bond, Inc.  
Ms. Jennifer Murnane – Concord Healthcare  
Kathleen L. Royle, Esq.  
Daniel L. Conant, Esq.

LandUse/Clients/HartfordHealthCorporation/2022ApplicationforSpecialPermit/PZCltrsupplementalsubmission06-29-22



Include the following data on the required Site Development Plan, as well.

50, 60 and 64 Danbury Road

PROPERTY ADDRESS

22.27± acres

LOT ACREAGE

DE-5

1,136 LF

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	—	435,602 sq. ft.	120 sq. ft.	435,722 sq. ft.
BUILDING FOOTPRINT [SF]	—	210,764 sq. ft.	120 sq.ft.	210,884 sq. ft.
BUILDING COVERAGE [SF/%] (round up)	25% maximum	21.73%	—	21.74 %
BUILDING HEIGHT [FT - STORY]	4 stories/55'	3 stories/ 50.53'	—	3 stories/ 50.53
FLOOR AREA RATIO (F.A.R.)	None	—	—	—
PARKING SPACES (round up)	1/300 sq. ft. GFA	1,422	—	1,422
LOADING SPACES	N/A	1	—	1
SITE COVERAGE [SF/%]	50%	46.38%	—	46.41%

#### OFF-STREET PARKING AND LOADING CALCULATIONS

Please provide the specific calculation used to determine the minimum required off-street parking and loading spaces pursuant to the Zoning Regulations.

##### PARKING CALCULATION

See attached Parking and Loading Calculation.

##### LOADING CALCULATION

See attached Parking and Loading Calculation.

##### PLAN OF CONSERVATION AND DEVELOPMENT

See attached Statement of Compliance with Town Plan of Conservation and Development.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:  
Hartford HealthCare Corporation by its agent  
Gregory and Adams, P.C.

By: /s/ *James D'Alton Murphy*

June 29, 2022

James D'Alton Murphy

##### OFFICE USE ONLY



- GENERAL NOTES
1. BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM OF 1822 (NAD 27)
  2. WETLANDS WERE DEMONSTRATED IN THE FIELD BY OTTO THEALL, PROFESSIONAL SOIL SCIENTIST ON FEBRUARY 23 AND 24, MARCH 9, AND APRIL 10, 2017.
  3. THE SUBJECT PARCEL LIES PROXIMATELY IN FLOOD ZONE "X" WITH PORTIONS FALLING IN FLOOD ZONE "A". FLOOD ZONE LIMITS IDENTIFIED HEREON WAS TRANSMISSION FROM FIRM MAP NUMBER 0900100391P DATED JUNE 16, 2016 AND PUBLISHED BY FEMA.

- MAP REFERENCES
1. "PROPERTY SURVEY SHOWING CONSOLIDATION OF PARCELS AND DIVISION OF PROPERTY LOCATED IN WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC., DATED DECEMBER 8, 2001, REVISED TO MAY 7, 2001, AND NUMBERED 5347 IN THE WILTON LAND RECORDS.
  2. "MAP SHOWING EASEMENT ACQUIRED FROM DIV FIFTY, LLC BY THE STATE OF CONNECTICUT, DATED DECEMBER 9, 2001 AND NUMBERED 5338 IN THE WILTON LAND RECORDS.
  3. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION, THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DIV FIFTY, LLC, DATED AUGUST 18, 2002 AND NUMBERED 5343 IN THE WILTON LAND RECORDS.
  4. "EASEMENT MAP SHOWING PROPERTY AT 50 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC., DATED AUGUST 6, 2002 AND NUMBERED 5342 IN THE WILTON LAND RECORDS.
  5. "ZONING LOCATION SURVEY DEPICTING REVISION OF PROPERTY LINES ON PROPERTY AT 40 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DIV FIFTY, LLC, DATED APRIL 16, 2007, PREPARED BY Rocco V. D'Andrea, Inc., DATED MAY 10, 2007 AND NUMBERED 5581 IN THE WILTON LAND RECORDS.
  6. "MAP SHOWING EASEMENT ACQUIRED FROM WILTON 40/60 LLC BY THE STATE OF CONNECTICUT DATED JANUARY 16, 2008, PREPARED BY Rocco V. D'Andrea, Inc.
  7. "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS PROPERTY OF WILTON 40/60 LLC, 50-64 DANBURY ROAD, WILTON, CONNECTICUT, DATED JULY 2, 2008 AND PREPARED BY Rocco V. D'Andrea, Inc., NUMBERED 5588 IN THE WILTON LAND RECORDS.
  8. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION, THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR WILTON 40/60 LLC, DATED JANUARY 28, 2008, PREPARED BY Rocco V. D'Andrea, Inc., NUMBERED 5548 IN THE WILTON LAND RECORDS.
  9. "ZONING LOCATION SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DIVFIFTY, LLC, DATED JULY 11, 2017, AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.
  10. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION, WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR THE WILTON CORPORATE PARK ASSOCIATION, INC. DATED JUNE 17, 2020 AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.

- SYMBOL LEGEND
- SDMH STORM DRAIN MANHOLE
  - SSMH SANITARY SEWER MANHOLE
  - EMH ELECTRICAL MANHOLE
  - TMH TELEPHONE MANHOLE
  - WMH WATER MANHOLE
  - HD HYDRANT/STANDPIPE
  - SG SIGNS
  - LG LIGHTS
  - GG GAS GATE
  - WG WATER GATE
  - CO CLEAN-OUT
  - UP UTILITY POLE
  - CB CATCH BASINS
  - SW STONE WALL
  - FENCE (TYPE AS NOTED)
  - PS PEDESTRIAN SIGNAL REQUEST
  - SP STEEL POST / BOLLARD
  - TL TRAFFIC LIGHT
  - SMW SOIL MONITOR WELL
  - TP TRAFFIC POLE
  - WF WETLAND FLAG 2017
  - FW FLAGGED WETLANDS 2017

#### SPECIAL NOTES

A. PURSUANT TO SECTION 8-3(1) 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 JUNE 12, 2025.

B. FOR CONDITIONS OF APPROVAL FOR SPECIAL PERMIT #467, SEE RESOLUTION #0620 - 467SP.

#### AS-BUILT BUILDING COVERAGE

#50 BUILDING	109,692 S. F.
#50 GENERATOR	290 S. F.
#50 BRIDGE	804 S. F.
#60 BUILDING	25,100 S. F.
#60 BRIDGE	761 S. F.
#64 BUILDING	15,311 S. F.
PARKING GARAGE	57,228 S. F.
TENNIS COURT	2,786/2=1,393 S. F.
SHEDS	185 S. F.

TOTAL 210,764 S. F.  
PERCENT COVERAGE - 210,764/970,081=21.73%

#### AS-BUILT SITE COVERAGE

PARKING, WALKS, DRIVES	= 239,199 S. F.
BUILDINGS	= 210,764 S. F.
TOTAL	= 449,963 S. F.
PERCENT COVERAGE	= 449,963/970,081=46.38%

REFER TO MAP REFERENCE No. 10 FOR UNIT BOUNDARIES, CONDOMINIUM AND DEVELOPMENT DESCRIPTIONS.

THIS MAP IS A ZONING LOCATION SURVEY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20.

NEW MONUMENTATION HAS NOT BEEN SET IN THE COURSE OF MAKING THIS SURVEY.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

AREA = 22.2700 ACRES (970,081 S.F.)

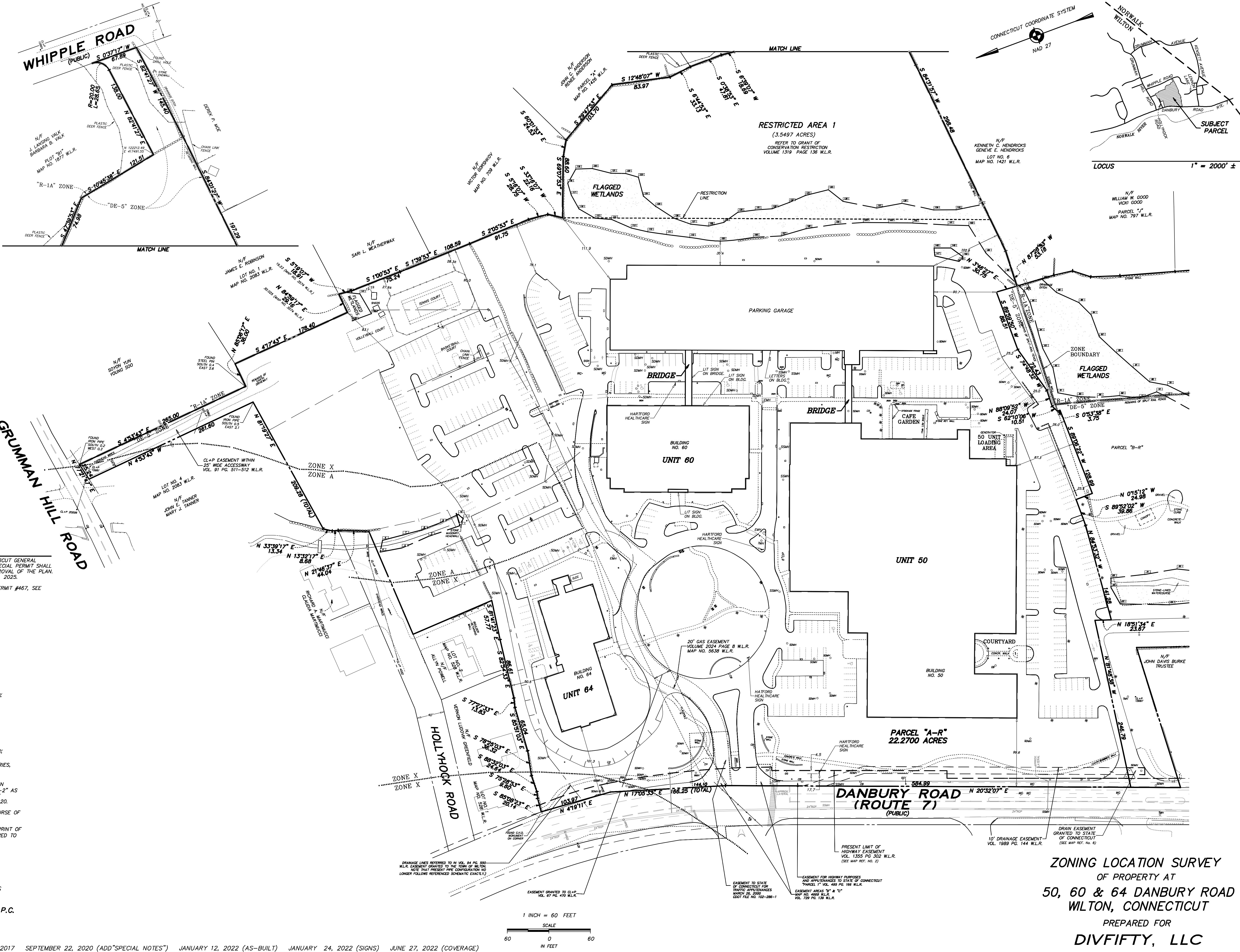
LAND LIES IN "DE-5" ZONE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

D'ANDREA SURVEYING & ENGINEERING, P.C.

ROBERT L. LIDDEL JR., CT LS No. 15775  
RIVERSIDE, CONNECTICUT

JULY 11, 2017 SEPTEMBER 22, 2020 (ADD "SPECIAL NOTES") JANUARY 12, 2022 (AS-BUILT) JANUARY 24, 2022 (SIGNS) JUNE 27, 2022 (COVERAGE)





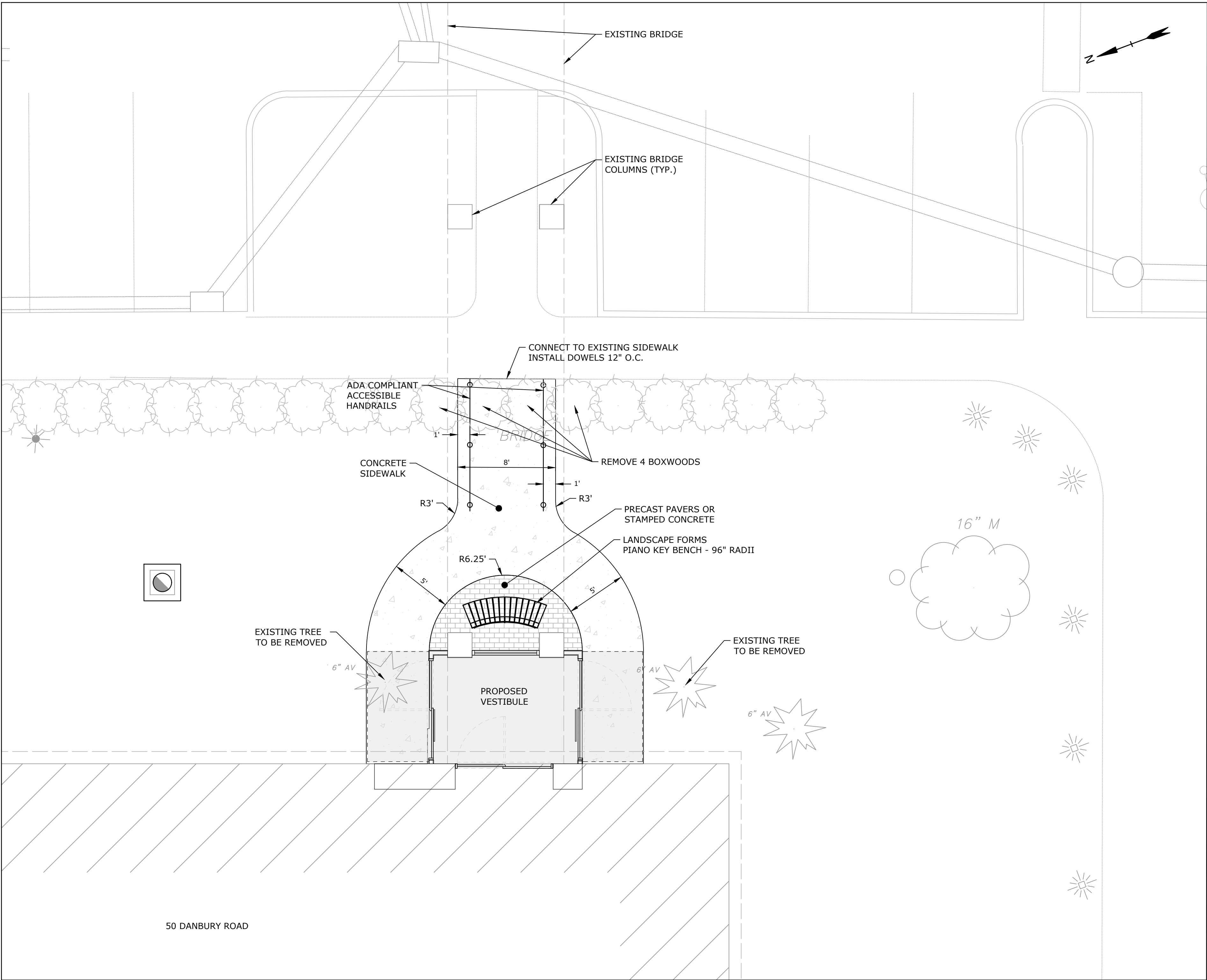
BUILDING COVERAGE\*:

EXISTING		PROPOSED
#50 BUILDING	109,692 S.F.	109,692 S.F.
#50 GENERATOR	290 S.F.	290 S.F.
#50 BRIDGE	804 S.F.	804 S.F.
#50 VESTIBULE	NA	120 S.F. (EXCLUDING BRIDGE OVER)
#60 BUILDING	25,100 s.f.	25,100 s.f.
#60 BRIDGE	761 S.F.	761 S.F.
#64 BUILDING	15,311 S.F.	15,311 S.F.
PARKING GARAGE	57,228 S.F.	57,228 S.F.
TENNIS COURT	2,786 / 2 = 1,393 S.F.	2,786 / 2 = 1,393 S.F.
SHEDS	185 S.F.	185 S.F.
TOTAL	210,764 S.F.	210,884 S.F.
PERCENT COVERAGE -	210,764 / 970,081 = 21.73%	210,884 / 970,081 = 21.74%

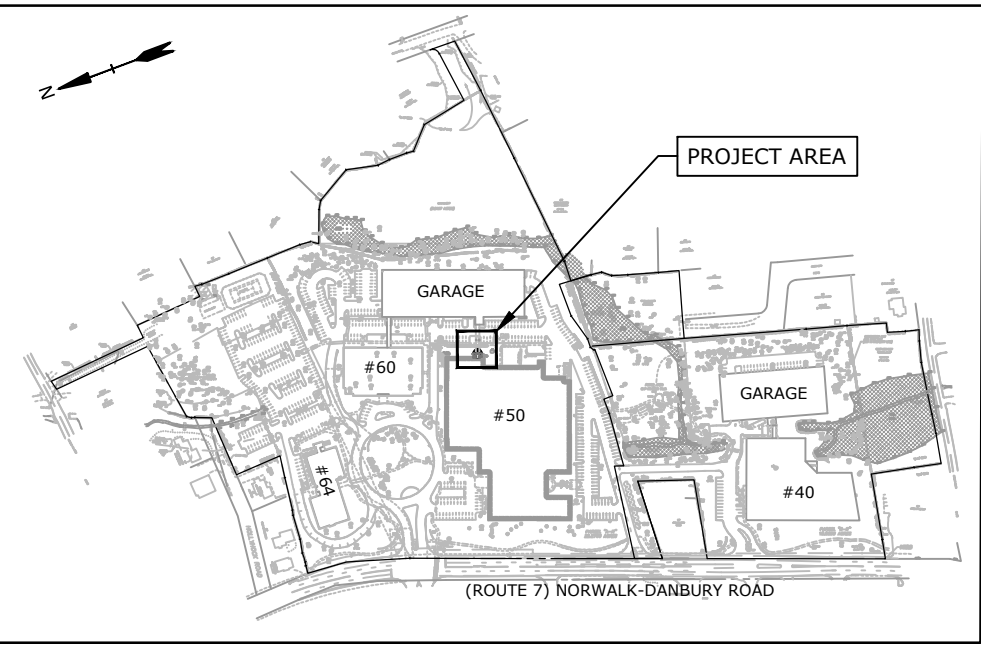
SITE COVERAGE\*:

EXISTING		PROPOSED
PARKING, WALKS, AND DRIVES	239,199 S.F.	239,296 S.F.
BUILDINGS	210,764 S.F.	210,884 S.F.
TOTAL	449,963 S.F.	450,180 S.F.
PERCENT COVERAGE -	449,963 / 970,081 = 46.38%	PERCENT COVERAGE - 450,180 / 970,081 = 46.41%

\* - COVERAGE INFORMATION TAKEN FROM PLAN ENTITLED "ZONING LOCATION SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT, PREPARED FOR DIVFIFTY, LLC", PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED: JULY 11, 2017, AND LAST REVISED JUNE 27, 2022.



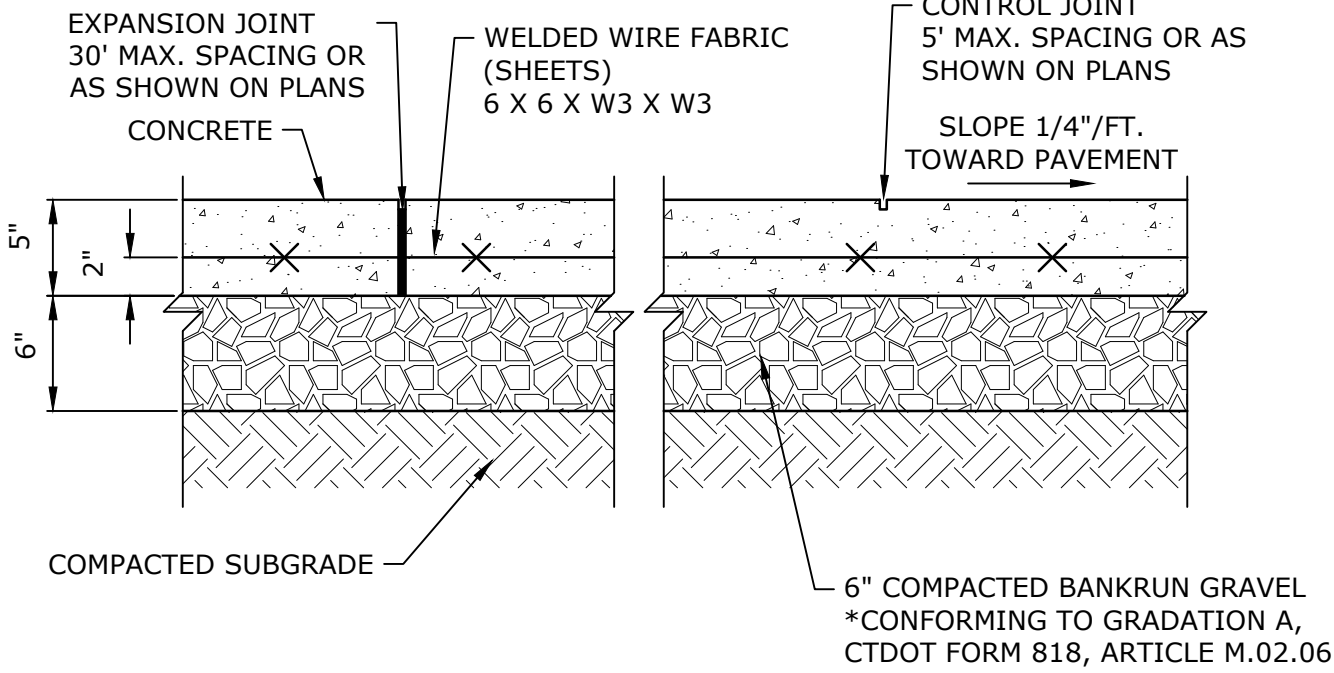
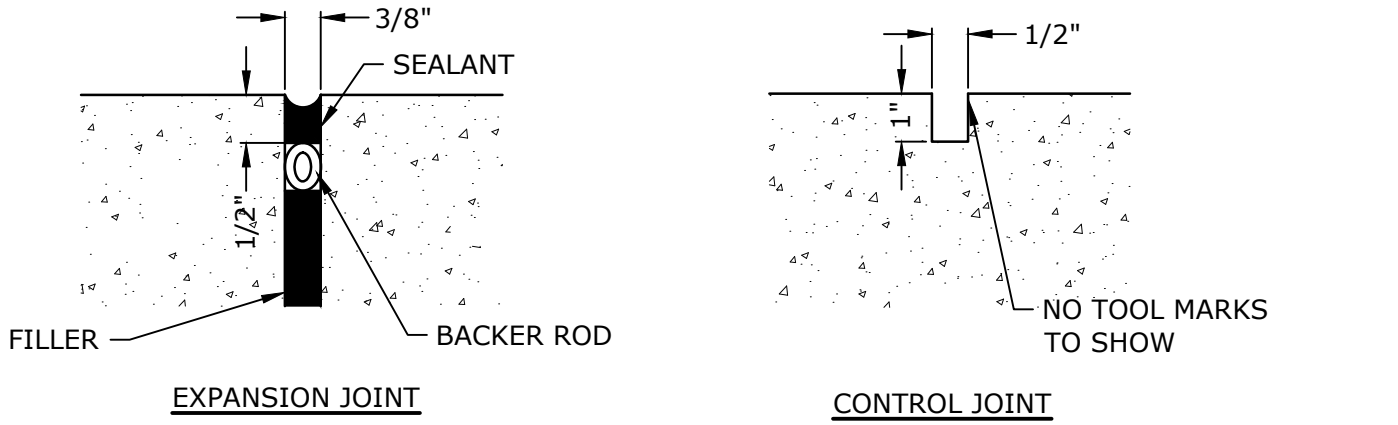
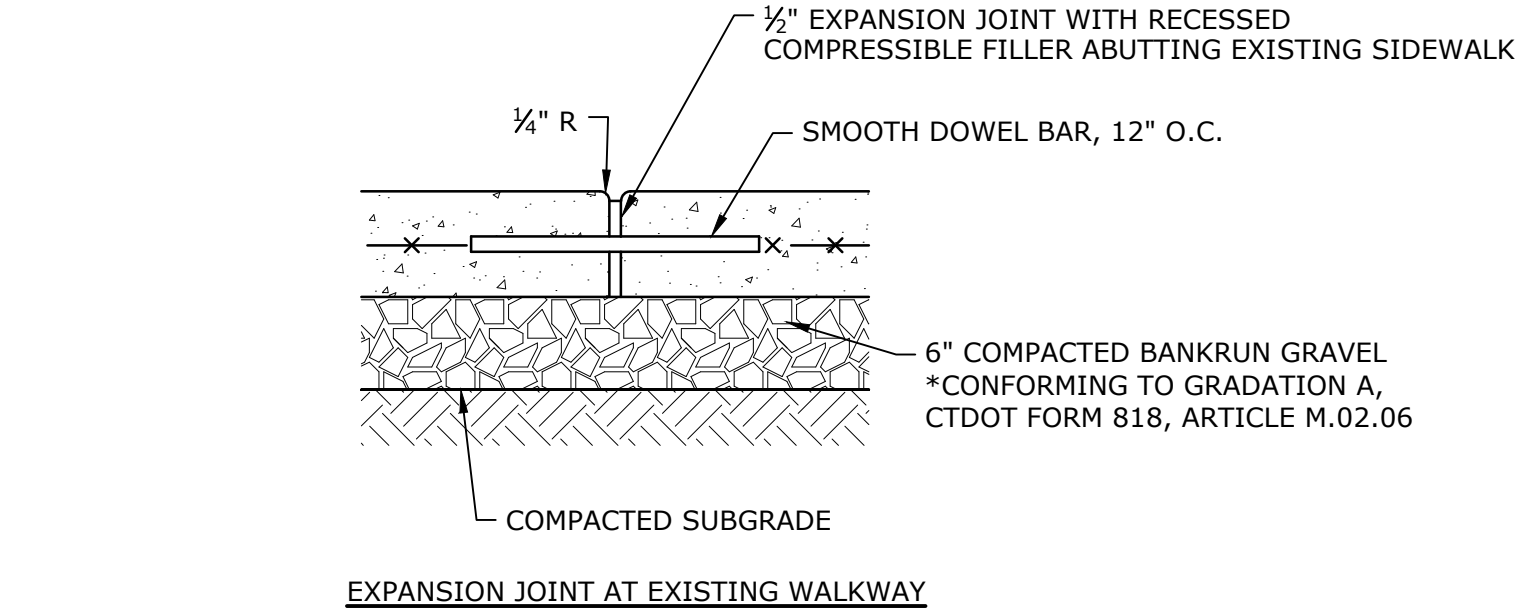
VESTIBULE ADDITION - PLAN VIEW  
SCALE: 1" = 5'



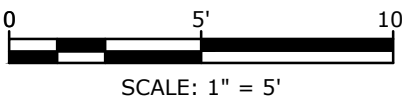
VICINITY PLAN  
SCALE: 1" = 500'

NOTE

1. SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT, PREPARED FOR DAVIS MARCUS PARTNERS, INC." BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED MAY 10, 2017.
2. RE-ESTABLISH ALL DISTURBED AREAS WITH TOPSOIL AND SEED ONCE GRADES ARE ESTABLISHED AND SIDEWALK IS CONSTRUCTED.

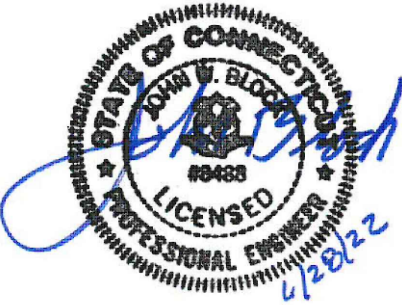


CONCRETE SIDEWALK DETAIL  
NO SCALE



Tighe&Bond

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



50 Danbury  
Road

Soundview  
Medical  
Vestibule

Wilton, Connecticut

MARK	DATE	DESCRIPTION
PROJECT NO:	M5001-018	
DATE:	06/28/2022	
FILE:	M5001-018-C-100-SITE.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

SITE LAYOUT PLAN

SCALE: AS SHOWN

C-100

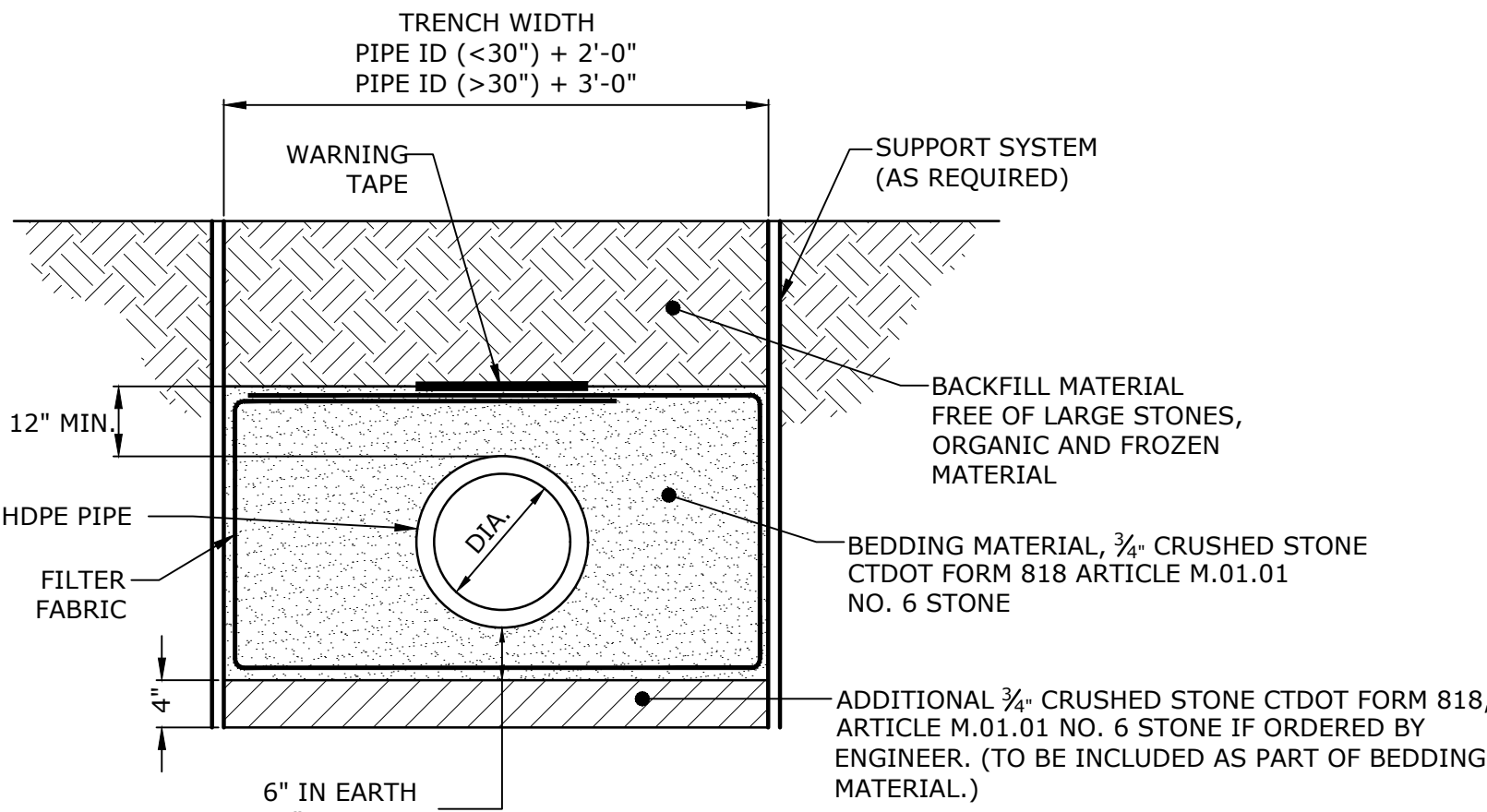


SOIL EROSION AND SEDIMENT CONTROL LEGEND

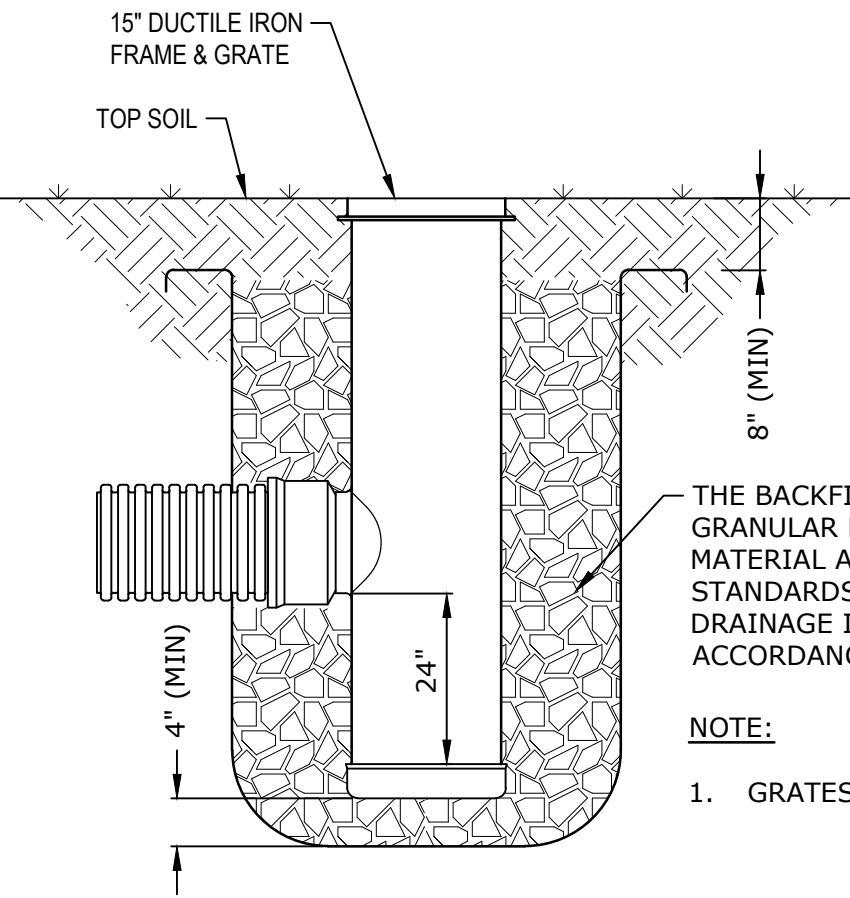
- o—o—o—o—o—o—o— - GEOTEXTILE SILT FENCE
- ▣ S.S. - SILT SACK

NOTE

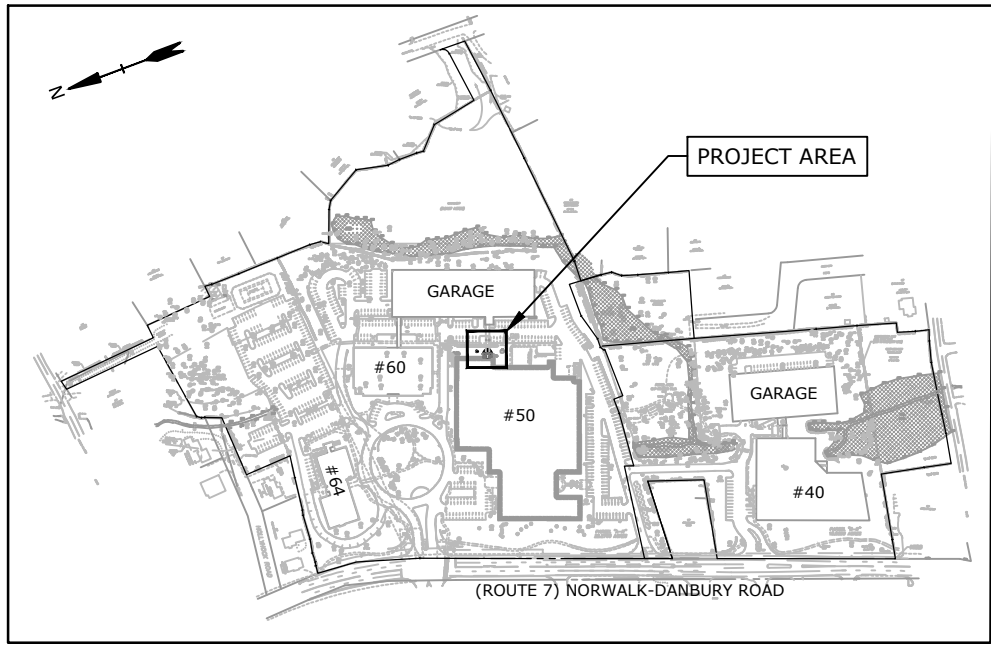
1. SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT, PREPARED FOR DAVIS MARCUS PARTNERS, INC." BY D'ANDREA SURVEYING & ENGINEERING, P.C., DATED MAY 10, 2017.



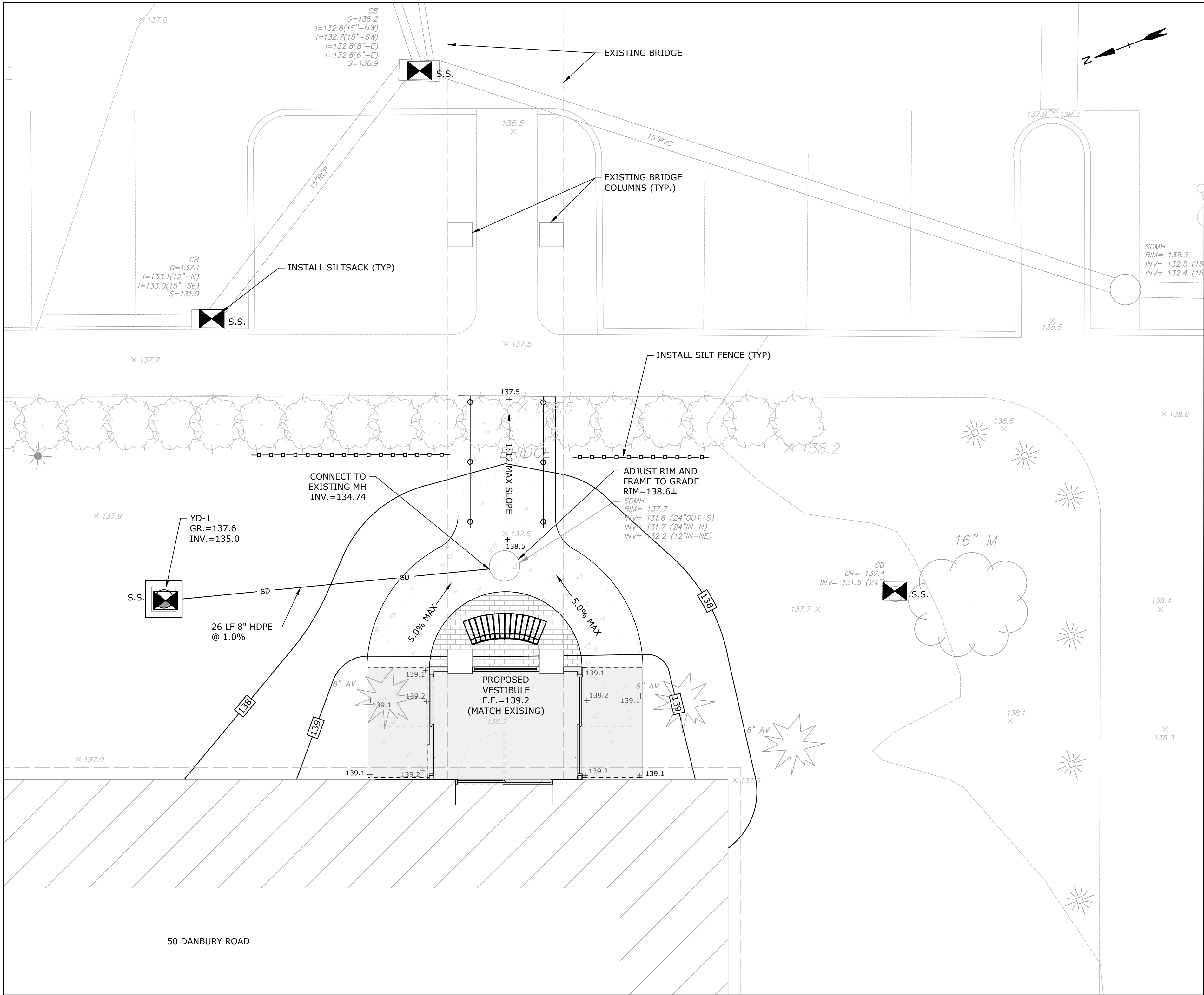
HDPE TRENCH BEDDING  
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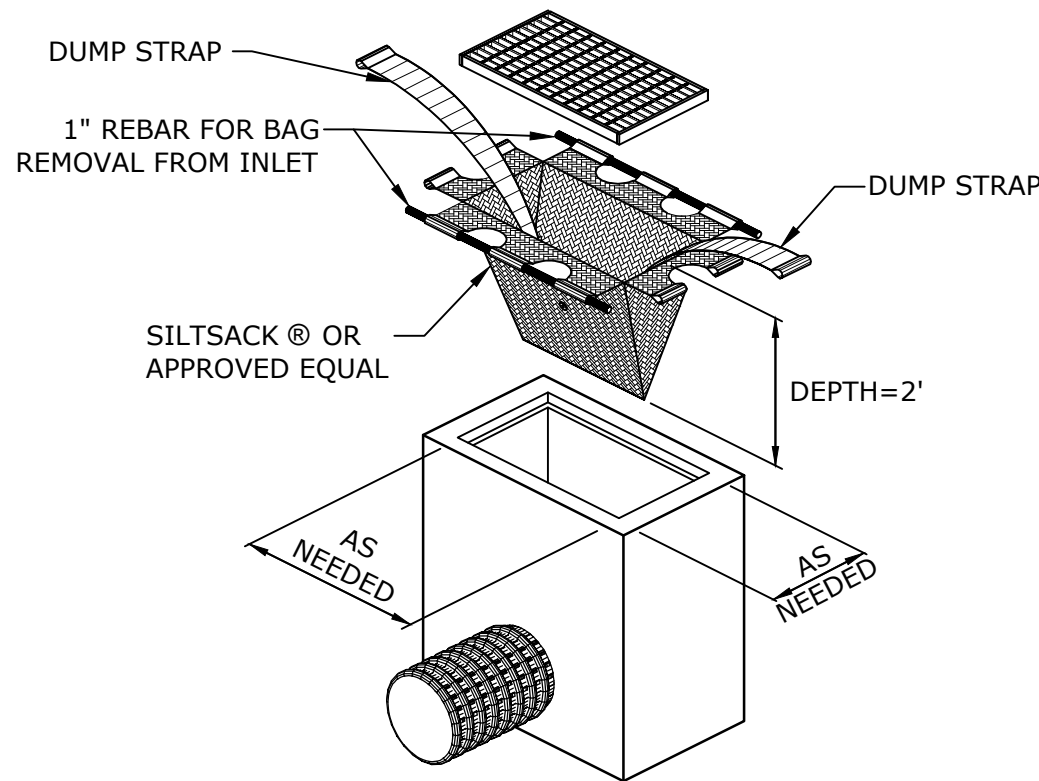
NYOPLAST - YARD DRAIN DETAIL  
NO SCALE



VICINITY PLAN  
SCALE: 1" = 500'

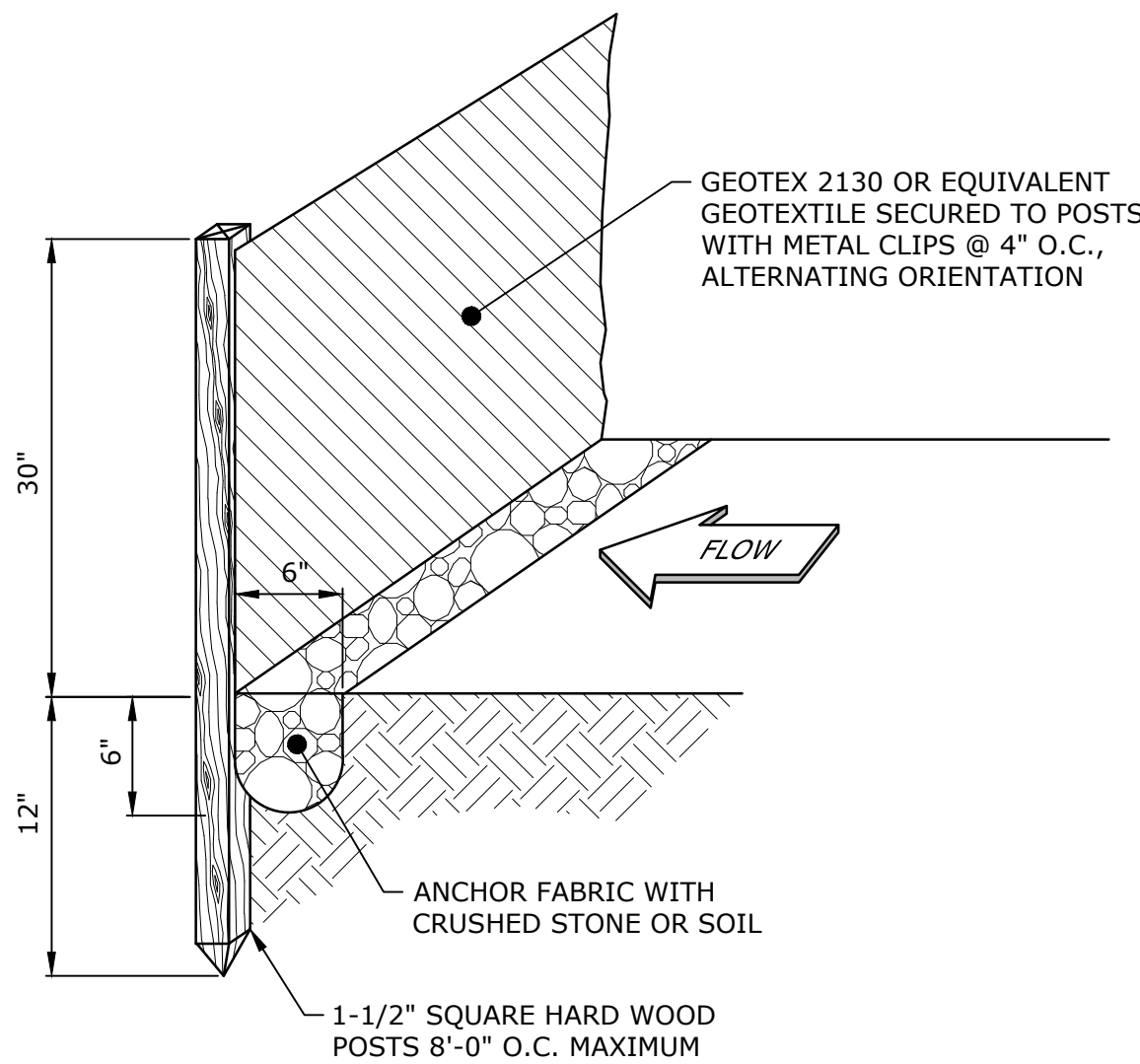


VESTIBULE ADDITION - PLAN VIEW  
SCALE: 1" = 5'

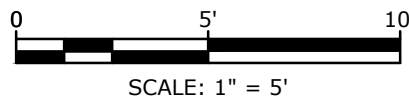


SILTSACK MANUFACTURED BY:  
ACF ENVRONMENTAL  
2831 CARDWELL ROAD  
RICHMOND, VIRGINIA 23237

SILTSACK®  
NO SCALE



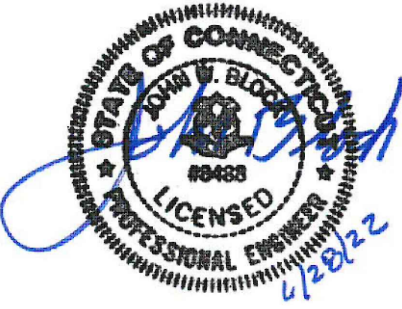
SILT FENCE  
NO SCALE



SCALE: 1" = 5'

Tighe&Bond

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



50 Danbury Road

Soundview Medical Vestibule

Wilton, Connecticut

MARK	DATE	DESCRIPTION
PROJECT NO:	M5001-018	
DATE:	06/28/2022	
FILE:	M5001-018-C-200-GRAD.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

GRADING, DRAINAGE AND  
EROSION CONTROL PLAN

SCALE: AS SHOWN

C-200