

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
WILTON, CT 06897
(203) 762-9000
FAX: (203) 834-1628

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

PAUL H. BURNHAM
DANIEL L. CONANT
TREVOR CONLOW§
SUSAN L. GOLDMAN
J. VANCE HANCOCK
J. CASEY HEALY
MICHAEL LAMAGNA*
DERREL M. MASON*
MATTHEW C. MASON*
JAMES D'ALTON MURPHY*⊗
KATHLEEN L. ROYLE *
RALPH E. SLATER
ROGER R. VALKENBURGH *

ESTABLISHED 1964

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

PLEASE REPLY TO SENDER:
JAMES D'ALTON MURPHY
DIRECT DIAL: 203-571-6309
jmurphy@gregoryandadams.com

WWW.GREGORYANDADAMS.COM

* ALSO ADMITTED IN NEW YORK
⊗ ALSO ADMITTED IN VERMONT
§ ADMITTED IN NY AND NJ ONLY

July 22, 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 Hartford HealthCare'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 a revised Form B, which has been updated to correct a typographical error.

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

Respectfully submitted,
Gregory and Adams, P.C.

By: James D'Alton Murphy
James D'Alton Murphy

JD'AM/ko

Enclosures

cc: David Webber, Esq. – Hartford HealthCare

Planning and Zoning Commission

July 20, 2022

Page 2 of 2

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/PZCItssupplementalsubmission07-20-22(2)

WILTON PLANNING AND ZONING COMMISSION

FORM B - ZONING DATA

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

50, 60, and 64 Danbury Road

22.27± acres

PROPERTY ADDRESS

LOT ACREAGE

DE-5

1,136 LF

ZONING DISTRICT

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	—	324,898 sq. ft.	120 sq. ft.	325,018 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)	1/200 sq. ft. medical 1/300 sq. ft. office	1,226 spaces	—	1,226 spaces
LOADING SPACES	2	2	—	2
SITE COVERAGE [SF/%]	50%	46.38%	—	46.39%

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 (Use separate page, if necessary)

See Tighe & Bond Inc. Parking Summary Letter.

LOADING CALCULATION (Use separate page, if necessary)

1 per 125,000 sq. ft. of GFA

PLAN OF CONSERVATION AND DEVELOPMENT

Please indicate on separate page how this proposal complies with the Plan of Conservation and Development.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:

/s/ James D'Alton Murphy

June 29, 2022

APPLICANT'S SIGNATURE

DATE