

October 11, 2022

Hand Delivered

Michael Wrinn
Director of Planning & Land Use Management/Town Planner
Town of Wilton
Planning & Zoning Department
Wilton Town Hall – Town Annex
238 Danbury Road
Wilton, CT 06897

Re: Wilton Center Lofts, LLC – 12 Godfrey Place, Wilton, CT
Applications for Zoning Text Amendment, Site Development Plan & Special Permit to Town of Wilton
Planning & Zoning Commission
Application for Review to Town of Wilton Village District Design Advisory Committee
Proposed redevelopment with new multi-family residential building and associated site improvements

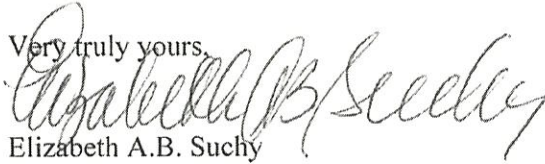
Dear Mr. Wrinn:

This firm represents Wilton Center Lofts, LLC, owner of real property with the improvements thereon located at 12 Godfrey Place in Wilton, CT. Enclosed please find one (1) original each of the applications for zone text amendment, site development plan, and special permit accompanied by various plans and other required documents for my client's proposed 32-unit multi-family, transit-oriented residential development with associated site improvements. Copies of the enclosed will also be sent to you via email. In addition, I have included three (3) additional copies of the foregoing documents for distribution to the staff of the Health Department, Public Works, and Fire Marshal's Office.

Furthermore, enclosed please find a Village District Design Advisory Committee application and set of plans.

Kindly let me know when these applications will be scheduled for review by the Village District Design Advisory Committee and the Planning & Zoning Commission. Should you need additional information, please do not hesitate to contact me.

Very truly yours,


Elizabeth A.B. Suchy

EABS
Encl.

**WILTON PLANNING AND
ZONING COMMISSION****SPECIAL PERMIT
APPLICATION****SP#**

SPECIAL PERMIT DESCRIPTION: Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.

Section 29—

See Schedule A attached hereto and made a part hereof.

APPLICANT'S NAME
Wilton Center Lofts, LLC

ADDRESS
8 Stone Drive
Westport, CT 06880

OWNER'S NAME
Wilton Center Lofts, LLC

ADDRESS
8 Stone Drive
Westport, CT 06880

PROPERTY LOCATION
12 Godfrey Place, Wilton,
CT

ZONING DISTRICT
Wilton Center (WC)

WLR VOLUME 2553 **PAGE** 650 **TAX MAP #**73 **LOT 33 ACREAGE** 0.62+/-

THE FOLLOWING MATERIALS SHALL BE ATTACHED:

- * Fifteen (15) complete **COLLATED/FOLDED** sets are required.
- * All plans shall be equal in sheet size, collated into sets (either stapled or clipped), with **maps folded**, not rolled.
- * All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item.

☒ **VICINITY SKETCH** at a scale of 1"=100' or 1"=200'. Said map shall show all existing zone boundaries, existing buildings and parcels, labeled by their corresponding Tax Map and Lot Number, within 500' of the subject property.

☒ **CLASS A-2 SURVEY MAP** of the subject property

☒ **SITE DEVELOPMENT PLAN** pursuant to Section 29-11 of the Zoning Regulations

☒ **FORM B – ZONING DATA**

☒ **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone

☒ **LETTER OF TITLE** certifying owner of record as of date of the application

☒ **PROOF OF APPLICANT'S LEGAL INTEREST** in property

☒ **LIST OF OWNERS WITHIN 500'** of the subject property sorted by Tax Map and Lot #

☒ **ENVELOPES**, addressed to each property owner within 500' (see "Envelopes Instructions" online)

☒ **TWO #10 (4"x9.5") PLAIN ENVELOPES** addressed to the applicant (No Return Address)

☒ **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations

☒ **ONE COPY OF THE DEED**

☒ **ELECTRONIC SUBMISSION** of all application materials (e.g. Flash drive, PDF email)

☒ **\$460 FILING FEE + \$50/Unit or \$50/2000 sq. ft. (Accessory Apartment - \$260)** payable to: Town of Wilton

☐ **IS THE SUBJECT PROPERTY LOCATED WITHIN THE WATERSHED BOUNDARY?** YES NO

☐ **IS THE SUBJECT PROPERTY WITHIN THE FLOOD ZONE?** YES NO

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

Wilton Center Lofts, LLC

Carmody Torrance

By *Sandra Hennessey, LLP*

10/11/ 22

c/o esuchy@carmodylaw.com 203-252-2656

APPLICANT'S SIGNATURE

DATE

EMAIL ADDRESS

TELEPHONE

Carmody Torrance Sandak & Hennessey, LLC

Its Attorneys

Carmody Torrance Sandra Hennessey, LLP

Letter of consent of owner attached.

c/o esuchy@carmodylaw.com 203-252-2656

10 /11 /22

OWNER'S SIGNATURE

DATE

EMAIL ADDRESS

TELEPHONE

For Planning and Zoning Department Use Only:

Mandatory Referrals - Jurisdiction/Agency		
Village District Design Advisory Committee (VDDAC):		
Architectural Review Board (ARB):		
Western Connecticut Council of Governments (WestCOG):		
South Norwalk Electric and Water Company (SNEW) Designated Public Watershed:		
First Taxing District Water Department Designated Public Watershed:		
State-Designated Aquifer Protection Area:		
Adjoining Community Notification:		

**WILTON CENTER LOFTS, LLC
12 GODFREY PLACE, WILTON, CT
APPLICATION FOR SPECIAL PERMIT
NARRATIVE
SCHEDULE A**

I. BACKGROUND

Wilton Center Lofts, LLC (hereinafter, the “Applicant”) is the owner of 0.62± acres of real property with the improvements thereon located at 12 Godfrey Place in Wilton, Connecticut (the “Property”). Designated as Parcel 33 on Tax Map 73, the Property is located on the eastern side of Hubbard Road and the northern side of Godfrey Place and is located within the Wilton Center (“WC”) zone. The Property is improved with a three-story, 9,768± sq.ft. office building constructed in the early 1980s, and with on-grade parking spaces in two (2) asphalt lots that occupy about half of the Property. Various office tenants have occupied space in the building over the years including a dentist and marketing company. In addition, a small parcel of land located on the western side of Hubbard Road is associated with the 12 Godfrey Place parcel and is improved with approximately eight (8) parking spaces to which the Applicant has rights to use and maintain.¹ (Refer to “Property & Topographic Survey Depicting #12 Godfrey Place Wilton, Connecticut Prepared for Greenwich Realty Development, LLC (Sheet No.: PSTS)” dated 6/9/22 prepared by Redniss & Mead, attached hereto and made a part hereof).

II. PROPOSAL

The Applicant proposes to redevelop the Property with a new, multi-family transit-oriented residential development containing 32 apartments in a multi-story building above 34 on-grade parking spaces with an additional eight (8) at 23 Hubbard Road, resulting in an overall 1.3 space per unit parking ratio. The concept proposes one-, two-, and three-bedroom units, each with a terrace, ranging in size from 829 sq.ft. for the smallest one-bedroom unit to 2,330 sq.ft. for the largest three-bedroom unit. (Refer to “Architectural Site Plan & Zoning Information (Drawing No. AS100);” “Ground Floor Plan (Drawing No. A100);” “First Floor Plan (Drawing No. A101);” “Second Floor Plan (Drawing No. A102);” “Penthouse Floor Plan (Drawing No. A103);” “West & East Elevations (Drawing No. A300);” and “South & North Elevations (Drawing No. A301)” all dated 9/30/22 prepared by Granoff Architects, attached hereto and made a part hereof). Ten (10%) percent of the units (four (4) units) will be classified and deed restricted as affordable.

As noted in the Town of Wilton’s Plan of Conservation and Development (“POCD”) “[i]n more recent years, the community has increasingly expressed interest in increasing housing type variety and price points in design- and location-appropriate ways to provide greater diversity and liquidity to overall housing stock, particularly in attracting and meeting the needs of occupants at different life and employment stages.” (POCD p. 8). Accordingly, the town’s vision seeks “[a] Wilton where new housing typologies . . . emerge through organic means to provide desired and versatile living, working, shopping and entertaining opportunities and experiences.” (POCD p. 21). In recognition of this, the town has acknowledged the need for a greater variety of housing types and through community discussions about the POCD, “Wilton residents are generally open to diversifying housing options, provided new housing development occurs in design compatible areas with supporting infrastructure and respects the expectations of existing low-density neighborhoods.” (POCD p. 48). Further, the town has targeted Wilton Center for growth (POCD p. 64-66) and encourages multi-family development within and near Wilton Center (POCD p. 94).

¹See Volume 535 at Page 138 WLR and Volume 522 at Page 143 WLR.

The Applicant's proposal focuses on these goals and other town desires to create smaller housing units that can support various stages of life, smartly grow its population, and "foster a vibrant and socio-economically diverse community" which, by creating new residential opportunities in an already walkable area, will further activate town center.

Although the proposed multi-family residential structure would comply with many of the height and bulk requirements of the WC zone of the Town of Wilton Zoning Regulations ("zoning regulations"), an application to amend the zoning regulations accompanies this application for special permit to reduce required parking, increase residential density and floor area ratio, and increase height and number of stories.²

Under the WC regulations, multifamily dwellings restaurants are permitted in the WC zone by special permit and will comply with the proposed height and bulk standards set forth in the proposed text amendment language. In connection therewith, the Applicant submits that this application complies with the standards of approval for special permit applications as set forth in Sec. 29-10A.9 as follows:

- (a) The location and size of the proposed use, the nature and intensity of the operations associated with the proposed use, the size, shape and character of the site in relation to the proposed use.
The proposed multi-family structure will replace an aging, underutilized office building, and if approved, bring at least 32 residents to town center. This influx of residents will bring vibrancy to the Old Ridgefield Road and nearby streets, which will have beneficial impacts to town businesses.
- (b) The location, type, size and height of buildings and other structures associated with the proposed uses in relation to one another and in relation to neighborhood development.
The Property is well suited for a residential structure and the proposed building will complement others in the neighborhood. Its location in relation to Old Ridgefield Road, Merwin Meadows and the Wilton Train Station makes it a desirable spot for redevelopment and a natural addition to the uses in town center. Exterior architectural design and materials were reviewed during pre-application meetings of the Town of Wilton Planning & Zoning Commission and Village District Design Advisory Committee in April and May 2022, respectively, and members' comments were incorporated into revised plans. (Refer to architectural plans, elevations and renderings by Granoff Architects, attached hereto and made a part hereof).
- (c) The impact of the proposed use on traffic safety and circulation on neighborhood streets; the ability of such streets to adequately accommodate the traffic to be generated by the proposed use.
Ingress to and egress from the site will continue to be provided from Godfrey Place. Traffic to be generated from this use minimal and will not impact local roadways. (Refer to traffic analysis by Hardesty & Hanover, attached hereto and made a part hereof).
- (d) The existing and future character of the neighborhood in which the use is proposed to be located, and the compatibility of the proposed use within the neighborhood.
Restaurants, retail stores, offices, multi-family residential (including apartments at The IVE and Avalon, and condominiums at Village Walk and others) and other uses exist next to or near to the Property including Hunan Café, Village Market, CVS, Marley's, Wilton Public Library, Bright Horizons, assorted offices, US Post Office, Stop & Shop, Bianco Rosso, Village Market, Rise, Pet Pantry, Fairfield County Bank, and Chase.

²Applications for text amendment and site plan review have also been submitted.

- (e) The Impact of the proposed use on the natural characteristics of the site and surrounding environment.

The Property is developed with an existing three-story office building and on-grade parking spaces. With the New England-style residential structure with unit balconies, off-street parking, extended sidewalk and site landscaping, the current site characteristics, surrounding environment and pedestrian experience will be enhanced by the proposed multi-family project. (Refer to "Context Images (Drawing No. AS101)" dated 9/30/22 and prepared by Granoff Architects, attached hereto and made a part hereof).

- (f) The adequacy of water, sewer, drainage and other public facilities to accommodate the proposed use.

The Property is served by town water and sewer. The drainage and other facilities have been designed to accommodate the proposed multi-family residential building and associated site improvements. (Refer to "Site Development Plan (Sheet No. SE-1)" dated 9/30/22 prepared by Redniss & Mead, attached hereto and made a part hereof.

- (g) Where the proposed use involves the conversion of a structure designed and built originally for other uses, the adaptability of the structure to the proposed use, particularly in relation to public health and safety.

Not applicable. The existing structure will be demolished.

WILTON CENTER LOFTS, LLC
8 STONE DR.
WESTPORT, CT 06880

October 11, 2022

Richard Tomasetti, chairman
Town of Wilton
Planning & Zoning Commission
238 Danbury Road
Town Hall Annex
Wilton, CT 06897

***Re: Wilton Center Lofts, LLC – 12 Godfrey Place, Wilton, Connecticut
Text amendment, site plan review and special permit applications for a proposed new multi-family development and associated site improvements***

Dear Chairman Tomasetti:

Wilton Center Lofts, LLC, is the owner of real property with the improvements thereon located at 12 Godfrey Place in Wilton, CT. Wilton Center Lofts, LLC hereby consents to the preparation, submission and presentation of applications for zone text amendment, site plan review and special permit for a proposed new multi-family development and associated site improvements at 12 Godfrey Place, Wilton, CT, by the law firm of Carmody Torrance Sandak & Hennessey, LLP. Should you have any questions please do not hesitate to contact the undersigned.

Very truly yours,

Wilton Center Lofts, LLC

By Matthew Fiore

Its Managing Member
Duly Authorized

WILTON PLANNING AND ZONING COMMISSION

FORM B - ZONING DATA

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

12 GODFREY PLACE, WILTON, CT 06897

0.625 ACRES (27,246 SF)

PROPERTY ADDRESS

LOT ACREAGE

WC - WILTON CENTER

355'

ZONING DISTRICT

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	13,623 SF (0.5 FAR)	10,898 SF (0.4 FAR)	51,928.2 SF (1.91 FAR)	REFER TO PROPOSED
BUILDING FOOTPRINT [SF]	8,173.8 SF	3,978 SF	17,249 SF	
BUILDING COVERAGE [SF/%] (round up)	30%	14.6%	62%	
BUILDING HEIGHT [FT - Story]	42' / 3 STORIES	3 STORIES	51.4' / 4 STORIES	
FLOOR AREA RATIO (F.A.R.)	0.50	0.40	1.91	
PARKING SPACES (round up)	51 SPACES	-	42 SPACES	
LOADING SPACES	TBD	-	0	
SITE COVERAGE [SF/%]	80%	63.9%	73%	✓

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)

REFER TO ATTACHED CALCULATION SHEET

LOADING CALCULATION (Use separate page, if necessary)

N/A

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:

APPLICANT'S SIGNATURE

DATE

10.3.22

**WILTON CENTER LOFTS, LLC
12 GODFREY PLACE, WILTON, CT
APPLICATIONS FOR ZONE TEXT AMENDMENT, SPECIAL PERMIT & SITE
DEVELOPMENT PLAN
LIST OF CONSULTANTS/EXPERTS**

Architect:

Richard Granoff
Granoff Architects
330 Railroad Avenue
Greenwich, CT 06830
203-623-9460

Civil Engineer:

Patrick Schurr, PE
Redniss & Mead
22 First Street
Stamford, CT 06905
203-327-0500

Traffic Engineer

Steve Cipolla
Hardesty & Hanover
555 Theodore Fremd Ave
Suite C301
Rye, NY 10580

Legal

Elizabeth A.B. Suchy, Esq.
Carmody Torrance Sandak & Hennessey LLP
1055 Washington Boulevard – 4th floor
Stamford, CT 06901
203-252-2656

73-15

CURRENT RESIDENT
280 TANGLEWOOD CIRCLE
MILFORD CT 06461

73-18

AMIST LLC
288 SMITH RIDGE RD
NEW CANAAN CT 06840

73-28

WILTON REALTY & DEVELOPMENT LLC
9 EAST 40TH ST 8 FLR
NEW YORK NY 10016

73-31

LOREN FINDORAK RESIDUARY TRUST
12 DEER HILL RD
REDDING CT 06896

73-32-3

LEVY STACY-PAIGE
21 HUBBARD RD UNIT 3
WILTON CT 06897

73-32-1-A

TOWNSEND-ADAMS PROPERTIES LLC
23 HUBBARD RD
WILTON CT 06897

73-32-1-B

TOWNSEND-ADAMS PROPERTIES LLC
23 HUBBARD RD
WILTON CT 06897

73-33-GLA

LENTNER HOLDINGS LLC
12 GODFREY PL 2 WEST
WILTON CT 06897

73-33-GLA

LENTNER HOLDINGS LLC
12 GODFREY PL 2 WEST
WILTON CT 06897

73-33-GL

ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-16

JAMES B WHIPPLE POST 86 AMERICAN
112 OLD RIDGEFIELD RD
WILTON CT 06897

73-25

WILTON RIVER PARK 1688 LLC
3333 NEW HYDE PARK RD STE 100
NEW HYDE PARK NY 11042

73-29

WILTON RIVER PARK NORTH LLC
3333 NEW HYDE PARK RD STE 100
NEW HYDE PARK NY 11042

73-32-1

21 HUBBARD LLC
12 OAKWOOD AVE
NORWALK CT 06850

73-32-1-A

TOWNSEND-ADAMS PROPERTIES LLC
23 HUBBARD RD
WILTON CT 06897

73-32-1-A

TOWNSEND-ADAMS PROPERTIES LLC
23 HUBBARD RD
WILTON CT 06897

73-32-1-B

TOWNSEND-ADAMS PROPERTIES LLC
23 HUBBARD RD
WILTON CT 06897

73-33-GLA

LENTNER HOLDINGS LLC
12 GODFREY PL 2 WEST
WILTON CT 06897

73-33-GL

ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-GL

ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-17

118 OLD RIDGEFIELD ROAD LLC
118 OLD RIDGEFIELD RD
WILTON CT 06897

73-26

SUN PLAZA CENTER LLC
185 BROAD ST
WETHERSFIELD CT 06109

73-30

LOREN FINDORAK RESIDUARY TRUST
12 DEER HILL RD
REDDING CT 06896

73-32-2

MASANI FARAH
21 HUBBARD RD #2
WILTON CT 06897

73-32-1-A

TOWNSEND-ADAMS PROPERTIES LLC
23 HUBBARD RD
WILTON CT 06897

73-32-1-B

TOWNSEND-ADAMS PROPERTIES LLC
23 HUBBARD RD
WILTON CT 06897

73-32-1-B

TOWNSEND-ADAMS PROPERTIES LLC
23 HUBBARD RD
WILTON CT 06897

73-33-GLA

LENTNER HOLDINGS LLC
12 GODFREY PL 2 WEST
WILTON CT 06897

73-33-GL

ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-1

ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-1
ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-3
ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-3
ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-2A
LENTNER HOLDINGS LLC
12 GODFREY PL 2 WEST
WILTON CT 06897

73-33-2B
HOCKEY PUCK ASSOCIATES
PO BOX 368
WILTON CT 06897

73-34
WILTON LIBRARY ASSOCIATION INC
137 OLD RIDGEFIELD RD
WILTON CT 06897

73-36
FLEET NTL BANK/BANK OF AMERICA
101 N TRYON ST NC1-001-03-81
CHARLOTTE NC 28255

73-37-3
WILTON TOWN OF
276 POST RD WEST STE 201
WESTPORT CT 06880

73-40
THE WILTON BANK
47 OLD RIDGEFIELD RD
WILTON CT 06897

73-46-1
RAY RICHARD A & KERRY O
32 GRAENEST RIDGE RD
WILTON CT 06897

73-33-1
ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-3
ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-2A
LENTNER HOLDINGS LLC
12 GODFREY PL 2 WEST
WILTON CT 06897

73-33-2A
LENTNER HOLDINGS LLC
12 GODFREY PL 2 WEST
WILTON CT 06897

73-33-2B
HOCKEY PUCK ASSOCIATES
PO BOX 368
WILTON CT 06897

73-34-1
ABC OF WILTON,INC.
P.O.BOX 7658
WILTON CT 06897

73-37
WILTON TOWN OF
276 POST RD WEST STE 201
WESTPORT CT 06880

73-38
MCL HUBBARD-KEELER LLC
PO BOX 49
WILTON CT 06897

73-41
L & L ASSOCIATES
PO BOX 49
WILTON CT 06897

73-47
HYDE DOROTHY K
36 GRAENEST RIDGE RD
WILTON CT 06897

73-33-1
ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-3
ORVIS CELIA C TRUSTEE
661 FOREST PARK BEND
ST AUGUSTINE FL 32092

73-33-2A
LENTNER HOLDINGS LLC
12 GODFREY PL 2 WEST
WILTON CT 06897

73-33-2B
HOCKEY PUCK ASSOCIATES
PO BOX 368
WILTON CT 06897

73-33-2B
HOCKEY PUCK ASSOCIATES
PO BOX 368
WILTON CT 06897

73-35
WILTON LIBRARY ASSOCIATION INC
137 OLD RIDGEFIELD RD
WILTON CT 06897

73-37-1
WILTON TOWN OF
238 DANBURY RD
WILTON CT 06897

73-39
COMMUNITY NURSERY SCHOOL OF WILT
9 HUBBARD RD
WILTON CT 06897

73-45
HAGMANN DANIEL
18 GRAENEST RDG RD
WILTON CT 06897

73-48
ZHENG MIN &
40 GRAENEST RIDGE RD
WILTON CT 06897

73-40-1

WILTON TOWN OF
238 DANBURY RD
WILTON

CT 06897

73-40-2

THREE HUBBARD RD LLC
PO BOX 692
NORWALK

CT 06856

73-32

73-32-1

73-33

Record and return to:
Robinson & Cole LLP
1055 Washington Boulevard
Stamford, CT 06901
Attn: Anthony J. Vogel, Esq.


Doc ID: 003031970007 Type: LAN
BK **2553** PG **650-656**

WARRANTY DEED

We, **12 GODFREY PLACE ASSOCIATION, INC.**, a Connecticut non-stock corporation (the "Association") and the individual former unit owners: **LENTNER HOLDINGS, LLC**, a Connecticut limited liability company having an office in the Town of Wilton, County of Fairfield and State of Connecticut, **HOCKEY PUCK ASSOCIATES**, a sole proprietorship having an office in the Town of Wilton, County of Fairfield and State of Connecticut; and **CELIA C. ORVIS, TRUSTEE OF THE CELIA C. ORVIS LIVING TRUST OF NOVEMBER 29, 2005**, duly qualified as trustee, of the State of Florida and Town of St. Augustine; AND **12 GODFREY PLACE ASSOCIATION, INC.**, acting herein by its members **LENTNER HOLDINGS, LLC, HOCKEY PUCK ASSOCIATES, and CELIA C. ORVIS, TRUSTEE OF THE CELIA C. ORVIS LIVING TRUST OF NOVEMBER 29, 2005** for the consideration of **TWO MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$2,500,000.00)** paid, grant to **WILTON CENTER LOFTS, LLC**, a Delaware limited liability company, **WITH WARRANTY COVENANTS**

ALL THAT CERTAIN, piece, parcel or tract of land, with the improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut and being more particularly shown and designated on **Schedule A** which is attached hereto and made a part hereof.

SIGNATURE PAGE FOLLOWS

Signed this 20th day of July, 2022.

Witnessed by:

12 GODFREY PLACE
ASSOCIATION, INC.
By: Lentner Holdings, LLC
Duly Authorized

[Signature]
Kathleen M. Lentner
[Signature]
Susan L. Goldman

by:

[Signature]
Sean Lentner, Manager
Duly Authorized

CONVEYANCE TAX RECEIVED
TOWN: \$6,250.00 STATE: \$31,250.00

[Signature]
WILTON, CT TOWN CLERK

State of Connecticut)

) ss: Wilton

County of Fairfield)

July 20, 2022

Personally appeared 12 Godfrey Place Association, LLC acting herein by Lentner Holdings, LLC, its duly authorized representative, acting herein by Sean Lentner, its Manager, duly authorized, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of 12 Godfrey Place Association, Inc. and Lentner Holdings, Inc., as corporate representative of 12 Godfrey Place Association, Inc. and manager of Lentner Holdings, LLC, before me.

[Signature]
Notary Public
Commissioner of the Superior Court



Susan L. Goldman
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2023

Signed this 20th day of July, 2022.

Witnessed by:

Katherine Lentner
Katherine Lentner

Susan L. Goldman
Witnessed by: Susan L. Goldman

Katherine Lentner
Katherine Lentner

Susan L. Goldman

State of Connecticut)

County of Fairfield)

ss: WILTON

Lentner Holdings, LLC

By: Sean Lentner, Manager
Duly Authorized

Lentner Holdings, LLC
(as member of
12 Godfrey Place Association, Inc.)

By: Sean Lentner, Manager
Duly Authorized

July 20, 2022

Personally appeared Lentner Holdings, LLC, acting herein by Sean Lentner, its Manager, duly authorized, signer and sealer of the foregoing instrument, , known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of Lentner Holdings, Inc., both as unit owner and member of 12 Godfrey Place Association, Inc., before me.

Susan L. Goldman
Notary Public/Commissioner of the Superior Court



Susan L. Goldman
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2023

Signed this 14th day of July, 2022.

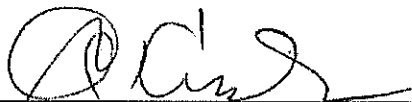
Hockey Puck Associates



By: Charles E. Kessler,
Sole Proprietor

Hockey Puck Associates

(as member of
12 Godfrey Place Association, Inc.)



By: Charles E. Kessler,
Sole Proprietor

Commonwealth of Massachusetts)

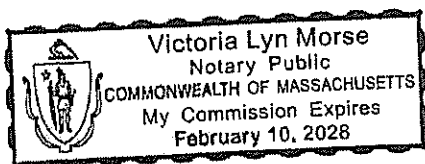
County of Barnstable)

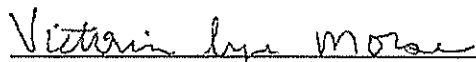
ss:

Barnstable

July 14, 2022

Personally appeared Charles E. Kessler, Sole Proprietor of Hockey Puck Associates, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained as his free act and deed as such Sole Proprietor of Hockey Puck Associates, both as unit owner and as member of 12 Godfrey Place Association, Inc.




Notary Public

Dated as of this ^{15th} day of July, 2022.

S. G. Brokman, Witness

Tonnie L. Alliance, Witness

S. G. Brokman, Witness

Tonnie L. Alliance, Witness

Celia C. Orvis, Trustee

Celia C. Orvis, Trustee of the
Celia C Orvis Living Trust
Dated November 29, 2005

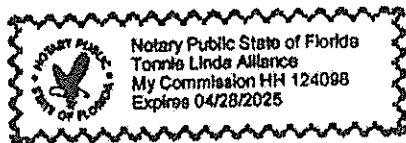
Celia C. Orvis, Trustee

Celia C. Orvis, Trustee of the
Celia C Orvis Living Trust
Dated November 29, 2005
(as member of
12 Godfrey Place Association, Inc.)

State of Florida)
County of St. Johns) s.s.

On this the 15 day of July, 2022, before me, the undersigned officer, personally appeared Celia C. Orvis, duly authorized Trustee of the Celia C. Orvis Living Trust dated November 29, 2005, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained as her free act and deed as such Trustee, both as unit owner and as member of 12 Godfrey Place Association, Inc..

Tonnie L. Alliance
Notary Public



SCHEDULE A

ALL THOSE CERTAIN tracts or parcels of land together with the buildings and improvements located thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, and shown and designated as land of Corypheus Investments Assoc., Inc., 0.447[±] Ac. and Plot 0.178[±] Ac. on that certain map entitled, "Map Showing Property Exchange between the Town of Wilton and Corypheus Investments Associates, Inc., Wilton, Connecticut Scale 1" = 20' December 23, 1980 Ryan and Paulds -Land Surveyors - Wilton, Connecticut Certified 'Substantially Correct' Conforms to the Precision of a Class A-2 Survey Russell J. Paulds Land Surveyor Conn. Reg. No. 5545", which map is on file in the Wilton Land Records as Map #3910.

Being the same Premises as:

BEGINNING at a point on the northerly side of Godfrey Place, where it intersects the division line between land now or formerly of Wilton Library Association Inc. (6 Godfrey Place) and the southeasterly corner of the herein described parcel of land; thence, running along said northerly side of Godfrey Place N 86°10'40" W a distance of 105.82 feet to the easterly side of Hubbard Road, thence along said easterly side of Hubbard Road N 02°59'43" E a distance of 179.52 feet and on a clockwise curve with a central angle of 08°23'43" with a radius of 475.00 feet for an arc length of 69.60 feet to lands now or formerly of the Town of Wilton (101 Old Ridgefield Road), thence running along said Town of Wilton and the aforementioned Wilton Library Association Inc., each in part, S 84°51'00" E a distance of 110.06 feet and S 05°09'00" W a distance of 246.43 feet to the point of beginning and comprising an area of 27,246 square feet (0.625 Acres).

Said Premises are conveyed together with the right to maintain eight parking spaces at the property located at 18 Godfrey Place, Wilton, Connecticut as set forth in a grant recorded in Volume 535 at Page 133 and rights under a Deed to Carl J. Luster dated March 24, 1986 and recorded in the Wilton Land Records at Volume 535 at Page 138 of the Wilton Land Records.

Said Premises are further conveyed together with the terms and conditions of that certain easement and right of way as described in a deed from the Town of Wilton to Lawrence R. Gilman, Harry Kabasakalian, Sanford M. Kellogg and Jonathan B. Kellogg dated November 23, 1981 and recorded November 25, 1981 in Volume 380 at Page 54; and as described in a deed from Lawrence R. Gilman, Harry Kabasakalian, Sanford M. Kellogg and Jonathan B. Kellogg to the Town of Wilton dated November 23, 1981 and recorded November 25, 1981 in Volume 380 at Page 52 of the Wilton Land Records.

Said Premises are subject to:

1. Limitations of use imposed by governmental authority.
2. Taxes to the Town of Wilton hereafter due and payable.
3. Easement and right of way as described in a deed from the Town of Wilton to Lawrence R. Gilman, Harry Kabasakalian, Sanford M. Kellogg and Jonathan B. Kellogg dated November 23, 1981 and recorded November 25, 1981 in Volume 380 at Page 54; and as described in a deed

from Lawrence R. Gilman, Harry Kabasakalian, Sanford M. Kellogg and Jonathan B. Kellogg to the Town of Wilton dated November 23, 1981 and recorded November 25, 1981 in Volume 380 at Page 52 of the Wilton Land Records.

4. Effect, if any, of right to maintain eight parking spaces at the property located at 18 Godfrey Place, Wilton, Connecticut as set forth in a grant recorded in Volume 535 at Page 133 and rights under a Deed to Carl J. Luster dated March 24, 1986 and recorded in the Wilton Land Records at Volume 535 at Page 138 of the Wilton Land Records.
5. Utility Easement to the Town of Wilton dated September 25, 2008 and recorded in Volume 2025 at Page 143 of the Wilton Land Records.
6. Notes, notations and conditions as shown on Map No. 5639.

Received for Record at Wilton, CT
On 07/22/2022 At 2:47:00 pm

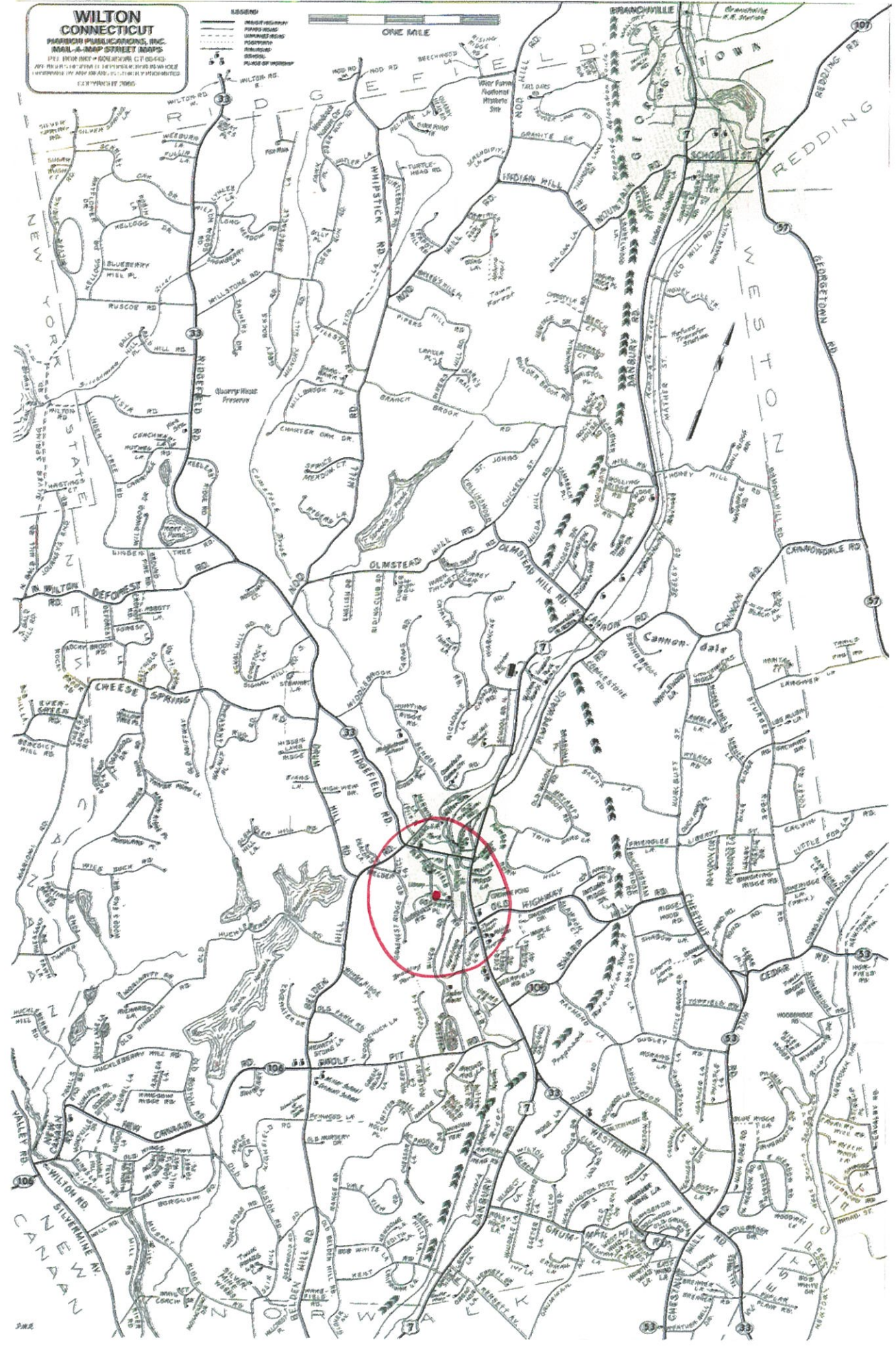
Dani A. Salank

WILTON CONNECTICUT
PARRISH PUBLICATIONS, INC.
MAIL-A-MAP STREET MAPS
1972 EDITION - 600,000 COPIES
NOT FOR SALE - THE MAPS ARE THE PROPERTY OF PARRISH PUBLICATIONS, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
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LEGEND

- MAJOR HIGHWAY
- PAVED ROAD
- UNPAVED ROAD
- RAILROAD
- WATER
- SWAMP
- PLACE OF INTEREST

ONE MILE



WILTON CENTER LOFTS, LLC
12 GODFREY PLACE – WILTON, CT

LIST OF EXHIBITS

1. Property & Topographic Survey Depicting #12 Godfrey Place Wilton, Connecticut (Sheet No.: PSTS) dated 6/9/22 prepared by Redniss & Mead
2. Architectural Site Plan and Zoning Information (Drawing No. AS100) dated 9/30/2022 prepared by Granoff Architects
3. Context Images (Drawing NO. AS101) dated 9/30/22 prepared by Granoff Architects
4. Ground Floor Plan (Drawing No. A100) dated 9/30/22 prepared by Granoff Architects
5. First Floor Plan (Drawing No. A101) dated 9/30/22 prepared by Granoff Architects
6. Second Floor Plan (Drawing No. A102) dated 9/30/22 prepared by Granoff Architects
7. Penthouse Floor Plan (Drawing No. A103) dated 9/30/22 prepared by Granoff Architects
8. Ground Floor Exterior Lighting Plan (Drawing No. A200) dated 9/30/2022 prepared by Granoff Architects
9. First Floor Exterior Lighting Plan (Drawing No. A201) dated 9/30/22 prepared by Granoff Architects
10. Second Floor Exterior Lighting Plan (Drawing No. A202) dated 9/30/22 prepared by Granoff Architects
11. Third Floor Exterior Lighting Plan (Drawing No. A203) dated 9/30/22 prepared by Granoff Architects
12. Roof Plan (Drawing No. A104) dated 9/30/22 prepared by Granoff Architects
13. West & East Elevations (Drawing No. A300) dated 9/30/22 prepared by Granoff Architects
14. South & North Elevations (Drawing No. A301) dated 9/30/22 prepared by Granoff Architects
15. Exterior Renderings (Drawing No. A302) dated 9/30/22 prepared by Granoff Architects
16. Exterior Renderings (Drawing No. A302A) dated 9/30/22 prepared by Granoff Architects
17. Exterior Renderings (Drawing No. A302B) dated 9/30/22 prepared by Granoff Architects
18. Exterior Materials (Drawing A303) dated 9/30/22 prepared by Granoff Architects
19. Signage (Drawing A304) dated 9/30/22 prepared by Granoff Architects
20. Building Sections (Drawing A400) dated 9/30/22 prepared by Granoff Architects
21. Photometric Calculation (Drawing No. L-1) dated 10/3/2022 prepared by Illuminate
22. Photometric Calculation (Drawing No. L-2) dated 10/3/2022 prepared by Illuminate
23. Photometric Calculation (Drawing No. L-3) dated 10/3/2022 prepared by Illuminate
24. Landscape Plan (Drawing L100) dated 9/9/22 prepared by Granoff Architects
25. Site Development Plan (Sheet No. SE-1) dated 9/30/22 prepared by Redniss & Mead
26. Sedimentation and Erosion Control Plan (Sheet No. SE-2) dated 9/30/22 prepared by Redniss & Mead
27. Details & Soil Data (Sheet SE-3) dated 9/30/22 prepared by Redniss & Mead
28. Sanitary Sewer Report dated September 21, 2022 prepared by Redniss & Mead
29. Drainage Summary Report dated September 9, 2022 prepared by Redniss & Mead
30. Memo dated October 4, 2022 prepared by Granoff Architects
31. Traffic Evaluation dated September 27, 2022 prepared by Hardesty & Hanover

**WILTON PLANNING AND
ZONING COMMISSION****SITE DEVELOPMENT
PLAN**

SDP#

SITE DEVELOPMENT PLAN: Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.
Section 29 -

11.A SEE ATTACHED NARRATIVE

WILTON CENTER LOFTS, LLC

8 STONE DRIVE, WESTPORT, CT 06880

APPLICANT'S NAME**ADDRESS**

WILTON CENTER LOFTS, LLC

8 STONE DRIVE, WESTPORT, CT 06880

OWNER'S NAME**ADDRESS**

12 GODFREY PLACE, WILTON, CT

WILTON CENTER (WC)

PROPERTY LOCATION**ZONING DISTRICT**

WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE
2553	650	73	33	0.62± AC	

THE FOLLOWING MATERIALS ARE REQUIRED:

* Please see **SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID** at:

Application Forms / Materials | Wilton CT

* All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item. Maps should be **folded, not rolled**.

☒ **VICINITY SKETCH** at a scale of 1"=100' or 1"=200'. Said map shall show all existing zone boundaries, existing buildings and parcels, labeled by their corresponding Tax Map and Lot Number, within 500' of the subject property.

☒ **CLASS A-2 SURVEY MAP** of the subject property.

☒ **SITE DEVELOPMENT PLAN** pursuant to Section 29-11 of the Zoning Regulations.

☒ **FORM B – ZONING DATA.**

☒ **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone.

☒ **LETTER OF TITLE** certifying owner of record as of date of the application.

☒ **PROOF OF APPLICANT'S LEGAL INTEREST** in property.

☐ **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations.

☒ **ELECTRONIC SUBMISSION** of all materials, **consolidated into 1 or 2 PDFs maximum**, emailed to **michael.wrinn@wiltonct.org** and **daphne.white@wiltonct.org**

☒ **\$360 FILING FEE + \$50/Unit or \$50/2000 sq. ft.** payable to: **Town of Wilton.**

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

By WILTON CENTER LOFTS, LLC Carmody Torrance Sandak & Hennessey LLP 10/11/2022 ESUCHY@CARMODYLAW.COM 203-252-2656
 APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE
Carmody Torrance Sandak & Hennessey LLP 10/11/2022 ESUCHY@CARMODYLAW.COM 203-252-2656
 By WILTON CENTER LOFTS, LLC Carmody Torrance Sandak & Hennessey LLP
 OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE
Carmody Torrance Sandak & Hennessey LLP

For Planning and Zoning Department Use Only:

Mandatory Referrals - Jurisdiction/Agency		
	Yes	No
Village District Design Advisory Committee (VDDAC):	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Review Board (ARB):	<input type="checkbox"/>	<input type="checkbox"/>
Western Connecticut Council of Governments (WestCOG):	<input type="checkbox"/>	<input type="checkbox"/>
South Norwalk Electric and Water Company (SNEW) Designated Public Watershed:	<input type="checkbox"/>	<input type="checkbox"/>
First Taxing District Water Department Designated Public Watershed:	<input type="checkbox"/>	<input type="checkbox"/>
State-Designated Aquifer Protection Area:	<input type="checkbox"/>	<input type="checkbox"/>
Adjoining Community Notification:	<input type="checkbox"/>	<input type="checkbox"/>

**WILTON CENTER LOFTS, LLC
12 GODFREY PLACE, WILTON, CT
APPLICATION FOR SITE DEVELOPMENT PLAN
NARRATIVE
SCHEDULE A**

I. BACKGROUND

Wilton Center Lofts, LLC (collectively, the “Applicant”) is the owner of real property with the improvements thereon located at 12 Godfrey Place in Wilton, CT (the “Property”). The Property is improved with a three-story office building and two (2) on-grade asphalt parking lots separated by a planted strip. The Property is 0.62± acres (27,246± sq.ft.) and is zoned WC. (Refer to “Property & Topographic Survey Depicting #12 Godfrey Place Wilton, Connecticut Prepared For Greenwich Realty Development, LLC (Sheet No.: PSTS) dated 6/9/22” (“Survey”) prepared by Ryan & Faulds Land Surveyors, attached hereto and made a part hereof).

II. PROPOSAL

The Applicant proposes to demolish the existing three-story brick office building and redevelop the Property with a new multi-family, transit-oriented residential development containing 32 apartments (13 one-bedroom, 13 two-bedroom, and 6 three-bedroom), with 34 on-grade parking spaces underneath the building, plus an additional eight (8) spaces across the street at 23 Hubbard Road.¹ The units range in size from 829 sq.ft. to 1,249 sq.ft. for one-bedroom units, 1,177 sq.ft. to 1,582 sq.ft. for two-bedroom units, and 1,503 sq.ft. to 2,330 sq.ft. for three-bedroom units. Ten percent (10%) – four (4) units – will be affordable units. (Refer to architectural plans prepared by Granoff Architects dated September 30, 2022, attached hereto and made a part hereof).²

III. SITE PLAN STANDARDS OF REVIEW

The Applicant submits that this application complies with the standards of approval for site plan review as set forth in Sec. 29-11.A as follows:

- a. The general conformity of the Site Plan with the intent of the Town's Plan of Development; however, the Plan of Development shall not take precedence over specific provisions of these Regulations.
The proposed redevelopment of the Property with a multi-family use in the heart of downtown Wilton complies with many goals and policies of the Plan of Conservation and Development, most importantly addressing Wilton's “top community goal” to diversify the town's housing stock, as articulated in goal of the advisory Plan of Conservation and Development (“POCD”). Moreover, the proposal addresses the POCD's vision of Wilton as a place of new housing typologies (p. 21) by encouraging efforts to “continue to increase housing options to benefit the shared interests of the Town's residential and commercial communities.” (POCD p. 23). The proposal addresses the goal to create “smaller housing units that can support a range of life stages and includes multi-family apartments, condominiums, and smaller single-family houses (POCD p. 49), which will assist the town in its efforts to “foster a vibrant and socio-economically diverse local community” (POCD p. 49) serving the entire Wilton community including younger working age and older populations.
- b. The arrangement of buildings, structures and uses on the site.
The proposed structure takes many architectural and massing cues from other residential and mixed-use structures in the neighborhood including the mixed-use building at the corner of Old Ridgefield Road and Godfrey Place, the structure across the street on the west side of Hubbard Road, and other structures in the vicinity. Comments and suggestions on the design and architecture offered by members of both the Planning & Zoning Commission and Village Design District Advisory Committee

¹Volume 522, Page 123 Wilton Land Records.

²The Town of Wilton Village District Design Advisory Committee reviewed the proposal in a pre-application meeting in May 2022, and members' comments have been incorporated into revised plans.
{S7462314}

in April 2022 and May 2022, respectively, during pre-application review and discussion, have been incorporated where possible. (Refer to architectural plans and elevations, and analysis by Granoff Architects, attached hereto and made a part hereof).

- c. Provision for safe pedestrian movement within and adjacent to the site.
Five foot (5') wide sidewalks along Godfrey Place and Hubbard Lane are proposed, which offer improved walkability and pedestrian connection to properties to the east and north. (Refer to site plans by Granoff Architects and Redniss & Mead, attached hereto and made a part hereof).
- d. The adequacy of access for fire, police, and ambulance services.
Access to and from the site for emergency vehicles has been provided and the site plan and other documents were presented to and discussed with the fire marshal prior to submission, and any comments shared have been or will be incorporated. (Refer to site plans by Granoff Architects and Redniss & Mead, attached hereto and made a part hereof).
- e. The adequacy of design of the storm drainage system to accommodate any increase in stormwater runoff and to minimize soil erosion and sedimentation.
To accommodate the new use, improvements to the onsite stormwater management system have been proposed, and the design was reviewed by and presented to Department of Public Works staff for review and comment prior to the submission. (Refer to Site Plan and Drainage Summary Report both prepared by Redniss & Mead attached hereto and made a part hereof).
- f. The location, intensity, and direction of outdoor lighting and the proposed times for its use.
Limited site lighting is proposed, and generally for the purposes of pedestrian and motorist safety. (Refer to exterior lighting plans prepared by Granoff Architects and photometric calculations prepared by Illuminate, attached hereto and made a part hereof).
- g. The size, location, and type of any outdoor storage facilities, including dumpsters.
No outdoor storage facilities are proposed. Outdoor mechanicals such as air conditioning condensers, emergency generators, and transformers conform with required setbacks and will be properly shielded. (Refer to site plan by Granoff Architects attached hereto and made a part hereof).
- h. The size, location and type of signs, and their appropriateness to the neighborhood.
Limited signage is proposed adjacent to the main entrance and complies with Town of Wilton signage regulations. (Refer to signage plan prepared by Granoff Architects, attached hereto and made a part hereof).
- i. The adequacy of the landscaping treatment, including any buffers and other screening.
More than a dozen new trees, 80 shrubs, and assorted ground cover will be planted on the Property. A few trees will be removed. (Refer to landscape plan prepared by Granoff Architects, attached hereto and made a part hereof).

**WILTON CENTER LOFTS, LLC
12 GODFREY PLACE, WILTON, CT
APPLICATIONS FOR ZONE TEXT AMENDMENT, SPECIAL PERMIT & SITE
DEVELOPMENT PLAN
LIST OF CONSULTANTS/EXPERTS**

Architect:

Richard Granoff
Granoff Architects
330 Railroad Avenue
Greenwich, CT 06830
203-623-9460

Civil Engineer:

Patrick Schurr, PE
Redniss & Mead
22 First Street
Stamford, CT 06905
203-327-0500

Traffic Engineer

Steve Cipolla
Hardesty & Hanover
555 Theodore Fremd Ave
Suite C301
Rye, NY 10580

Legal

Elizabeth A.B. Suchy, Esq.
Carmody Torrance Sandak & Hennessey LLP
1055 Washington Boulevard – 4th floor
Stamford, CT 06901
203-252-2656

WILTON PLANNING AND ZONING COMMISSION

FORM B - ZONING DATA

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

12 GODFREY PLACE, WILTON, CT 06897

0.625 ACRES (27,246 SF)

PROPERTY ADDRESS

LOT ACREAGE

WC - WILTON CENTER

355'

ZONING DISTRICT

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	13,623 SF (0.5 FAR)	10,898 SF (0.4 FAR)	51,928.2 SF (1.91 FAR)	REFER TO PROPOSED
BUILDING FOOTPRINT [SF]	8,173.8 SF	3,978 SF	17,249 SF	
BUILDING COVERAGE [SF/%] (round up)	30%	14.6%	62%	
BUILDING HEIGHT [FT - Story]	42' / 3 STORIES	3 STORIES	51.4' / 4 STORIES	
FLOOR AREA RATIO (F.A.R.)	0.50	0.40	1.91	
PARKING SPACES (round up)	51 SPACES	-	42 SPACES	
LOADING SPACES	TBD	-	0	
SITE COVERAGE [SF/%]	80%	63.9%	73%	✓

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)

REFER TO ATTACHED CALCULATION SHEET

LOADING CALCULATION (Use separate page, if necessary)

N/A

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:

APPLICANT'S SIGNATURE

DATE

10.3.22

Record and return to:
Robinson & Cole LLP
1055 Washington Boulevard
Stamford, CT 06901
Attn: Anthony J. Vogel, Esq.


Doc ID: 003031970007 Type: LAN
BK **2553** PG **650-656**

WARRANTY DEED

We, **12 GODFREY PLACE ASSOCIATION, INC.**, a Connecticut non-stock corporation (the "Association") and the individual former unit owners: **LENTNER HOLDINGS, LLC**, a Connecticut limited liability company having an office in the Town of Wilton, County of Fairfield and State of Connecticut, **HOCKEY PUCK ASSOCIATES**, a sole proprietorship having an office in the Town of Wilton, County of Fairfield and State of Connecticut; and **CELIA C. ORVIS, TRUSTEE OF THE CELIA C. ORVIS LIVING TRUST OF NOVEMBER 29, 2005**, duly qualified as trustee, of the State of Florida and Town of St. Augustine; AND **12 GODFREY PLACE ASSOCIATION, INC.**, acting herein by its members **LENTNER HOLDINGS, LLC, HOCKEY PUCK ASSOCIATES, and CELIA C. ORVIS, TRUSTEE OF THE CELIA C. ORVIS LIVING TRUST OF NOVEMBER 29, 2005** for the consideration of **TWO MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$2,500,000.00)** paid, grant to **WILTON CENTER LOFTS, LLC**, a Delaware limited liability company, **WITH WARRANTY COVENANTS**

ALL THAT CERTAIN, piece, parcel or tract of land, with the improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut and being more particularly shown and designated on **Schedule A** which is attached hereto and made a part hereof.

SIGNATURE PAGE FOLLOWS

Signed this 20th day of July, 2022.

Witnessed by:

K. Lentner
Katherine Lentner
[Signature]
Susan D. Goldman

12 GODFREY PLACE
ASSOCIATION, INC.
By: Lentner Holdings, LLC
Duly Authorized

by:

[Signature]
Sean Lentner, Manager
Duly Authorized

CONVEYANCE TAX RECEIVED
TOWN: \$6,250.00 STATE: \$31,250.00

[Signature]
WILTON, CT TOWN CLERK

State of Connecticut)

) ss: Wilton

County of Fairfield)

July 20, 2022

Personally appeared 12 Godfrey Place Association, LLC acting herein by Lentner Holdings, LLC, its duly authorized representative, acting herein by Sean Lentner, its Manager, duly authorized, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of 12 Godfrey Place Association, Inc. and Lentner Holdings, Inc., as corporate representative of 12 Godfrey Place Association, Inc. and manager of Lentner Holdings, LLC, before me.

[Signature]
Notary Public
Commissioner of the Superior Court



Susan L. Goldman
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2023

Signed this 20th day of July, 2022.

Witnessed by:

K. Lentner
Katherine Lentner

[Signature]
Witnessed by: Susan Goldman

K. Lentner
Katherine Lentner

[Signature]
Susan L. Goldman

State of Connecticut)

County of Fairfield)

) ss: Wilton

Lentner Holdings, LLC

By: Sean Lentner, Manager
Duly Authorized

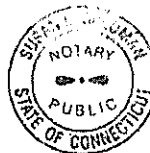
Lentner Holdings, LLC
(as member of
12 Godfrey Place Association, Inc.)

By: Sean Lentner, Manager
Duly Authorized

July 20, 2022

Personally appeared Lentner Holdings, LLC, acting herein by Sean Lentner, its Manager, duly authorized, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of Lentner Holdings, Inc., both as unit owner and member of 12 Godfrey Place Association, Inc., before me.


[Signature]
Notary Public/Commissioner of the Superior Court



Susan L. Goldman
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2023


Signed this 14th day of July, 2022.

Hockey Puck Associates


By: Charles E. Kessler,
Sole Proprietor

Hockey Puck Associates

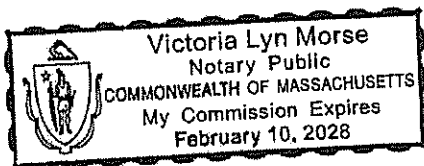
(as member of
12 Godfrey Place Association, Inc.)

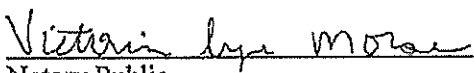

By: Charles E. Kessler,
Sole Proprietor

Commonwealth of Massachusetts)
County of Barnstable) ss: *Barnstable*

July 14, 2022

Personally appeared Charles E. Kessler, Sole Proprietor of Hockey Puck Associates, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained as his free act and deed as such Sole Proprietor of Hockey Puck Associates, both as unit owner and as member of 12 Godfrey Place Association, Inc.




Notary Public

Dated as of this 15th day of July, 2022.

S. G. Brokmyer, Witness

Tonnie L. Alliance, Witness

S. G. Brokmyer, Witness

Tonnie L. Alliance, Witness

Celia C. Orvis, Trustee

Celia C. Orvis, Trustee of the
Celia C Orvis Living Trust
Dated November 29, 2005

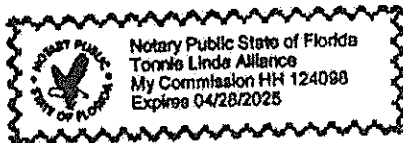
Celia C. Orvis, Trustee

Celia C. Orvis, Trustee of the
Celia C Orvis Living Trust
Dated November 29, 2005
(as member of
12 Godfrey Place Association, Inc.)

State of Florida)
County of St. Johns) s.s.

On this the 15 day of July, 2022, before me, the undersigned officer, personally appeared Celia C. Orvis, duly authorized Trustee of the Celia C. Orvis Living Trust dated November 29, 2005, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained as her free act and deed as such Trustee, both as unit owner and as member of 12 Godfrey Place Association, Inc..

Tonnie L. Alliance
Notary Public



SCHEDULE A

ALL THOSE CERTAIN tracts or parcels of land together with the buildings and improvements located thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, and shown and designated as land of Corypheus Investments Assoc., Inc., 0.447 \pm Ac. and Plot 0.178 \pm Ac. on that certain map entitled, "Map Showing Property Exchange between the Town of Wilton and Corypheus Investments Associates, Inc., Wilton, Connecticut Scale 1" = 20' December 23, 1980 Ryan and Paulds -Land Surveyors - Wilton, Connecticut Certified 'Substantially Correct' Conforms to the Precision of a Class A-2 Survey Russell J. Paulds Land Surveyor Conn. Reg. No. 5546", which map is on file in the Wilton Land Records as Map #3910.

Being the same Premises as:

BEGINNING at a point on the northerly side of Godfrey Place, where it intersects the division line between land now or formerly of Wilton Library Association Inc. (6 Godfrey Place) and the southeasterly corner of the herein described parcel of land; thence, running along said northerly side of Godfrey Place N 86°10'40" W a distance of 105.82 feet to the easterly side of Hubbard Road, thence along said easterly side of Hubbard Road N 02°59'43" E a distance of 179.52 feet and on a clockwise curve with a central angle of 08°23'43" with a radius of 475.00 feet for an arc length of 69.60 feet to lands now or formerly of the Town of Wilton (101 Old Ridgefield Road), thence running along said Town of Wilton and the aforementioned Wilton Library Association Inc., each in part, S 84°51'00" E a distance of 110.06 feet and S 05°09'00" W a distance of 246.43 feet to the point of beginning and comprising an area of 27,246 square feet (0.625 Acres).

Said Premises are conveyed together with the right to maintain eight parking spaces at the property located at 18 Godfrey Place, Wilton, Connecticut as set forth in a grant recorded in Volume 535 at Page 133 and rights under a Deed to Carl J. Luster dated March 24, 1986 and recorded in the Wilton Land Records at Volume 535 at Page 138 of the Wilton Land Records.

Said Premises are further conveyed together with the terms and conditions of that certain easement and right of way as described in a deed from the Town of Wilton to Lawrence R. Gilman, Harry Kabasakalian, Sanford M. Kellogg and Jonathan B. Kellogg dated November 23, 1981 and recorded November 25, 1981 in Volume 380 at Page 54; and as described in a deed from Lawrence R. Gilman, Harry Kabasakalian, Sanford M. Kellogg and Jonathan B. Kellogg to the Town of Wilton dated November 23, 1981 and recorded November 25, 1981 in Volume 380 at Page 52 of the Wilton Land Records.

Said Premises are subject to:

1. Limitations of use imposed by governmental authority.
2. Taxes to the Town of Wilton hereafter due and payable.
3. Easement and right of way as described in a deed from the Town of Wilton to Lawrence R. Gilman, Harry Kabasakalian, Sanford M. Kellogg and Jonathan B. Kellogg dated November 23, 1981 and recorded November 25, 1981 in Volume 380 at Page 54; and as described in a deed

from Lawrence R. Gilman, Harry Kabasakalian, Sanford M. Kellogg and Jonathan B. Kellogg to the Town of Wilton dated November 23, 1981 and recorded November 25, 1981 in Volume 380 at Page 52 of the Wilton Land Records.

4. Effect, if any, of right to maintain eight parking spaces at the property located at 18 Godfrey Place, Wilton, Connecticut as set forth in a grant recorded in Volume 535 at Page 133 and rights under a Deed to Carl J. Luster dated March 24, 1986 and recorded in the Wilton Land Records at Volume 535 at Page 138 of the Wilton Land Records.
5. Utility Easement to the Town of Wilton dated September 25, 2008 and recorded in Volume 2025 at Page 143 of the Wilton Land Records.
6. Notes, notations and conditions as shown on Map No. 5639.

Received for Record at Wilton, CT
On 07/22/2022 At 2:47:00 pm

Dani A. Sobczak



MEMO

DATE: October 4, 2022
TO: Michael Wrinn, Town Planner
COMPANY: Town of Wilton (Planning & Zoning Department)
FROM: Richard Granoff; Granoff Architects
REGARDING: 12 Godfrey Place - Architectural Commentary

MESSAGE:

The design intent for Wilton Center Lofts is to create a New England Vernacular Style building, befitting of Wilton Center. The scale, massing, proportions and detailing are intended to relate to the surrounding New England Village and to Wilton as a whole. The use of a gabled roofline, clapboard siding, double-hung windows, shed dormers, stone "chimneys" and a metal roof are all examples of how the proposed building fits into its surroundings and relates to the majority of buildings in the area. The massing is divided into a three-part symmetrical scheme, with a strong center gable that defines the entrance. The bulk of the building is mitigated by the use of varying rooflines, recesses and projections, which also creates visual interest on the streetscape. At the same time, there is a streamlined approach to the fenestration, with only a handful of window and door types. The architectural detailing throughout is consistent with the vernacular style, without superfluous elements. The at-grade parking garage is intentionally screened from the two streets, by placement of linear program elements that include the gym, community room, storage and mechanical rooms. These spaces are integrated into the stone base, with regularly-spaced window openings. The main entrance is defined by a low hip metal roof and barn doors, to create a welcome pedestrian experience. The white, gray and stone color palette creates a user-friendly presence on the street.

The site will be fully landscaped, and a new sidewalk will run along both Hubbard and Godfrey, to encourage connectivity to the neighboring buildings and downtown Wilton Center. A grass strip will be added between the sidewalk and curb, per Town standards; and new street trees will be planted. A single garage entry will replace two existing curb cuts on Hubbard. All mechanical equipment will be screened by plantings and fencing. In summary, we feel that Wilton Center Lofts will be a welcome addition to the Town, and will set a good example for future multi-family development in the neighborhood.

WILTON CENTER LOFTS, LLC
12 GODFREY PLACE – WILTON, CT

LIST OF EXHIBITS

1. Property & Topographic Survey Depicting #12 Godfrey Place Wilton, Connecticut (Sheet No.: PSTS) dated 6/9/22 prepared by Redniss & Mead
2. Architectural Site Plan and Zoning Information (Drawing No. AS100) dated 9/30/2022 prepared by Granoff Architects
3. Context Images (Drawing NO. AS101) dated 9/30/22 prepared by Granoff Architects
4. Ground Floor Plan (Drawing No. A100) dated 9/30/22 prepared by Granoff Architects
5. First Floor Plan (Drawing No. A101) dated 9/30/22 prepared by Granoff Architects
6. Second Floor Plan (Drawing No. A102) dated 9/30/22 prepared by Granoff Architects
7. Penthouse Floor Plan (Drawing No. A103) dated 9/30/22 prepared by Granoff Architects
8. Ground Floor Exterior Lighting Plan (Drawing No. A200) dated 9/30/2022 prepared by Granoff Architects
9. First Floor Exterior Lighting Plan (Drawing No. A201) dated 9/30/22 prepared by Granoff Architects
10. Second Floor Exterior Lighting Plan (Drawing No. A202) dated 9/30/22 prepared by Granoff Architects
11. Third Floor Exterior Lighting Plan (Drawing No. A203) dated 9/30/22 prepared by Granoff Architects
12. Roof Plan (Drawing No. A104) dated 9/30/22 prepared by Granoff Architects
13. West & East Elevations (Drawing No. A300) dated 9/30/22 prepared by Granoff Architects
14. South & North Elevations (Drawing No. A301) dated 9/30/22 prepared by Granoff Architects
15. Exterior Renderings (Drawing No. A302) dated 9/30/22 prepared by Granoff Architects
16. Exterior Renderings (Drawing No. A302A) dated 9/30/22 prepared by Granoff Architects
17. Exterior Renderings (Drawing No. A302B) dated 9/30/22 prepared by Granoff Architects
18. Exterior Materials (Drawing A303) dated 9/30/22 prepared by Granoff Architects
19. Signage (Drawing A304) dated 9/30/22 prepared by Granoff Architects
20. Building Sections (Drawing A400) dated 9/30/22 prepared by Granoff Architects
21. Photometric Calculation (Drawing No. L-1) dated 10/3/2022 prepared by Illuminate
22. Photometric Calculation (Drawing No. L-2) dated 10/3/2022 prepared by Illuminate
23. Photometric Calculation (Drawing No. L-3) dated 10/3/2022 prepared by Illuminate
24. Landscape Plan (Drawing L100) dated 9/9/22 prepared by Granoff Architects
25. Site Development Plan (Sheet No. SE-1) dated 9/30/22 prepared by Redniss & Mead
26. Sedimentation and Erosion Control Plan (Sheet No. SE-2) dated 9/30/22 prepared by Redniss & Mead
27. Details & Soil Data (Sheet SE-3) dated 9/30/22 prepared by Redniss & Mead
28. Sanitary Sewer Report dated September 21, 2022 prepared by Redniss & Mead
29. Drainage Summary Report dated September 9, 2022 prepared by Redniss & Mead
30. Memo dated October 4, 2022 prepared by Granoff Architects
31. Traffic Evaluation dated September 27, 2022 prepared by Hardesty & Hanover