

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

MEMORANDUM

Public Hearing February 26, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Staff, Michael E. Wrinn, Town Planner

RE: SP #518– ASML US, LLC – 20 Westport Road - Partial conversion of interior loading dock area to clean room / lab

Applicant - ASML US, LLC – c/o Gregory & Adams, P.C., 190 Old Ridgefield Rd, Wilton

Owner – Same as above

Property Location: 20 Westport Road , Tax Map 56, Lot 43, Zone:DE-10, 24.673± Acres

BACKGROUND:

- ASML US, LLC has recently acquired the office building and associated parking garage at 20 Westport Road.
- 10 Westport Road, an adjacent office complex, is separate and distinct from this parcel.
- 20 Westport Road consists of 2 office buildings, each 3 stories, totaling 336, 912 SF.
- The single driveway to the property (which is used by both 10 and 20 Westport Road properties) is controlled by a traffic signal.

PROPOSAL:

- Expansion of the ASML Design and Engineering Department by converting a portion of the existing enclosed loading dock to a testing and research heavy lab and cleanroom lab space. (9,838 SF),
- No manufacturing will occur in the space; will be utilized strictly for testing and research purposes.
- Exterior improvements include a rooftop mechanical unit, which will be screened similarly to the other existing rooftop units. In addition, an on-grade air make-up unit would be installed on grade, directly outside of the proposed lab area. Screening proposed
- 13 interior parking spaces would be converted to mechanical space to serve the new use. Building not fully occupied, so parking is in compliance