

# GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW  
190 OLD RIDGEFIELD ROAD  
WILTON, CT 06897

ESTABLISHED 1964

NEW YORK OFFICE:

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\* ALSO ADMITTED IN NEW YORK  
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JULIAN A. GREGORY  
(1912 - 2002)

THOMAS T. ADAMS  
(1929 - 2015)

PLEASE REPLY TO SENDER:  
J. CASEY HEALY  
DIRECT DIAL: 203-571-6304  
jhealy@gregoryandadams.com

*Public Hearing*

May 6, 2020

RECEIVED  
MAY - 6 2020  
PLANNING & ZONING

## To be delivered by hand

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: 200 Danbury Road, LLC – Application for Special Permit (SP#461)  
Premises: 198 and 200 Danbury Road, Wilton, CT

Dear Members of the Commission:

As attorney for 200 Danbury Road, LLC (“**200 Danbury**”), I offer the following comments in response to the Architectural Review Board’s Findings/Recommendation Report dated April 13, 2020 and to the comments issued by the Historic District Commission with respect to the above-referenced application..

## Architectural Review Board:

With respect to Historic Considerations, and more specifically the reference to adhering to Secretary of the Interior Standards for Rehabilitation of historic buildings, this would present overly burdensome and costly restrictions on the developer while creating practical limitations that would interfere in securing potential tenants. 200 Danbury agrees, as outlined in the text amendment 29-6.E.12(g) to preserve and rehabilitate an historic structure for adaptive reuse within the DRB and to use materials in their traditional applications and to avoid the use of artificial (e.g. vinyl and aluminum siding) materials. Further, the amendment holds that the maintenance and preservation of the historic structure shall be a condition to any special permit approved. As there are no plans to change or modify the exterior of the Raymond Moore house, other than those depicted in the submitted plans, it will continue in its current state.

As to the other Historic considerations:

- The Raymond-Morehouse House (the “**RMH**”) as currently situated on the site plan aligns mainly parallel with Sharp hill and because of other site conditions will have to remain so situated.

- 200 Danbury will commit to further studying the Handicap ramp but are reluctant to reduce available sitting space on the porch that is additive to a sense of place

Site Planning Considerations:

- 200 Danbury will investigate a “nature” trail but the Inland Wetland Commission was concerned about animal droppings in the wetlands.
- 200 Danbury has noted several outdoor seating areas on the plans.
- 200 Danbury is agreeable to NVRT signage
- 200 Danbury is agreeable to bike racks and will look to identify a possible area to the south east of the property for a community space. These types of communities do not typically draw a lot of children.
- During the construction document phase, we will give consideration to a community space on the first floor of the larger mixed-use building.
- 200 Danbury will endeavor to incorporate materials and architectural detailing on the East elevation that is present on the other building elevations.
- The retaining wall on the southern portion of site is engineered in block as to not destabilize the existing retaining wall on the abutting property owner’s lot. A stone wall will require a deep frost wall type footing and the removal of tree trucks that will disturb the abutting retaining wall. 200 Danbury will continue to study this. 200 Danbury will commit to selecting an aesthetic fence style.
- 200 Danbury is agreeable to reducing the lighting on the east façade from 5 to 3 .
- A similar comment was received on this application from the Conservation Commission at the beginning of this process. The proposed plant list was refined to increase the native plants on the site. All of the plants in the wetland regulated review area include species recognized for their wildlife value, and the perennials were specifically chosen for their high pollinator value.

Historic District Commission:

1. Developer should show alternate schematic plan with antique building remaining in original location (similar to Inland Wetlands requirement to show alternative plans for site development).

Response: The applicant, has beginning in November of 2018 and at great expense, worked collaboratively with the Planning and Zoning Commission, including multiple iterations of alternative plan designs, to secure the necessary text amendments in support of the development. The HDC’s comments and recommendations are an attempt at “another bite of the apple”. The development meets all regulatory requirements of the underlying DRB zone and does not lie within Wilton’s historic districts.

2. Renderings are shown in an idealized fashion, not in relation to reality. Applicant should supply views of the proposed project imposed on a photographic image of the adjacent sites to clearly

show size and compatibility with the character of the neighborhood. In the case of 200 Danbury Road: Show how the size of the project relates to the buildings at 196 Danbury Road; the Morehouse House of 198 Danbury Road; Sharp Hill Cemetery; The view as you drive up Sharp Hill to the intersection with Rt. 7 and relationship of entry off Sharp Hill Road to Litch Gate at Sharp Hill Cemetery.

Response: The attached Height Context Plan demonstrates that the proposed development is in context with the surrounding properties. Directly to the West at 195 Danbury Road is the Baywater development containing two three-story buildings with massings far greater than the subject development. Directly to the southwest at 187 Danbury Road is another three-story commercial structure, representing what can best be described as brutalist architecture, of far greater massing. Directly to the northwest at 211 Danbury Road is the Sunrise building, three stories in height. As to the building at 196 Danbury Road, there is no guarantee that it will survive any future developments at that location.

3. The antique building should be renovated and maintained at “Secretary of the Interior Rehabilitation Standards”. Suggest approval by independent architect.

Response: There are no plans to alter or change the exterior of the building with the exception of those noted in item #4 below.

4. Detailed drawings of the intended renovation of the antique structure must be shown, indicating how exterior features/elements are being maintained and preserved. Suggest approval by the ARB.

Response: There are no exterior renovations planned for the RMH other than removing the rear stairs and the “bump out” that was added on the southeast elevation. See architectural revision A101, revised 3/12/20. Siding and trim will be evaluated, prepped and painted or replaced with like materials, as needed.

5. Stone walls must be actual stone, not landscape block, and must have a distinctly local New England character. To be approved by the ARB.

Response: Stone walls can not be erected in this circumstance due to the site conditions. The trees along the property line when removed will leave trunks that cannot be excavated. Excavation will risk disturbance on the abutting property’s retaining wall.

6. Walls adjacent to 196 Danbury Road are too high, and of inappropriate design and material as shown in current set.

Response: We are agreeable to lowering the height and selecting a more aesthetic fence style.

7. Plant material size – as mature trees are part of the character of the current site, larger size trees, not saplings, must be planted.

Response: All of the tree species and sizes comply with the guideline provided in the Town of Wilton Planning and Zoning Regulations (Section 29-8.C on Landscaping, Screening and Buffer Areas). There are no "saplings" proposed on the Landscaping Plan.

8. In the case of moving the building, have the developer fund a professional archaeologist on-site during excavation and grading (likely one day), in order to observe if any historic artifacts can be salvaged and removed. Any such artifacts to be given to the Wilton Historical Society.

Response: The applicant will not fund a professional archaeologist for the following reason. Having obliged the Ridgefield Historical Society on a similar project a few years ago to engage an archaeologist they recommended, the archaeologist uncovered several artifacts and abruptly left town with no further contact with the applicant or the town. I will work with the HDC on the possibility of its own archaeologist being present. Decision regarding the ownership of the artifacts, if any, will be made once observable.

Respectfully submitted,  
Gregory and Adams, P.C.

By:   
J. Casey Healy

JCH/ko

cc: Mr. Patrick Downend – 200 Danbury Road, LLC  
Mr. Steven Sullivan – CCA, LLC  
Ms. Kate Throckmorton – Environmental Land Solutions, LLC  
Mr. Kevin Bennett – Bennett Sullivan Associates  
Mr. Michael Galante – Frederick P. Clark Associates

**ARCHITECTUAL  
REVIEW BOARD**

Telephone (203) 563-0185  
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www.wiltonct.org



**TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897**

Robert Sanders, AIA, Chairman  
Samuel Gardner, AIA, Vice-Chairman  
Laura Noble Perese, Secretary  
John Doyle, AIA  
Kevin Quinlan, AIA

**ARCHITECTUAL REVIEW BOARD (ARB)  
Adopted April 13, 2020  
FINDINGS/RECOMMENDATION REPORT  
RE: #200 Danbury Road, LLC**

**SUMMARY:**

The ARB had several pre-application meetings with the applicant, resulting in many productive adaptations and edits to the site plan in the interest of enhancing Wilton for the benefit of the Town's residents and visitors. The ARB notes that this project generally enhances this site, which is acknowledged as currently decaying. Revisions over the course of several meetings included, more fenestration on the east elevation, the addition of balconies on the east elevation, the addition of more landscaping to the site plan, the assurance of dark sky compliance on the lighting plan. Regarding work on the historic Raymond Morehouse house (RMH) structure, the ARB recommends that the applicant adhere to the Secretary of the Interior's Standards for Rehabilitation for historic buildings.

**HISTORIC CONSIDERATIONS:**

- The ARB commends the applicant for preserving the RMH
- The ARB encourages this and all future applicants to adhere to the Secretary of the Interior's Standards for rehabilitation when incorporating pre-existing historic structures
- The ARB encourages the preservation of historic materials and use of exterior colors in an authentic manner wherever possible
- The ARB recommends that the Wilton Historic District Commission may be consulted to comment on the value of pre-existing historic structures
- The ARB recommends that the applicant incorporate the handicap ramp inside the outdoor porch of the RMH, rather than placement beyond the exterior of the building (to preserve visual integrity of the historic building and to ensure safety during all seasons for the users of the building)
- The ARB recommends that the applicant orient the RMH to sit close to parallel to Sharp Hill Road on the site

**SITE PLANNING CONSIDERATIONS:**

- The ARB recommends any of the following list of ideas for a meaningful public amenity in addition to the applicant's agreement to add a sidewalk to/from the Norwalk River Valley Trail (NRVT):
  - A nature trail on site for residents, pets etc.
  - A place for outdoor seating/dining/gathering
  - A NRVT informational kiosk or place
  - A garden feature (perhaps in coordination with Ambler Farm, The Wilton Garden Club or Mill Farm)
  - Bike racks, swings or a playful community element

- A public art installation or 'selfie moment'
  - Safe indoor space for elderly and/or children to play
- Regarding the East Elevation:
  - As of March 5, 2020; the ARB encourages the applicant to incorporate the materials and architectural detailing shown on the west and north elevations on the east elevation, including cornices, window casings, pilasters, etc.
  - As of March 5, 2020; the ARB advises that the lighting is too strong on the east elevation. The ARB advises that the applicant limit the number of lights on the building's 'back' east façade from 5 to 3
- South side of the site
  - The ARB encourages a more in depth analysis of the retaining wall and fence plans along the south side of the site.
  - The ARB encourages the applicant to maintain consistency in use of quality materials (i.e. The ARB encourages the use of real, rather than faux, masonry for stone walls. Use of artificial stone/landscape blocks is discouraged.

**LANDSCAPE CONSIDERATIONS:**

- The VDDAC encourages preservation and enhancement of natural resources and encourages the use of pollinator plants wherever possible

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March 18, 2020

RECEIVED

MAR 18 2020

PLANNING & ZONING

**To be delivered by hand**

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: 200 Danbury Road, LLC – Application for Special Permit (SP#461)  
Premises: 198 and 200 Danbury Road, Wilton, CT

Dear Members of the Commission:

As attorney for 200 Danbury Road, LLC, I hereby submit fifteen (15) copies each of the following in connection with the response to the Planning and Zoning Staff Report dated February 20, 2020 issued with respect application SP#461 (the “**Staff Report**”):

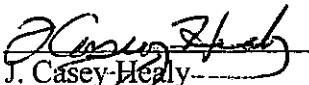
1. Proposed Walk Extension to Norwalk River Valley Trail prepared by CCA, LLC (“CCA”) dated February 27, 2020.
2. Cover Sheet and List of Drawings prepared by CCA dated November 8, 2018 and last revised March 13, 2020.
3. General Notes, Legends & Abbreviations (Sheet N1) prepared by CCA dated November 8, 2019.
4. Demolition Plan (Sheet C1) prepared by CCA dated November 8, 2019 and revised March 3, 2020.
5. Layout & Materials Plan (Sheet C2) prepared by CCA dated November 8, 2019 and last revised March 13, 2020.
6. Grading & Drainage Plan (Sheet C3) prepared by CCA dated November 8, 2019 and last revised March 13, 2020.
7. Utility Plan (Sheet C4) prepared by CCA dated November 8, 2019 and last revised March 13, 2020.

8. Erosion Control Plan (Sheet C5) prepared by CCA dated November 8, 2019 and last revised March 13, 2020.
9. Notes & Details (Sheet N2) prepared by CCA dated November 8, 2019 and revised March 3, 2020.
10. Notes & Details (Sheet N3) prepared by CCA dated November 8, 2019 and revised March 3, 2020.
11. Notes & Details (Sheet N4) prepared by CCA dated November 8, 2019 and revised February 18, 2020.
12. Notes & Details (Sheet N5) prepared by CCA dated November 8, 2019 and last revised March 3, 2020.
13. Notes & Details (Sheet N6) prepared by CCA dated November 8, 2019 and revised February 18, 2020.
14. Notes & Details (Sheet N7) prepared by CCA dated November 8, 2019.
15. Notes & Details (Sheet N8) prepared by CCA dated November 8, 2019.
16. Sedimentation & Erosion Control Details (Sheet ES1) prepared by CCA dated June 27, 2018.
17. View from Street Plan (A.900) prepared by Bennett Sullivan Associates, Inc. ("BSA") dated January 6, 2020 and last revised March 16, 2020.
18. Garage Level Floor Plan (A.100) prepared by BSA dated January 6, 2020 and last revised March 3, 2020.
19. Main Level Retail Plan (A.101) prepared by BSA dated January 6, 2020 and revised March 3, 2020.
20. Upper Level Apartments Plan (A.102) prepared by BSA dated January 6, 2020 and last revised March 10, 2020.
21. Attic Level Apartments Plan (A.103) prepared by BSA dated January 6, 2020 and revised February 18, 2020.
22. Roof Plan (A.104) prepared by BSA dated January 6, 2020 and last revised February 18, 2020.
23. Exterior Elevations Plan (A.200) prepared by BSA dated January 6, 2020 and last revised March 10, 2020.



24. Exterior Elevations Plan (A.201) prepared by BSA dated January 6, 2020 and last revised March 10, 2020.
25. Schematic Section (A.300) prepared by BSA dated January 6, 2020 and revised February 18, 2020.
26. Floor Plans (A.101) prepared by BSA dated January 3, 2020 and last revised March 2, 2020.
27. Exterior Elevations ((A.200) prepared by BSA dated January 3, 2020 and last revised March 3, 2020.
28. R.M.H. Floor Plans & Elevation (A101) prepared by BSA dated February 28, 2020 and revised March 12, 2020.
29. Exterior Photos (A.200) prepared by BSA dated March 3, 2020.
30. Landscape Plan (LP-1) prepared by Environmental Land Solutions, LLC dated November 12, 2019 and last revised March 16, 2020.
31. Lighting Photometric Calculation (L-1.A) (1.0 foot candle) prepared by Apex Lighting Solutions ("Apex") dated March 16, 2020.
32. Lighting Photometric Calculation (2.5 foot candle) prepared by Apex dated March 16, 2020.
33. Proposed Lighting Cut Sheet prepared by Lumec dated November 14, 2019.
34. Proposed Wall Mount Lighting Cut Sheet prepared by Gardco dated December 2018.
35. Proposed Lighting Shielding Device Cut Sheet prepared by Philips.
36. Proposed Grass Pavers Specification Sheet prepared by NDS

Respectfully submitted,  
Gregory and Adams, P.C.

By:   
J. Casey Healy

JCH/ko

cc: Mr. Patrick Downend – 200 Danbury Road, LLC  
Mr. Steven Sullivan – CCA, LLC  
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March 3, 2020

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**MAR - 3 2020**

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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: 200 Danbury Road, LLC – Application for Special Permit (SP#461)  
Premises: 198 and 200 Danbury Road, Wilton, CT

Dear Members of the Commission:

As attorney for 200 Danbury Road, LLC, I hereby request a continuation to March 23, 2020 of the public hearing scheduled for March 9, 2020 in order to obtain a report from the Inland Wetlands Commission with respect to the pending application for regulated activity permit.

Respectfully submitted,  
Gregory and Adams, P.C.

By: J. Casey Healy  
J. Casey Healy

JCH/ko

cc: Mr. Patrick Downend – 200 Danbury Road, LLC  
Mr. Steven Sullivan – CCA, LLC  
Ms. Kate Throckmorton – Environmental Land Solutions, LLC

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March 18, 2020

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

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MAR 18 2020

PLANNING & ZONING

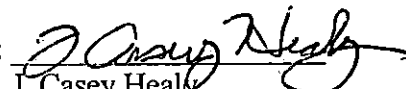
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Premises: 198 and 200 Danbury Road, Wilton, CT

Dear Members of the Commission:

As attorney for 200 Danbury Road, LLC, I hereby request a continuation to April 13, 2020 of the public hearing scheduled for March 23, 2020.

I hereby grant the Commission an extension to April 13, 2020 of the deadline to close the public hearing.

Respectfully submitted,  
Gregory and Adams, P.C.

By:   
J. Casey Healy

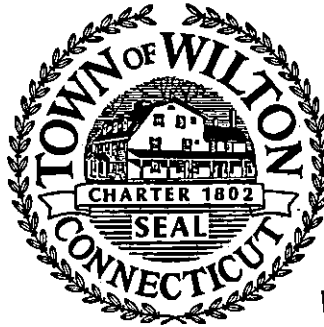
JCH/ko

cc: Mr. Patrick Downend – 200 Danbury Road, LLC  
Mr. Steven Sullivan – CCA, LLC  
Ms. Kate Throckmorton – Environmental Land Solutions, LLC

**HISTORIC DISTRICT &  
HISTORIC PROPERTY  
COMMISSION**

Allison Sanders, Chair  
Lisa Pojano, Vice Chair  
Gilbert Weatherly, Clerk  
Lori Fusco

*Alternates*  
Pam Brown  
Debbie Fink  
Peter Gaboriault



**TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897**

**RECEIVED  
MAR 18 2020  
PLANNING & ZONING**

TO: Planning and Zoning Commission  
FROM: Historic District Commission  
DATE: March 18, 2020  
RE: 200 Danbury Road

This is the first development in Wilton in which saving a historic building is an incentive to allow increased building height, density, and other considerations. P&Z should carefully consider the precedents set for future developments which also save antique buildings. The HDC is concerned that this project is out of scale for the site and context. It will loom over its own historic building, the Morehouse House, and the neighboring building at 196 Danbury Road (the c. 1840 Charles Comstock House), and over historic Sharp Hill Cemetery across the street.

HDC recommends considering the following:

1. Developer should show alternate schematic plan with antique building remaining in original location (similar to Inland Wetlands requirement to show alternative plans for site development).
2. Renderings are shown in an idealized fashion, not in relation to reality. Applicant should supply views of the proposed project imposed on a photographic image of the adjacent sites to clearly show size and compatibility with the character of the neighborhood. In the case of 200 Danbury Road: Show how the size of the project relates to the buildings at 196 Danbury Road; The Morehouse House of 198 Danbury Road; Sharp Hill Cemetery; The view as you drive up Sharp Hill to the intersection with Rt 7 and relationship of entry off Sharp Hill Road to Litch Gate at Sharp Hill Cemetery.
3. The antique building should be renovated and maintained at "Secretary of the Interior Rehabilitation Standards". Suggest approval by independent architect.
4. Detailed drawings of the intended renovation of the antique structure must be shown, indicating how exterior features/elements are being maintained and preserved. Suggest approval by the ARB.
5. Stone walls must be actual stone, not landscape block, and must have a distinctly local New England character. To be approved by the ARB.
6. Walls adjacent to 196 Danbury Road are too high, and of inappropriate design and material as shown in current set.

PLANNING & ZONING  
COMMISSION  
Telephone (203) 563-0185  
Fax (203) 563-0284



TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

## PLANNING AND ZONING STAFF REPORT

February 20, 2020

**APPLICANT:** 200 Danbury Road, LLC, Special Permit - SP#461

**ZONE:** Design Retail Business District "DRB" District, with a small area located a Residential Single Family "R-1A" District

**LOCATION:** 198 Danbury Road and 200 Danbury Road

**OWNERS:** 200 Danbury Road, LLC

**ACREAGE:** .695 acres and 1.879 acres, respectively, for a combined acreage of 2.574.

### SITE PLAN CONSIDERATIONS:

This special permit application involving the redevelopment of properties at 198 Danbury Road and 200 Danbury Road has been filed with the Commission. The plans call for the demolition of all of the buildings on both properties except for the historic structure located at 198 Danbury Road, known as the Raymond Morehouse House, which is to be preserved and moved to 200 Danbury Road. The design includes two new buildings (buildings A & B) and the relocated Raymond Morehouse building. Specified uses in building A (which is furthest from Danbury Road) include a 30 space parking garage in the lower level, with 3,800 square feet of retail space and 7,566 square feet on the first floor and with two floors of dwelling units above with a combined number of 22 apartments. Uses in building B (which is the southwesterly building) include 3,456 square feet of retail space and are proposed to have one floor of dwelling units, with three apartments above. The Raymond Morehouse House is to be used for 1,422 square feet of retail on the first floor and to have one residential apartment on the second floor. Vehicle

parking is to be accommodated by means of a total of 103 parking spaces, 30 of which will be located under building A with the remaining 73 spaces functioning as surface parking.

The neighborhood currently comprises a mix of uses; including a mix of residential and business uses to the north. The Sharp Hill Road neighborhood is located up-gradient and to the east. A mix of retail and offices are located to the south along Route 7 and a mix of uses to the west which include a medical center, retail and an assisting living development. It should be noted that this section of town is serviced by public water and sewer.

Recent amendments to Section 29-6.E of the zoning regulations were approved by the Planning and Zoning Commission; affected dimensional and bulk requirements and Floor Area Ratio (FAR) within the Design Retail Business "DRB" zoning district, many of which apply when a historic structure is preserved, rehabilitated, restore and/or reconstructed for adaptive reuse.

Retail shops and offices are permitted in the Design Retail Business "DRB" district with multifamily residential dwellings above but are regulated by special permit. A site development plan and accompanying documents and studies have been submitted as part of this special permit application.

#### COMMENTS AND QUESTIONS:

1. The applicant has submitted revised plans reflecting changes based on the Fire Marshal's concerns and fire code that he mentioned in his memo dated February 4<sup>th</sup>, but the staff and Commission have not received a response to the requested changes.
2. The applicant has revised the submitted plans reflecting modifications to the driveway turn lane referenced in the memo from the Town's Police Department dated February 10<sup>th</sup>. Has the applicant received a response from the Police Department?
3. The applicant has submitted additional building height information to reflect compliance with the building height definition based on measurements taken from the average elevation of the finished grade adjacent to the exterior walls of a building. In addition, the pitch of the main rooflines has been identified as being 6/12 which exceeds the minimum pitch of 4/12, as noted in Section 29-6.E.6.(g)(1).
4. The Form B data sheet indicates that the proposed FAR is .38, but the zoning regulations require that the FAR can only be greater by .05 if the proposed design established a "meaningful public benefit by establishing new or formalizing existing pedestrian and/or bicycle connection to public open space, trails, parks or transportation hubs from the subject property". As noted in Section 29-6.E.12.(g)(2). This needs to be noted and delineated on the proposed site plan.
5. The revised P&Z application, as submitted, now includes all permitted uses allowed in Section 29-6.A.2, this would include such uses as child day care and group home uses, which might require review by the P&Z Commission. Was this the applicant's intent? The special permit application, under Section 29-6.A.3.h., already allows stores and offices, in combination with dwelling units above

6. The parking spaces shown behind the parking garage need to have end islands which are curbed, landscaped, and sized to be a minimum of 9'X17', as required in Section 29-8.C.4.c.(2)(a).
7. The applicant needs to submit an A-2 survey showing the site plan with the proposed buildings, parking areas and with the two adjacent lots merged.
8. The applicant's landscape plan now appears to incorporate and/or address the request for native plantings, including ground covers, by the Conservation Commission and has revised the plan to include the addition of eight additional evergreen plantings on the easternmost part of the property.
9. The applicant needs to submit details of proposed light fixtures and information relating to their design, location, intensity and proposed times of use. Note, fixtures should be dark sky compliant with fully shielded filaments so as to meet the Town's lighting regulations. Will the exterior light fixtures have shielding?
10. Given that 26 dwelling units are proposed, is the applicant needs to submit an affordable housing unit based on the Zoning Regulations in Section 29-6.E.12.(g)(3).
11. Some of the site plan improvements appear to be located within the state right-of-way. What discussions has the applicant had with the Connecticut Department of Transportation concerning such improvements?
12. Floor plans of the Raymond Morehouse House need to also be submitted to the Planning and Zoning Commission need to be submitted at this time.
13. The Commission will need to determine the appropriateness of a parking space reduction based on the assemblage of planned uses.
14. Plans call for establishing more than one principal building on a lot. The Commission needs to approve this concept taking into consideration the planned assemblage buildings, location and synergy of uses.
15. The location of the proposed mechanical equipment and its need to be reflected on the applicants floor plans.
16. The property appears to be partially located within an aquifer protection zone. Note, certain uses and activities are either regulated or restricted. Please address.
17. The design proposal calls for two vehicular access points; 1., the existing central access driveway located at the Route 7 and Sharp Hill Road intersection which will provide full ingress and egress to and from the site; and 2.a southerly driveway located on Route 7.
18. The engineering report should bear the seal of a Connecticut-licensed engineer.
19. The Architectural Review Board, (ARB) would like a review of the changes made to the architecture of the buildings for their next meeting on March 5<sup>th</sup>.

7. Plant material size — as mature trees are part of the character of the current site, larger size trees, not saplings, must be planted.
8. In the case of moving the building, have the developer fund a professional archaeologist on-site during excavation and grading (likely one day), in order to observe if any historic artifacts can be salvaged and removed. Any such artifacts to be given to the Wilton Historical Society.



RECEIVED  
FEB 21 2020  
PLANNING & ZONING

To: Planning & Zoning Board  
From: Jeffrey Rutishauser – Board of Finance  
Date: February 21, 2020

**SUBJECT: Support for 200 Danbury Road Development**

I fully support the development application for the mixed-use project at 200 Danbury Road. The reasons for this support include:

1. Replaces an old and unattractive jumble of improvements on this highly visible intersection.
2. Architectural design of 200 Danbury is attractive and fits in scale with the surrounding mid-rise development projects.
3. Incorporates some residential component in upper floors for better density and land utilization and, most importantly,
4. Has the potential to add a property of significant assessed value to the Town's Grand List that will provide significantly more in incremental annual tax revenue than the anticipated municipal services utilized. This is a **FINANCIAL NET BENEFIT** to the Town of Wilton once it is added to the Grand List.

This planned 200 Danbury Road development is the type of smart, attractive, well-designed and financially valuable commercial property we should be encouraging along this highly visible traffic corridor through the center of Wilton.

/Jeffrey Rutishauser/

Jeffrey Rutishauser  
Board of Finance - Chairman

**Wrinn, Michael**

---

**From:** Chris Stroup [cstroup@wiltonre.com]  
**Sent:** Monday, February 24, 2020 3:52 PM  
**To:** Wrinn, Michael  
**Subject:** 200 Danbury Road

Please accept this email as a statement of support for the proposed project. Rational expansion is consistent with the Town's economic development plans.

Kind regards,

Chris C Stroup  
119 Middlebrook Farm Road  
Wilton CT 06897

The information contained in this message from Wilton Re and any attachments are confidential and intended only for the named recipient(s). If you have received this message in error, you are prohibited from copying, distributing or using the information. Please contact the sender immediately by return email and delete the original message.

Sp#461  
Received 2/24/2020

February 15, 2020

To the Planning and Zoning Commission:

We are residents of the Sharp Hill Road neighborhood abutting the site of the proposed Sharp Hill Square development to be located at 198-200 Danbury Road (**SP#461**). While we have always understood the implications of living in a neighborhood adjacent to one of Wilton's main commercial corridors, and while we clearly support appropriate development to increase the economic vibrancy of our Town, we have serious concerns regarding the scale of this proposed development project (16,000 square feet of commercial/office space, 25+ apartment units, 100+ parking spots), which would represent a dramatically more intensive use of the site than ever before. In addition, although the project is described as having structures that are no more than three stories tall, from our vantage point – facing the rear of the site – the primary building is, in fact, *four stories* tall (three stories built on top of a parking garage).

We are significantly concerned about potential traffic safety and congestion (which will affect not just our neighborhood, but also many other residents who travel on Sharp Hill Road), additional noise, and glare from the nighttime lighting of the site. The project will impact wetlands and will encroach into the natural and invaluable buffer that those wetlands create for our neighboring residences. This project will affect our quality of life.

Development in Wilton – as articulated in the Town's Plan of Conservation and Development – should be context-sensitive and should preserve and protect Wilton's established lower-density residential neighborhoods, among other goals. We strongly urge the Planning and Zoning Commission, the Inland Wetlands Commission, and other Town officials – and the project's developer Patrick Downend – to respect our concerns, to reduce the scale of this project, and to do everything necessary to address the potentially adverse impacts that this development will have on our neighborhood.

Sincerely,

Michael and Maureen Deacy  
David Lawlor  
David and Maria Dzurilla  
Ryan and Jaclyn Quinn  
Janine Sullivan and Robert Desel  
Michael and Marilyn Shay  
Bruce and Ami Musser  
Wendy and Mac Nadel  
Eric and Suzanne Schaefer  
Michael and Jane Hoffmann

# Opinion

A4 | The Wilton Bulletin | Thursday, January 30, 2020

## LETTERS TO THE EDITOR

### Neighbors oppose Sharp Hill plan

To the Editors:

We are residents of the Sharp Hill Road neighborhood abutting the site of the proposed Sharp Hill Square development to be located at 198-200 Danbury Road. While we have always understood the implications of living in a neighborhood adjacent to one of Wilton's main commercial corridors, and while we clearly support appropriate development to increase the economic vibrancy of our town, we have serious concerns regarding the scale of this proposed development project (16,000 square feet of commercial/office space, 25-plus apartment units, 100-plus parking spots), which would represent a dramatically more intensive use of the site than ever before.

In addition, although the project is described as having structures that are no more than three stories tall, from our vantage point — facing the rear of the site — the primary building is, in fact, four stories tall (three stories built on top of a parking garage).

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(which will affect not just our neighborhood, but also many other residents who travel on Sharp Hill Road), additional noise, and glare from the nighttime lighting of the site. The project will impact wetlands and will encroach into the natural and invaluable buffer that those wetlands create for our neighboring residences. This project will affect our quality of life.

Development in Wilton — as articulated in the town's Plan of Conservation and Development — should be context-sensitive and should preserve and protect Wilton's established lower-density residential neighborhoods, among other goals. We strongly urge the Planning and Zoning Commission, the Inland-Wetlands Commission, and other town officials — and the project's developer Patrick Downend — to respect our concerns, to reduce the scale of this project, and to do everything necessary to address the potentially adverse impacts this development will have on our neighborhood.

Michael and Maureen Deacy

David Laylor

Ryan and Jaclyn Quinn

Janine Sullivan and Robert Desel

Michael and Marilyn Shay

Bruce and Ami Musser

Eric and Suzanne Schaefer

Michael and Jane Hoffmann

## Russo, Lorraine

---

**From:** Russo, Lorraine  
**Sent:** Wednesday, February 19, 2020 4:13 PM  
**To:** 'Casey Healy'  
**Cc:** 'Kathleen O'Neill'  
**Subject:** SP#461 - Frank Smeriglio comments  
**Attachments:** Scanned from a Xerox Multifunction Printer.pdf

Casey - FYI

L

-----Original Message-----

**From:** [Annex.Xerox@wiltonct.org](mailto:Annex.Xerox@wiltonct.org) [<mailto:Annex.Xerox@wiltonct.org>]  
**Sent:** Wednesday, February 19, 2020 3:46 PM  
**To:** Russo, Lorraine  
**Subject:** Scanned from a Xerox Multifunction Printer

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**Wrinn, Michael**

---

**From:** Wrinn, Michael  
**Sent:** Tuesday, February 18, 2020 8:35 AM  
**To:** PlanZoneCommMailingList  
**Cc:** Russo, Lorraine; White, Daphne  
**Subject:** FW: [Wilton CT] 200 Danbury Road LLC (SP#461) (Sent by Eric Schaefer, eschaefer997@gmail.com)  
**Attachments:** letter\_to\_planning\_and\_zoning\_commission\_2-15-20.pdf; bulletin\_letter\_1-30-20.pdf

Commissioners - This letter and attachment regarding the 200 Danbury application were rec'd over the weekend. A hard copy will be placed in your packets for your next meeting.

Michael

Michael E. Wrinn  
Dir. Planning & Land Use Mgmt.  
Town of Wilton  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

[Michael.Wrinn@WiltonCT.org](mailto:Michael.Wrinn@WiltonCT.org)

Phone 203-563-0185



-----Original Message-----

**From:** [cmsmailer@civicplus.com](mailto:cmsmailer@civicplus.com) [<mailto:cmsmailer@civicplus.com>]  
**Sent:** Sunday, February 16, 2020 10:48 AM  
**To:** planningzoningcomm  
**Subject:** [Wilton CT] 200 Danbury Road LLC (SP#461) (Sent by Eric Schaefer, eschaefer997@gmail.com)

Hello the Planning and Zoning Commission,

Eric Schaefer ([eschaefer997@gmail.com](mailto:eschaefer997@gmail.com)) has sent you a message via your contact form (<https://www.wiltonct.org/user/203/contact>) at Wilton CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.wiltonct.org/user/203/edit>.

Message:

Attached please find a letter from residents of Sharp Hill Road to the Planning and Zoning Commission, expressing our concerns regarding the proposed 200 Danbury Road LLC project. Also attached is a similar letter that was published in The Wilton Bulletin on January 30th.

Sincerely,

Eric and Suzanne Schaefer  
43 Sharp Hill Road

**Wrin, Michael**

---

**From:** Ruth DeLuca [delucar@wiltonps.org]  
**Sent:** Tuesday, February 25, 2020 10:49 AM  
**To:** Wrin, Michael; Michael.Conklin@wiltonct.org  
**Cc:** Vanderslice, Lynne; boardofselectmen; BOE; boardoffinance  
**Subject:** Letter in Support of 200 Danbury Road Development

Dear Wilton Planning and Zoning and Inland Wetland Commissioners,

My name is Ruth DeLuca. I am a Wilton resident and a member of the Wilton School Board. I am writing in support of the proposed development project at 200 Danbury Road.

If Wilton is to continue to provide its residents with a first rate school system and thrive as a community, including supporting real estate values and low taxes, then we must embark on a path of sensible, sustainable and respectful growth and development.

I believe that together as residents, property owners, and planners we can work to achieve optimal development outcomes. We can work to ensure that development projects both respect our neighbors and history and increase economic development by welcoming new residents, businesses, and consumers to our town.

Welcoming development does not mean adopting a proposed project wholesale. It does mean allowing the approval process to unfold and trusting our elected officials to hear concerns and work toward optimal outcomes.

I welcome and support the 200 Danbury Road proposal. I support and trust Wilton's elected officials to secure sensible, sustainable, and respectful economic development.

Sincerely,  
Ruth DeLuca  
245 Rivergate Drive

## Russo, Lorraine

---

**From:** Russo, Lorraine  
**Sent:** Thursday, March 05, 2020 10:06 AM  
**To:** 'Casey Healy'  
**Subject:** Letters of support - Low, Koenigsberg, DeLuca  
**Attachments:** Scanned from a Xerox Multifunction Printer.pdf

Casey -  
FYI  
Lorraine

-----Original Message-----

**From:** [Annex.Xerox@wiltonct.org](mailto:Annex.Xerox@wiltonct.org) [<mailto:Annex.Xerox@wiltonct.org>]  
**Sent:** Thursday, March 05, 2020 9:39 AM  
**To:** Russo, Lorraine  
**Subject:** Scanned from a Xerox Multifunction Printer

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**Wrinn, Michael**

---

**From:** deborah low [lowd123@gmail.com]  
**Sent:** Thursday, February 27, 2020 3:04 PM  
**To:** Wrinn, Michael  
**Subject:** Fwd: 200 Danbury Road Proposal

----- Forwarded message -----

**From:** **deborah low** <lowd123@gmail.com>  
**Date:** Thu, Feb 27, 2020 at 2:55 PM  
**Subject:** 200 Danbury Road Proposal  
**To:** <Michael.Winn@wiltonct.org>, <Michael.Conklin@wiltonct.org>, Vanderslice, Lynne  
<Lynne.Vanderslice@wiltonct.org>, <BOE@wiltonps.org>

February 27, 2020

Dear Wilton Planning and Zoning Commissioners and Inland Wetland Commissioners,

I am writing as a long-term Wilton resident. I also am a current Board of Education member, although the viewpoint expressed here is my own. I support the recent Town emphasis on attracting sensible development projects. As has been noted at numerous Town meetings over the years, during the recent POCD process, and in each year's Town and school budget development cycle, growing the Town's grand-list is a means of helping ensure Wilton's long-term vibrancy while moderating the tax burden on individual home owners. Growing the grand-list helps maintain the quality of our schools and Town services and helps keep taxes reasonable.

I urge you to give positive and serious consideration to the 200 Danbury Road proposal because it matches the need for sensible development. If the proposal is deemed less than optimal in certain aspects, then I hope the Commissions can encourage the developer to make modifications and work to find a mutually desirable solution rather than reject the project.

Again, I believe Wilton will benefit from sensible development. Thank you for your attention.

Deborah Low  
40 Pipers Hill Road  
Wilton, CT

--  
**IMPORTANT NOTICE:** The information contained in this e-mail, including any attachments, is privileged and confidential and is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this e-mail, including any attachments, is strictly prohibited. If you received this e-mail in error, please contact the sender by reply e-mail and destroy all copies of the original message.

--

**Wrinn, Michael**

---

**From:** Stewart [stewartk999@gmail.com]  
**Sent:** Monday, February 24, 2020 5:17 PM  
**To:** Wrinn, Michael  
**Subject:** Letter in Support of 200 Danbury Road Development

My name is Stewart Koenigsberg. I reside at 65 Pine Ridge Road in Wilton and I am a member of the Wilton Board of Finance. At our last Tri-board meeting, we spoke about the need for development in our town in order to support our schools and other town services. We were very disappointed that the last project, which was also proposed on Danbury Road, was withdrawn due to fears of non approval.

The town government and the overwhelming majority of residents who responded to the last Board of Finance survey are in favor of responsible development, particularly along major commercial roads, like Danbury Road.

The development outlined at the property on Danbury Road and Sharp Hill would improve our town by providing more alternatives for housing as well as new retail space, in addition to providing higher property tax income which benefit the town. I drive onto Sharp Hill Road every day, and I can not see any reason that the project would create any significant negative long term impact to the area, and any perceived negative impact to the immediate area is already contemplated in the commercial zoning of the property.

I only recently became aware of the process for submitting comments, so my apologies for the late delivery of these comments.

Stewart Koenigsberg



Connecticut Post | Greenwich Time | New Haven Register | Stamford Advocate | The Middletown Press  
The News-Times | The Norwalk Hour | The Register Citizen

Fairfield Citizen | New Canaan Advertiser | Shelton Herald | Shoreline Times | The Darien Times | The Dolphin | The Foothills Trader | The Litchfield County Times  
The Milford Mirror | The Ridgefield Press | The Spectrum | The Trumbull Times | The Wilton Bulletin | West Hartford News | Westport News

WILTON PLANNING/ZONING  
TOWN HALL ANNEX  
238 DANBURY ROAD  
WILTON CT 06897

# AFFIDAVIT OF PUBLICATION

STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD

## LEGAL NOTICE PUBLISH TWICE

The Wilton Planning and Zoning Commission will hold a Public Hearing on Monday,

February 24, 2020 in the Town Hall Annex, 238 Danbury Road, Meeting Room A, beginning at 7:15 P.M. to consider the following application(s):

SP#461, a special permit application from 200 Danbury Road, LLC to allow any and all principal uses permitted pursuant to Section 29-6.A.2 of Zoning Regulations; and to allow dwelling units located above street level stores or offices pursuant to Section 29-6.A.3.h of Zoning Regulations; for property located at 198 and 200 Danbury Road; in a Design Retail Business (DRB) Zoning District; Assessor's Map #56, Lots #11 & #10; consisting of 0.7+/- acres and 1.86+/- acres, respectively; owned by 200 Danbury Road, LLC.

At this hearing interested persons may appear and be heard and written communication will be accepted but no communication will be accepted following the conclusion of the Hearing. Copies of the pertinent plans and documents are on file in the office of the Planning and Zoning Commission and are available for public inspection during regular office hours. The Planning and Zoning office is located in the Town Hall Annex at 238 Danbury Road.

Dated this 11th day of February, 2020 at Wilton, CT 06897.  
Doris Knapp, Secretary

I, Shelley D. Neville  
Being duly sworn, depose and say that I am a Representative in the employ of HEARST CONNECTICUT MEDIA GROUP, Publisher of the Wilton Bulletin, that a LEGAL NOTICE as stated below was published in the Wilton Bulletin.

Subscribed and sworn to before me on this 18th Day of February, A.D. 2020.

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PLANNING & ZONING

Shelley D. Neville  
Notary Public

My commission expires **SHELLEY D. NEVILLE**  
**NOTARY PUBLIC OF CONNECTICUT**  
**My Commission Expires 3/31/2023**

PO Number

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Publication

Wilton Bulletin

Ad Number

0002539032-01

Publication Schedule

2/13/2020, 2/20/2020

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ATTORNEYS AT LAW  
190 OLD RIDGEFIELD ROAD  
WILTON, CT 06897

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156 WEST 56TH STREET, NEW YORK, NY 10012  
(212) 757-0434

(203) 762-9000 FAX: (203) 834-1628  
WWW.GREGORYANDADAMS.COM

JULIAN A. GREGORY  
(1912 - 2002)

THOMAS T. ADAMS  
(1929 - 2015)

PLEASE REPLY TO SENDER:  
J. CASEY HEALY  
DIRECT DIAL: 203-571-6304  
jhealy@gregoryandadams.com

PAUL H. BURNHAM  
SUSAN L. GOLDMAN  
J. VANCE HANCOCK  
J. CASEY HEALY  
DERREL M. MASON\*  
MATTHEW C. MASON\*  
JAMES D'ALTON MURPHY\*  
RALPH E. SLATER  
ROGER R. VALKENBURGH\*

\* ALSO ADMITTED IN NEW YORK  
\* ALSO ADMITTED IN VERMONT

March 18, 2020

RECEIVED  
MAR 18 2020  
PLANNING & ZONING

**To be delivered by hand**

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

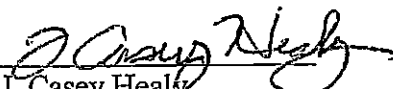
Re: 200 Danbury Road, LLC – Application for Special Permit (SP#461)  
Premises: 198 and 200 Danbury Road, Wilton, CT

Dear Members of the Commission:

As attorney for 200 Danbury Road, LLC, I hereby request a continuation to April 13, 2020 of the public hearing scheduled for March 23, 2020.

I hereby grant the Commission an extension to April 13, 2020 of the deadline to close the public hearing.

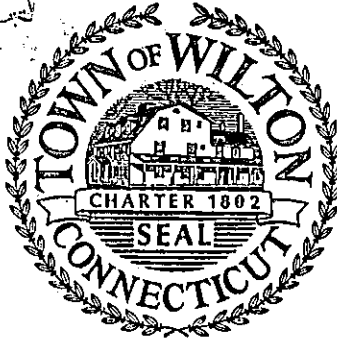
Respectfully submitted,  
Gregory and Adams, P.C.

By:   
J. Casey Healy

JCH/ko

cc: Mr. Patrick Downend – 200 Danbury Road, LLC  
Mr. Steven Sullivan – CCA, LLC  
Ms. Kate Throckmorton – Environmental Land Solutions, LLC

PLANNING & ZONING  
COMMISSION  
Telephone (203) 563-0185  
Fax (203) 563-0284



TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

## LEGAL NOTICE PUBLISH TWICE

The Wilton Planning and Zoning Commission will hold a Public Hearing on Monday, February 24, 2020 in the Town Hall Annex, 238 Danbury Road, Meeting Room A, beginning at 7:15 P.M. to consider the following application(s):

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At this hearing interested persons may appear and be heard and written communication will be accepted but no communication will be accepted following the conclusion of the Hearing. Copies of the pertinent plans and documents are on file in the office of the Planning and Zoning Commission and are available for public inspection during regular office hours. The Planning and Zoning office is located in the Town Hall Annex at 238 Danbury Road.

Dated this 11<sup>th</sup> day of February, 2020 at Wilton, CT 06897.  
Doris Knapp, Secretary

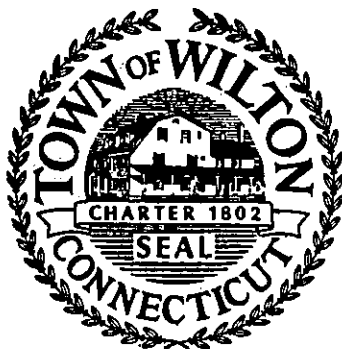
Publish ONCE in the Wilton Bulletin on Thursday, February 13, 2020.

Publish ONCE in the Wilton Bulletin on Thursday, February 20, 2020.

Please send invoice to:  
Wilton Planning and Zoning  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

Please send Certificate of Publication to:  
Wilton Planning and Zoning  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

Wilton Police Department  
Patrol Division



240 Danbury Road  
Wilton, Connecticut 06897  
Tel: (203) 563-0252  
Fax: (203) 834-6258

---

INTEROFFICE MEMORANDUM

---

TO: DAPHNE WHITE  
FROM: LT. GREGG PHILLIPSON  
SUBJECT: SP#461, 200 DANBURY ROAD LLC.  
DATE: 2/10/20  
CC:

RECEIVED  
FEB 10 2020  
PLANNING & ZONING

---

In regard to my review of the above application before the Planning and Zoning Commission, there is only one area of the plan from a Police Department perspective that requires addressing. The current plan of the proposed development of 200 Danbury Road depicts a driveway curb cut on the Route 7 side of the development. The Police Department feels that due to the high probability of traffic crashes at this location, the driveway should only allow vehicular traffic exiting 200 Danbury Road to turn right from this driveway which would allow the traffic to travel north on Route 7. Any traffic exiting the property wishing to travel south on Route 7 would be required to exit the property via the exit on Sharp Hill Road and then utilize the traffic control signal at the intersection of Route 7 and Sharp Hill Road to facilitate traveling south on Route 7. This would prevent traffic exiting 200 Danbury Road from crossing multiple lanes of traffic on Route 7. Similarly, traffic traveling south on Route 7 wishing to enter the property would be prohibited from utilizing the driveway off of Route 7, instead requiring that traffic to turn onto Sharp Hill Road and enter the property via the driveway on Sharp Hill Road. This would prevent southbound Route 7 traffic wishing to enter the property from crossing two lanes of northbound Route 7 traffic.

The Police Department requests that the plan be updated to reflect signage and the probable necessary physical deterrents, such as shaped islands within the driveway, to prevent these restricted turning maneuvers.

Respectfully,

Lt. Gregg Phillipson

## White, Daphne

---

**From:** White, Daphne  
**Sent:** Monday, February 10, 2020 3:35 PM  
**To:** 'Casey Healy'  
**Cc:** 'Kathleen O'Neill'  
**Subject:** FW:SP#461- 200 Danbury Road - Police Dept. Memo  
**Attachments:** 200 Danbury Memo.doc

Casey,

I'm forwarding on to you a copy of the memo that we have just received from the Police Dept. regarding 198/200 Danbury Road.

As a reminder, the fire code that the Fire Marshal referenced was from the International Fire Code that is incorporated into the CT State Fire Code.

Thanks,

Daphne

---

**From:** Phillipson, Gregg  
**Sent:** Monday, February 10, 2020 2:55 PM  
**To:** White, Daphne  
**Subject:** 200 Danbury Road

Daphne,

Please see the attached memo in regard to 200 Danbury Road. Let me know if there is anything else you need.

Thanks,

Gregg

Lieutenant Gregg Phillipson  
Wilton Police Department  
240 Danbury Road  
Wilton, CT 06897  
203-834-6324  
[gregg.phillipson@wiltonct.org](mailto:gregg.phillipson@wiltonct.org)

# GREGORY AND ADAMS, P.C.

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190 OLD RIDGEFIELD ROAD  
WILTON, CT 06897

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\* ALSO ADMITTED IN VERMONT

JULIAN A. GREGORY  
(1912 - 2002)

THOMAS T. ADAMS  
(1929 - 2015)

PLEASE REPLY TO SENDER:  
J. CASEY HEALY  
DIRECT DIAL: 203-571-6304  
jhealy@gregoryandadams.com

February 19, 2020

## To be delivered by hand

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: 200 Danbury Road, LLC – Application for Special Permit (SP#461)  
Premises: 198 and 200 Danbury Road, Wilton, CT

Dear Members of the Commission:

As attorney for 200 Danbury Road, LLC, I hereby submit fifteen (15) copies each of the following:

1. Cover Sheet and List of Drawings prepared by CCA dated November 8, 2018.
2. General Notes, Legends & Abbreviations (Sheet N1) prepared by CCA dated November 8, 2019.
3. Demolition Plan (Sheet C1) prepared by CCA dated November 8, 2019.
4. Layout & Materials Plan (Sheet C2) prepared by CCA dated November 8, 2019 and last revised February 18, 2020.
5. Grading & Drainage Plan (Sheet C3) prepared by CCA dated November 8, 2019 and last revised February 18, 2020.
6. Utility Plan (Sheet C4) prepared by CCA dated November 8, 2019 and last revised February 18, 2020.
7. Erosion Control Plan (Sheet C5) prepared by CCA dated November 8, 2019 and last revised February 18, 2020.
8. Notes & Details (Sheet N2) prepared by CCA dated November 8, 2019.

(RECEIVED)  
FEB 21 2020  
PLANNING & ZONING

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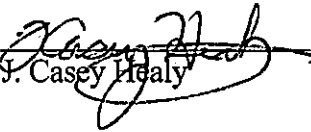
9. Notes & Details (Sheet N3) prepared by CCA dated November 8, 2019.
10. Notes & Details (Sheet N4) prepared by CCA dated November 8, 2019.
11. Notes & Details (Sheet N5) prepared by CCA dated November 8, 2019.
12. Notes & Details (Sheet N6) prepared by CCA dated November 8, 2019.
13. Notes & Details (Sheet N7) prepared by CCA dated November 8, 2019.
14. Notes & Details (Sheet N8) prepared by CCA dated November 8, 2019.
15. Sedimentation & Erosion Control Details (Sheet ES1) prepared by CCA dated June 27, 2018.
16. View from Street Plan (A.900) prepared by Bennett Sullivan Associates, Inc. ("BSA") dated January 6, 2020 and revised February 18, 2020.
17. Garage Level Floor Plan (A.100) prepared by BSA dated January 6, 2020 and revised February 18, 2020.
18. Main Level Retail Plan (A.101) prepared by BSA dated January 6, 2020.
19. Upper Level Apartments Plan (A.102) prepared by BSA dated January 6, 2020.
20. Attic Level Apartments Plan (A.103) prepared by BSA dated January 6, 2020 and revised February 18, 2020.
21. Roof Plan (A.104) prepared by BSA dated January 6, 2020 and last revised February 18, 2020.
22. Exterior Elevations Plan (A.200) prepared by BSA dated January 6, 2020 and revised February 18, 2020.
23. Exterior Elevations Plan (A.201) prepared by BSA dated January 6, 2020 and revised February 18, 2020.
24. Building Height Calculations (A.202) prepared by BSA dated February 2020.
25. Schematic Section (A.300) prepared by BSA dated January 6, 2020 and revised February 18, 2020.
26. Floor Plans (A.101) prepared by BSA dated January 3, 2020 and revised February 18, 2020.
27. Exterior Elevations ((A.200) prepared by BSA dated January 3, 2020 and revised February 18, 2020.

Planning and Zoning Commission  
February 19, 2020  
Page 3 of 3

28. Traffic Access and Impact Study prepared by Frederick P. Clark Associates dated February 2020.

Copies of the Landscape Plan (LP-1) prepared by Environmental Land Solutions LLC ("ELS") dated November 12, 2019 and last revised February 19, 2020 were delivered to the Planning and Zoning Department under separate cover.

Respectfully submitted,  
Gregory and Adams, P.C.

By:   
J. Casey Healy

JCH/ko  
Enclosures

cc: Mr. Patrick Downend – 200 Danbury Road, LLC  
Mr. Steven Sullivan – CCA, LLC  
Ms. Kate Throckmorton – Environmental Land Solutions, LLC  
Mr. Kevin Bennett – Bennett Sullivan Associates  
Mr. Michael Galante – Frederick P. Clark Associates

# GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW

190 OLD RIDGEFIELD ROAD

WILTON, CT 06897

ESTABLISHED 1964

NEW YORK OFFICE:

156 WEST 56TH STREET, NEW YORK, NY 10012

(212) 757-0434

(203) 762-9000 FAX: (203) 834-1628

WWW.GREGORYANDADAMS.COM

PAUL H. BURNHAM  
SUSAN L. GOLDMAN  
J. VANCE HANCOCK  
J. CASEY HEALY  
DERREL M. MASON\*  
MATTHEW C. MASON\*  
JAMES D'ALTON MURPHY\*  
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\* ALSO ADMITTED IN NEW YORK  
\* ALSO ADMITTED IN VERMONT

JULIAN A. GREGORY  
(1912 - 2002)

THOMAS T. ADAMS  
(1929 - 2015)

PLEASE REPLY TO SENDER:  
J. CASEY HEALY  
DIRECT DIAL: 203-571-6304  
jhealy@gregoryandadams.com

February 6, 2020

**To be delivered by hand**

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

FILE COPY

RECEIVED

FEB - 7 2020


PLANNING & ZONING

Re: 200 Danbury Road, LLC – Application for Special Permit (SP#461)  
Premises: 198 and 200 Danbury Road, Wilton, CT

Dear Members of the Commission:

As attorney for 200 Danbury Road, LLC, I hereby submit fifteen (15) copies of the Application for Special Permit - Revised February 6, 2020, on which the Special Permit Description has been modified to note that the application is being filed under: (i) Section 29-6.A.2 of the Zoning Regulations to allow any and all principal uses permitted under this section and (ii) Section 29-6.A.3.h to allow dwelling units located above street level stores or offices.

Respectfully submitted,  
Gregory and Adams, P.C.

By:   
J. Casey Healy

JCH/ko

Enclosures

cc: Mr. Patrick Downend – 200 Danbury Road, LLC  
Mr. Steven Sullivan – CCA, LLC  
Ms. Kate Throckmorton – Environmental Land Solutions, LLC  
Mr. Kevin Bennett – Bennett Sullivan Associates  
Mr. Michael Galante – Frederick P. Clark Associates

**WILTON PUBLIC WORKS  
DEPARTMENT**

(203) 563-0152



**TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897**

**MEMORANDUM**

**TO:** Daphne White, Assistant Town Planner

**FROM:** Frank Smeriglio, PE, *F.S.*  
Assistant Director of Public Works/Town Engineer

**CC:** Michael Wrinn  
Director of Planning & Land Use Management

**DATE:** February 19, 2020

**RE:** 200 Danbury Road – 200 Danbury Road, LLC  
SP #461

**RECEIVED**

**FEB 19 2020**

**PLANNING & ZONING**

**FILE COPY**

---

Based on the review of the above mentioned application submitted along with the transmittal letter dated January 29, 2020, and updated design plans submitted to the Engineering Department on February 11, 2020, the following items shall be addressed:

**General Items**

1. The project is subject to the items in a review letter addressed to Mike Conklin of Wilton's Environmental Affairs dated 2/13/2020 (See attached).
2. All proposed State ROW work including but not limited to roadway, sidewalks and drainage tie-in improvements shall be subject to the review and approval by the State DOT.
3. All proposed sidewalks shall not be maintained by the Town of Wilton.
4. Prior to the issuance of a Certificate of Occupancy, a certified as-built drawing and certified letter signed by a Professional Engineer indicating that all work was completed in accordance with the design plans shall be submitted to the Town of Wilton.
5. It is recommended to not run water lines under the proposed infiltration system. Engineer to review.
6. Final design plans shall be submitted to DPW for review prior to the issuance of a Building Permit.

**Sanitary Sewer Related items**

7. The project is subject to obtaining approvals from Wilton's WPCA Commision to connect additional units into the sanitary sewer system.
8. The project will be subject to Sewer Capital Assessment as required by the WPCA.
9. Design Engineer shall provide sanitary flow calculations for on-site pipes and provide documentation that the Town's existing sanitary system can handle the proposed flows. (150 gallons per day per bedroom shall be used. Also, a peak factor of 4 shall be used for peak discharge flows)
10. Engineer shall provide details as to how they intend to connect to the existing sewer system. This shall be submitted for Town's review.
11. If the existing laterals are proposed to be used, video inspection of existing laterals shall be conducted and certified that they are suitable for continued use.
12. If the existing laterals are proposed to be used, furnco connection used for clean out shall be replaced with stainless steel shield covered furnco.
13. If the existing laterals are proposed to be used, manholes may need to be utilized at existing end of laterals on private property for ease of maitainance purposes. Also, any potential clogs in the lateral and/or sewer main connection points shall be the responsibility of the property owner to unclog. Property owner shall be responsible for maintainance of the laterals.
14. Based on the number of apartments proposed, additional manholes shall be proposed along the pipe run.
15. All proposed sewer lines shall be air tested prior to sign off of certificate of occupancy.
16. The project will be subject to the final technical review by the WPCA.
17. Based on the list of items above, additional items may be required depending on responses to the above.

If you have any questions, please do not hesitate to call.

**WILTON PUBLIC WORKS  
DEPARTMENT**

(203) 563-0153



**TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897**

**TO:** Mike Conklin,  
Environmental Affairs

**FROM:** Frank Smeriglio, PE, *FS*  
Assistant Director of Public Works/Town Engineer

**DATE:** Thursday, February 13, 2020

**Cc:** Michael Wrinn – Director of Planning & Zoning  
Patrick Downing – via e-mail  
Steven Sullivan – CCA LLC via e-mail

**RE:** **200 Danbury Road, Wilton CT –  
WET #2607**

---

This is written in response to your letter dated January 16, 2020 regarding the proposed development at 198 & 200 Danbury Road. The Engineering Department conducted the initial review of the proposed development as it pertains to the drainage runoff. The initial drainage report dated December 8, 2019 was reviewed. Revised documents dated February 6<sup>th</sup>, 2020 were submitted on February 11, 2020 to address various comments.

Based on the review at this time of the updated documents, the Engineering Department has no objections with this project continuing with the approval process with the following conditions:

- 1) The State will have final review of drainage analysis and site plans as it relates to their infrastructure. Please note, existing tail water may have an effect on the proposed drainage in DA#2. Tracy May and Neil Creem at State DOT are the two contacts for DOT. They indicated that the most recent drainage report with most recent drawings should be submitted to their attention as soon as possible. You should contact them to coordinate.
- 2) Cleaning in the vicinity of pipe inlet adjacent to the existing wetlands to allow for more free flow into the existing drainage system should be conducted as part of the project. This condition can be depicted on the next set of plan revisions.

- 3) The project shall incorporate a cleaning of the existing 15" concrete pipe in the easement from existing catch basin #5 on Sharp Hill to the discharge point at the stream prior to connecting into the system. This comment can be depicted on the next set of plan revisions.
- 4) The layout of the infiltration system in the existing easement shall be slightly adjusted to be 4 feet away from the actual location of the existing manhole. This would allow for ease of work in the event that the manhole needs to be repaired. Also, various section of the infiltration system need to be slightly shifted out of the easement. This comment can be depicted on the next set of plan revisions.
- 5) Other comments relating to the site plan details, sewer system, etc. shall be reviewed as part of the Planning & Zoning approval process.

If you have any questions, please do not hesitate to call.



# Memo

RECEIVED  
FEB 10 2020  
PLANNING & ZONING

To: Michael Wrinn, Town Planner  
From: Rocco Grosso, Fire Marshal *[Signature]*  
CC:  
Date: 04 February 2020  
Re: SP#461

---

The submitted site plan does not appear to meet the minimum requirements for fire apparatus access roads under Sec. 503.1 of the Connecticut Fire Safety Code.



## Russo, Lorraine

---

**From:** Russo, Lorraine  
**Sent:** Monday, February 10, 2020 10:09 AM  
**To:** 'Casey Healy'  
**Cc:** 'Kathleen O'Neill'; Wrinn, Michael; White, Daphne  
**Subject:** SP#461 (200 Danbury Rd) - Fire Marshal comments  
**Attachments:** Scanned from a Xerox Multifunction Printer.pdf

Casey -  
Fire Dept comments attached for SP#461.  
L

-----Original Message-----

**From:** [Annex Xerox@wiltonct.org](mailto:Annex Xerox@wiltonct.org) [<mailto:Annex Xerox@wiltonct.org>]  
**Sent:** Monday, February 10, 2020 9:02 AM  
**To:** Russo, Lorraine  
**Subject:** Scanned from a Xerox Multifunction Printer

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location:  
Device Name: XRX9C934E85EDB1

For more information on Xerox products and solutions, please visit <http://www.xerox.com>

# GREGORY AND ADAMS, P.C.

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PLEASE REPLY TO SENDER:  
J. CASEY HEALY  
DIRECT DIAL: 203-571-6304  
jhealy@gregoryandadams.com

January 28, 2020

RECEIVED

JAN 29 2020

PLANNING & ZONING

FILE COPY

**To be delivered by hand**

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: 200 Danbury Road, LLC – Application for Special Permit (SP#461)  
Premises: 198 and 200 Danbury Road, Wilton, CT

Dear Members of the Commission:

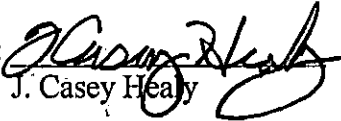
In satisfaction of the requirements set forth in Section 29-11.A.6.i of the Zoning Regulations, I enclose fifteen (15) copies each the following that report and depict the location, width and purpose of all existing easements on the above-referenced Premises (collectively, the “Property”):

1. Grant of Drainage Easement to the Town of Wilton dated August 20, 1979 and recorded in Volume 332 of the Wilton Land Records at Page 23.
2. Map prepared by Ryan and Faulds, Land Surveyors dated July 27, 1979 and bearing map #3723 in the Office of the Clerk of the Town of Wilton (the “Town Clerk’s Office”); which Map depicts the drainage easement noted in paragraph 1 above.
3. Easement from Frances Marion Carvutto a/k/a Frances Carvutto, individually and as trustee (“Mrs. Carvutto”), granting slope and grading and rights to the State of Connecticut; which Easement is recorded in Volume 1427 at Page 190 and also recorded in Volume 1440 at Page 23 of the Wilton Land Records.
4. Map prepared by the State of Connecticut Department of Transportation October 2000 (“ConnDOT”) dated September 21, 2002 bearing Map #5361 in the Town Clerk’s Office; which Map shows land and grading & slope easements acquired by ConnDOT from Mrs. Carvutto as noted in paragraph 3 above.

Planning and Zoning Commission  
January 28, 2020  
Page 2 of 2

In my opinion, the proposed redevelopment of the Property will not affect the easements and; therefore, no approvals from the easement holders is required.

Respectfully submitted,  
Gregory and Adams, P.C.

By:   
J. Casey Healy

JCH/ko

Enclosures

cc: Mr. Patrick Downend – 200 Danbury Road, LLC  
Mr. Steven Sullivan – CCA, LLC  
Ms. Kate Throckmorton – Environmental Land Solutions, LLC

# GREGORY AND ADAMS, P.C.

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\* ALSO ADMITTED IN NEW YORK  
\* ALSO ADMITTED IN VERMONT

PLEASE REPLY TO SENDER:  
J. CASEY HEALY  
DIRECT DIAL: 203-571-6304  
jhealy@gregoryandadams.com

January 28, 2020

**To be delivered by hand**

Conservation Commission

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

Attn: Mr. Mike Conklin – Director of Environmental Affairs

FILE COPY

RECEIVED

JAN 29 2020

PLANNING & ZONING

Re: 200 Danbury Road, LLC – Application for Special Permit (SP#461)  
Premises: 198 and 200 Danbury Road, Wilton, CT

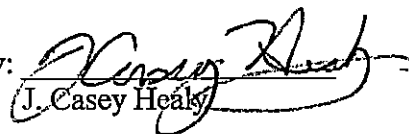
Dear Members of the Commission:

As attorney for 200 Danbury Road, LLC (“200”) and in response to the comment contained in the Commission’s Memorandum to the Planning and Zoning Commission dated January 23, 2020, the Landscaping Plan (LP-1) prepared by Environmental Land Solutions, LLC dated November 12, 2019 was revised on January 6, 2020 to change the perennials to native species (specifically, the Vinca were removed from the Plant List).

The revised plan and response were submitted with our letter to the Inland Wetlands Commission dated January 8, 2020.

Respectfully submitted,  
Gregory and Adams, P.C.

By:

  
J. Casey Healy

JCH/ko

cc: Mr. Patrick Downend – 200 Danbury Road, LLC  
Ms. Kate Throckmorton – Environmental Land Solutions, LLC  
Planning and Zoning Commission ✓

REVISED 01-14-20

See revised 2/6/20  
SP# 461

WILTON PLANNING AND ZONING COMMISSION	SPECIAL PERMIT APPLICATION	SP# 461
---------------------------------------	----------------------------	---------

**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.

- 1) Section 29-6.A.2.b to allow stores and shops for the conduct of retail and personal services businesses, banks or financial institutions and general or medical offices and 2) Section 29-6.A.3.h to allow dwelling units located above street level stores or offices.

200 Danbury Road, LLC  
APPLICANT'S NAME

RECEIVED  
JAN 16 2020

c/o Gregory and Adams, P.C.  
190 Old Ridgefield Road, Wilton.  
ADDRESS

200 Danbury Road, LLC  
OWNER'S NAME

PLANNING & ZONING

c/o Gregory and Adams, P.C.  
190 Old Ridgefield Road, Wilton.  
ADDRESS

- 1) 198 Danbury Road
- 2) 200 Danbury Road

FILE COPY

DRB  
DRB

PROPERTY LOCATION

ZONING DISTRICT

1) 810	2485	513	56	11	.7 acres
2) 810	2481	54	56	10	1.86 acres

WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE
-----	--------	------	-----------	-------	---------

**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.

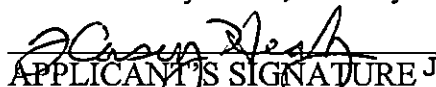
- ☒ VICINITY SKETCH at a scale of 1"=100' or 1"=200'. Said map shall show all existing zone boundaries, existing buildings and parcels, labeled by their corresponding Tax Map and Lot Number, within 500' of the subject property.
- ☒ CLASS A-2 SURVEY MAP of the subject property
- ☒ SITE DEVELOPMENT PLAN 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 #
- ☒ ONE #10 TOWN OF WILTON ENVELOPE, provided by the Town at time of application submission, addressed to each owner of real property within 500' (see attached instructions)
- ☒ 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)

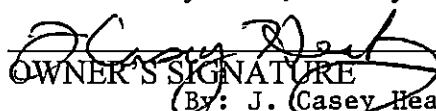
**THE APPLICANT** understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

**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.

200 Danbury Road, LLC by its Agent Gregory and Adams, P.C.

*Revised 01/14/19*  
 **APPLICANT'S SIGNATURE** J.C. Healy **DATE** 01/14/19 **EMAIL ADDRESS** jhealy@gregoryandadams.com **TELEPHONE** 203-571-6304

200 Danbury Road, LLC by its Agent Gregory and Adams, P.C.

*Revised 01/14/19*  
 **OWNER'S SIGNATURE** **DATE** 01/14/19 **EMAIL ADDRESS** jhealy@gregoryandadams.com **TELEPHONE** 203-571-6304  
 By: J. Casey Healy

**For Planning and Zoning Department Use Only:**

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

<b>WILTON PLANNING AND ZONING COMMISSION</b>	<b>SPECIAL PERMIT APPLICATION</b>	SP# <b>461</b>
--	-----------------------------------	----------------

**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.

- 1) Section 29- 6.A.2 to allow any and all principal uses permitted under this section and
- 2) Section 29-6.A.3.h to allow dwelling units located above street level stores or offices.

<b>RECEIVED</b>		c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton
200 Danbury Road, LLC	FEB - 7 2020	190 Old Ridgefield Road, Wilton
<b>APPLICANT'S NAME</b>	<b>PLANNING &amp; ZONING</b>	<b>ADDRESS</b>
200 Danbury Road, LLC		c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton
<b>OWNER'S NAME</b>	<b>FILE COPY</b>	<b>ADDRESS</b>
1) 198 Danbury Road		DRB
2) 200 Danbury Road		DRB
<b>PROPERTY LOCATION</b>		<b>ZONING DISTRICT</b>
1) 810            2485            513            56            11            .7 acres		
2) 810            2481            54            56            10            1.86 acres		
<b>WLR</b>	<b>VOLUME</b>	<b>PAGE</b>
		<b>TAX MAP #</b>
		<b>LOT #</b>
		<b>ACREAGE</b>

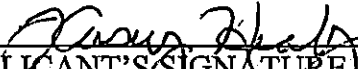
**THE FOLLOWING MATERIALS SHALL BE ATTACHED:**


- \* 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
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- ☒ **LIST OF OWNERS WITHIN 500'** of the subject property sorted by Tax Map and Lot #
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- ☒ **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations
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- ☒ **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.

200 Danbury Road, LLC by its agent Gregory and Adams, P.C.

 REV. 02-06-20 jhealy@gregoryandadams.com 203-571-6304  
APPLICANT'S SIGNATURE JC Healy DATE EMAIL ADDRESS TELEPHONE  
200 Danbury Road, LLC by its agent Gregory and Adams, P.C.

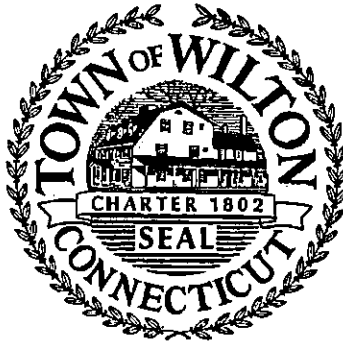
 REV. 02-06-20 jhealy@gregoryandadams.com 203-571-6304  
OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE  
By: J. Casey Healy

**For Planning and Zoning Department Use Only:**

Mandatory Referrals - Jurisdiction/Agency		
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Architectural Review Board (ARB):	Yes	No
Western Connecticut Council of Governments (WestCOG):	Yes	No
South Norwalk Electric and Water Company (SNEW) Designated Public Watershed:	Yes	No
First Taxing District Water Department Designated Public Watershed:	Yes	No
State-Designated Aquifer Protection Area:	Yes	No
Adjoining Community Notification:	Yes	No



CONSERVATION COMMISSION  
Telephone (203) 563-0180  
Fax (203) 563-0284



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

## MEMORANDUM

TO: Planning & Zoning Commission

FROM: Conservation Commission

DATE: January 27, 2020

RE: **SP#461 – 200 Danbury Road, LLC**  
**198 & 200 Danbury Road**

In response to your referral, the Conservation Commission has reviewed the above-cited application and completed a site walk of the property. The Commission offers the following comment:

- The Commission recommends utilizing only native plantings; noting the ground cover proposed on the planting plan is not native to this area

FILE COPY

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BOOK 332 PAGE 23

JAN 29 2020

PLANNING &amp; ZONING

GRANT OF DRAINAGE EASEMENT

Know all men by these presents that we, Anthony Carvutto and Frances M. Carvutto, of the Town of Wilton, County of Fairfield and State of Connecticut, hereafter known as the Grantors, in consideration of One Dollar (\$1.00) and other good and valuable considerations received from the Town of Wilton, hereafter called the Grantee, and its successors and assigns, a perpetual easement for storm drainage purposes under, over, and across their said property located at Sharp Hill Road, said drainage easement to be ten feet in width, as shown and designated on that certain map entitled "Map Showing Drainage Easements to be acquired by The Town of Wilton at Norwalk-Danbury Road and Sharp Hill Road, Wilton, Connecticut, dated July 27, 1979, Scale 1"=40' prepared by Ryan and Faulds, Land Surveyors, Wilton, Conn.", which map is to be filed in the office of the Town Clerk of Wilton simultaneously with the filing of this easement as Map Number 3723.

Said easement is conveyed together with the right of the Grantee to enter at any time upon the land of the Grantor to reach and use the above described easement for the purpose of laying, installing, repairing, replacing or maintaining therein public storm water sewers, pipes or ditches, the size thereof to be in the discretion of the Grantee, but at all times within said ten foot wide easement area, and the cost of such laying, installing, repairing, replacing or maintaining the same shall be at the expense of the Grantee.

Said easement is also conveyed and granted together with the right to spill and discharge storm and surface water from the improvements now or hereafter constructed by the Grantee, upon land

of the Grantors, their heirs and assigns, said right to discharge water by the Grantee being both within and outside of the designated easement area. The Grantee stipulates that no storm drainage from U.S. Route 7 will be discharged into this easement, both during the present improvement to Sharp Hill Road nor at any future date.

The Grantors reserve the right to themselves, their heirs and assigns to continue to use the fee within which the above described easement has been granted, for any uses or purposes which do not interfere with the use thereof by the Grantee and its successors for the purpose for which this easement is granted.

To have and to hold the above granted rights, privileges and authority unto the said Grantee and its successors forever and to its own proper use or benefit.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this  
day of

Signed, sealed and delivered

in the presence of:

John Tondrak Jr. Anthony Carvutto

Anthony Carvutto

Alfred C. Tourigny Frances M. Carvutto

Frances M. Carvutto

STATE OF CONNECTICUT)  
) ss. Wilton  
COUNTY OF FAIRFIELD )

On this 20<sup>th</sup> day of August, before me the undersigned officer, personally appeared Anthony Carvutto, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed.

STATE OF CONNECTICUT)  
) ss. Wilton  
COUNTY OF FAIRFIELD )

My Commission Expires April 1, 1982

George A. Roeder, Assistant Vice-President

On this 20<sup>th</sup> day of August, before me the undersigned officer, personally appeared Frances M. Carvutto, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed.

My Commission Expires April 1, 1982

George A. Roeder, Assistant Vice-President

# GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW  
190 OLD RIDGEFIELD ROAD  
WILTON, CT 06897

ESTABLISHED 1964

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\* ALSO ADMITTED IN NEW YORK  
\* ALSO ADMITTED IN VERMONT

JULIAN A. GREGORY  
(1912 - 2002)

THOMAS T. ADAMS  
(1929 - 2015)

PLEASE REPLY TO SENDER:  
J. CASEY HEALY  
DIRECT DIAL: 203-571-6304  
jhealy@gregoryandadams.com

January 15, 2020

## **To be delivered by hand**

Planning and Zoning Commission  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

Attn: Mr. Robert J. Nerney – Director of Planning and Land Use Management

Re: 200 Danbury Road, LLC – Application for Special Permit  
Premises: 198 and 200 Danbury Road, Wilton, CT

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JAN 16 2020

PLANNING & ZONING

FILE COPY

Dear Members of the Commission:

As attorney for 200 Danbury Road, LLC (“200”), I hereby submit fifteen (15) copies each the following in support of its application for special permit to allow the redevelopment of the above-referenced Premises:

1. Application for Special Permit (the “**Application**”).
2. Layout & Materials Plan (Sheet C2) prepared by CCA, LLC dated November 8, 2019 and last revised January 14, 2020 (the “**Snow Storage Plan**”).
3. Snow Removal Maintenance Agreement (the “**Snow Removal Plan**”).
4. Drainage Report prepared by CCA dated January 6, 2020 (the “**Drainage Report**”).
5. Lighting Plan prepared by Apex Lighting Solutions (the “**Lighting Plan**”).

Please be advised that:

1. The “Special Permit Description” of the Application was revised to correct a typo on the original submission to note that the application is being made, in part, under Section 29-6.A.3.h of the Zoning Regulations, not Section 29-6.A.3.b.
2. The Drainage Report was updated to reflect changes made to the Layout and Materials Plan (Sheet C#2), the Grading & Drainage Plan (Sheet C#3) and other plans prepared and revised by CCA in response to comments and questions received from members of the Inland Wetlands Commission and Director of Environmental Affairs Conklin during the public hearing on 200’s application for regulated activity permit (Please note the Layout &

Materials Plan, the Grading & Drainage Plan and the other CCA plans submitted under cover of Gregory and Adams letter to the Commission under date of January 8, 2020 had been updated)

3. The Lighting Plan inadvertently was not submitted with the original submission package to the Commission on January 8, 2020.
4. The Snow Storage Plan depicts three (3) temporary snow storage areas located at the front of the Premises and westerly of the driveway off of Sharp Hill Road. The Snow Removal Plan sets for the specifications for snow plowing and snow removal services at the Premises to be known as Sharp Hill Square (The specifications mirror those in place at Station Place on 30 Old Danbury Road that is owned and operated by Patrick M. Downend of 200).

Respectfully submitted,  
Gregory and Adams, P.C.

By:   
J. Casey Healy

JCH/ko

Enclosures

cc: Mr. Patrick Downend – 200 Danbury Road, LLC  
Mr. Steven Sullivan – CCA, LLC  
Ms. Kate Throckmorton – Environmental Land Solutions, LLC  
Mr. Kevin Bennett – Bennett Sullivan Associates  
Mr. Michael Galante – Frederick P. Clark Associates

# GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW  
190 OLD RIDGEFIELD ROAD  
WILTON, CT 06897

ESTABLISHED 1964

PAUL H. BURNHAM  
SUSAN L. GOLDMAN  
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J. CASEY HEALY  
DIRECT DIAL: 203-571-6304  
jhealy@gregoryandadams.com

January 8, 2020

Planning and Zoning Commission  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

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JAN 09 2020

PLANNING & ZONING

FILE COPY

Re: 200 Danbury Road, LLC – Application for Special Permit  
Premises: 198 and 200 Danbury Road, Wilton, CT

Dear Members of the Commission:

200 Danbury Road, LLC's ("**200 or Applicant**") has filed an application for a special permit to allow the redevelopment of the above-referenced Premises (the "**Property**") with buildings that will consist of retail, offices and/or banks or financial institutions and twenty-six (26) residential units. Set forth below is 200 Danbury's Environmental Impact Statement in satisfaction of the requirements of Section 29-10.A.5 of the Zoning Regulations of the Town of Wilton (the "**Regulations**"):

a. Compatibility with Town's Plan of Development

The Property is 2.56± acres of land that is located in the Design Retail Business district (the "**DRB Zone**") with a small section at the westerly rear of the Property located in the Residential One-Acre district (the "**R-1A Zone**"). Stores and shops for the conduct of retail businesses, offices and banks and financial institutions and dwelling units located over street level stores or offices are permitted uses in the DRB Zone (reference being made to Section 29-6.A.2 and Section 29-6.A.3.h of the Regulations). The existing structures situated on the Premises will be demolished with the exception of the Raymond-Morehouse House which will be relocated to the northwesterly corner of the Property where it will be renovated and preserved. Two new buildings will be constructed with retail, offices and/or banks or financial institutions on the ground level with dwelling units above. These uses are compatible with the Town's Plan of Conservation and Development – adopted on September 23, 2019 and effective October 1, 2019 (the "**Town Plan**"). The Town Plan states that multi-family residences, offices, institutions and mixed use development should be encouraged in what the Town Plan calls Greater Wilton Center; which Greater Wilton Center encompasses area on the outskirts of Wilton Center extending west to the Wilton

Playshop and the Old Town Hall area, north to the School Road and south to Wolfpit Road and the Horseshoe Park area and east to Danbury Road (reference being made to page 94 of the Town Plan). The Property is located within the Greater Wilton Center Area.

b. Sensitive Environmental Features

There are wetlands and watercourses located on the Property. 200 has filed an application for regulated activity permit with the Inland Wetlands Commission of the Town of Wilton.

c. Impact on Water, Sewer and Storm Drainage

The Premises is served by the Town sewer and public water. The storm drainage plan is set forth in the Drainage Report prepared by CCA, LLC ("CCA") dated January 6, 2020 and as shown on the Grading and Drainage Plan prepared by CCA dated November 8, 2018 and last revised January 8, 2020.

d. Traffic Impact

200 will file with the Commission a Traffic Access and Impact Study prepared by Frederick P. Clark Associates.

e. Impact on Town Services

The redevelopment of the Premises will not have a significant impact on Town services.

f. Alternatives to mitigate adverse impacts

200 has filed with the Commission a Landscaping Plan (Sheet LP-1) prepared by Environmental Land Solutions dated November 12, 2019 and revised January 6, 2020.

Respectfully submitted,  
Gregory and Adams, P.C.

By: J. Casey Healy  
J. Casey Healy

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JAN 09 2020

PLANNING & ZONING

**GREGORY AND ADAMS, P.C.**

ATTORNEYS AT LAW  
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FILE COPY

PLEASE REPLY TO SENDER:

J. CASEY HEALY

DIRECT DIAL: 203-571-6304  
jhealy@gregoryandadams.com

PAUL H. BURNHAM  
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RALPH E. SLATER  
ROGER R. VALKENBURGH \*

\* ALSO ADMITTED IN NEW YORK  
\*\* ALSO ADMITTED IN VERMONT  
§ ALSO ADMITTED IN MASSACHUSETTS

January 2, 2020

**By E-Mail Only**

200 Danbury Road LLC  
Attn: Mr. Patrick Downend

Re: 200 Danbury Road, LLC – Application to Planning and Zoning Commission

Dear Mr. Downend:

The Planning and Zoning Commission of the Town of Wilton requires a letter signed by 200 Danbury Road, LLC as the applicant and the owner of the properties located at 198 and 200 Danbury Road in Wilton authorizing Gregory and Adams, P.C to act as its agent in connection with the above-referenced application. Please sign a copy of this letter and return it to me.

Very truly yours,

J. Casey Healy

JCH:ko

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with the above-referenced application.

200 Danbury Road, LLC

By: \_\_\_\_\_

Patrick Downend

Its:

Duly Authorized



**200 Danbury Road, LLC  
Application for Special Permit**

**Premises: 198 and 200 Danbury Road, Wilton, CT**

**RECEIVED**

**JAN 09 2020**

**PLANNING & ZONING**

**List of Project Professionals**

- |  |  |
|--|--|
| 1. Owner   | 200 Danbury Road, LLC<br>c/o Gregory and Adams, P.C.<br>190 Old Ridgefield Road<br>Wilton, CT 06897<br>(203) 762-9000    |
| 2. Applicant   | 200 Danbury Road, LLC<br>c/o Gregory and Adams, P.C.<br>190 Old Ridgefield Road<br>Wilton, CT 06897<br>(203) 762-9000    |
| 3. Surveyor  | Mr. Paul Brautigam<br>Brautigam Land Surveyors, P.C.<br>90 South Main Street<br>Newtown, CT 06470<br>(203) 270-7810      |
| 3. Civil Engineer                                      | Mr. Steven Sullivan<br>CCA, LLC<br>40 Old New Milford Road<br>Brookfield, CT 06804<br>(203) 775-6207                     |
| 5. Landscape Architect and<br>Environmental Consultant | Ms. Kate Throckmorton<br>Environmental Land Solutions, LLC<br>8 Knight Street<br>Norwalk, CT 06851<br>(203) 855-7879     |
| 6. Architect   | Mr. Kevin Bennett<br>Bennett Sullivan Associates<br>3 Pomperaug Office Park, Suite 201<br>Southbury,, CT 06488           |
| 6. Soil Scientist                                      | Ms. Mary Jaehnig<br>Pfizer-Jahnig Environmental Consulting<br>17 Fairview Ave.<br>Ridgefield, CT 06877<br>(203) 431-8113 |

**FILE COPY**

7. Attorney

J. Casey Healy, Esq.  
Gregory and Adams, P.C.  
190 Old Ridgefield Road  
Wilton, CT 06897  
(203) 762-9000

**GREGORY AND ADAMS, P.C.**

ATTORNEYS AT LAW  
190 OLD RIDGEFIELD ROAD  
WILTON, CT 06897

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PLEASE REPLY TO SENDER:  
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jhealy@gregoryandadams.com

January 6, 2020

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JAN 09 2020

PLANNING & ZONING

FILE COPY

**By E-Mail Only**

200 Danbury Road LLC

Attn: Mr. Patrick Downend

Re: 200 Danbury Road, LLC -- Application to Planning and Zoning Commission

Dear Mr. Downend:

The Planning and Zoning Commission of the Town of Wilton requires a letter signed by 200 Danbury Road, LLC as the applicant and the owner of the properties located at 198 and 200 Danbury Road in Wilton authorizing Gregory and Adams, P.C. to act as its agent in connection with the above-referenced application. Please sign a copy of this letter and return it to me.

Very truly yours,

/s/ J. Casey Healy

J. Casey Healy

JCH:ko

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with the above-referenced application.

200 Danbury Road, LLC

By: 

Patrick Downend

Its:

Duly Authorized 

RECEIVED

JAN 16 2020

PLANNING & ZONING

FILE COPY

**Sharp Hill Square  
Snow Removal Maintenance Agreement**

**Specifications for Snow Plowing and Snow Removal Services**

1. **Pre-Season Snow Management Meeting:** Contractor, when requested, must meet **annually** with Property representatives prior to the snow season to discuss Contract performance in detail. At this meeting Contractor shall provide names and home phone numbers of all personnel to be contacted by the Properties Operations Manager when Contractor's services are required. At the same meeting, the Property owner will provide the Contractor, the names and phone numbers of designated snow coordination personnel. Additional, alternate, or substitute Snow Operations Managers as needed after the pre-season meeting, shall be identified in writing to the Contractor(s).
2. **Response Time and Hours of Service:** Service shall be furnished 24 hours, 7 days a week within one hour after notification. Vendor must agree to service this account as "High Priority", giving precedence over other properties during snow accumulations. If requested, vendor agrees to provide "Stand by Service", meaning immediately available with no travel delays, for anticipated severe conditions. Work shall be continuous until all plowing and hauling has been completed.
3. **Site Precautions:** Landscape safe snow melt will be used near all vegetation and wetland areas. Snow mounding shall be avoided behind parking garage and near designated wetlands area. Temporary snow mounding may be placed in designated snow storage areas only and no higher than 2 feet.
4. **Snow Removal Requirements:** You will commence plowing and sanding operations when snow on the pavement has reached a depth of one-half inch if the snow is wet and one inch if dry. Operations will continue until driveway and parking areas are cleared of snow to the outside shoulders of the driveway and to the curbing in the general parking area. Heavier snow accumulations will be plowed to agreed upon snow collection areas. During severe storms or drifting, plows will be operated continually as necessary. Immediately after the extreme conditions have subsided, any snow mounds greater than 2' in height shall be removed from the property. You must have radio equipped vehicles situated so that messages of urgency can reach the plowing or sanding vehicles within a half hour period.
5. **Parked Vehicles and Return:** To the extent possible, snow nearest the parking area behind, in front, or to the side of parked vehicles shall be removed without damaging the vehicles. The vendor shall return to the parking areas at an agreed to interval until the parking area is clear and free of snow accumulations.
6. **Sidewalks and Steps:** All sidewalks and steps shall be kept clear during any periods of snow accumulation. All sidewalks and steps shall be kept sanded and de-iced during snow or freezing rain events.
7. **Minimum Vendor Equipment Requirements**  
Vendor shall maintain the minimum following equipment:
  - 2 ea. 18 (18) yard dump trucks,
  - 2 ea. Ten (10) yard dump trucks,
  - 2 ea. front end wheel loaders,
  - 2 ea. skid loaders,
  - 4 ea. 4 x 4 Pick-up trucks with snow plows

## 8. Performance Bond

If requested, you must furnish a Contract Bond, satisfactory to 200 Danbury Road, LLC in an amount equal to 65% of the contract price. (The contract price is \$\_\_\_\_\_, so the bond must be for \$\_\_\_\_\_). This bond must be obtained by you within 30 days after this agreement has been signed by you. The purpose of the performance bond is to make money available to the Town in the event that you do not complete part or all of your duties under this contract. That money will be used to get the work completed.

The undersigned hereby acknowledges the terms and conditions stated above for the Winter Season beginning \_\_\_\_\_, 20\_\_.

Sharp Hill Square  
Operations Manager

By: \_\_\_\_\_

Date:

Vendor: \_\_\_\_\_

Date: \_\_\_\_\_

## White, Daphne

---

**From:** White, Daphne  
**Sent:** Wednesday, January 15, 2020 3:39 PM  
**To:** Sanders, Allison  
**Subject:** Planning and Zoning Referral  
**Attachments:** departmtadminreviewtransmtSP&SDP.doc

Hi Allison,

I'm forwarding on to you a copy of the memo that was sent out today pertaining to 2 applications submitted to the Planning and Zoning Commission.

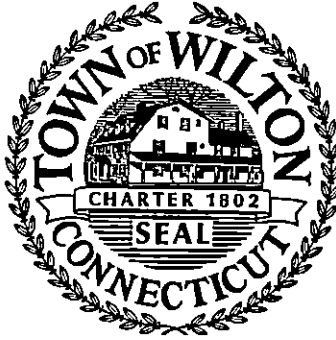
Please let us know if you or your Commission have any questions or comments relating to these applications.

Regards,

Daphne White

Assistant Town Planner

PLANNING & ZONING  
COMMISSION  
Telephone (203) 563-0185  
Fax (203) 563-0284



TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

## T R A N S M I T T A L

**Date:** January 14, 2020

**From:** Daphne White *DW*

**To:** Director of Environmental Affairs  
Department of Public Works  
Fire Marshal  
Health Department  
~~Historic District Commission/Allison Sanders~~  
Building Department  
Police Department/Lt. Gregg Phillipson

**Items:** **SUB#920**, Cannonwoods, LLC, Cannon Road, Tax Map #21, Lot #13, for 5-lot subdivision, consisting of 55.05+/- acres, P&Z Commission public hearing 2/10/2020, (need comments by 2/5/2020).

**~~SP#461~~** 200 Danbury Road, LLC, 198 & 200 Danbury Road, for a special permit application pursuant to Section 29-6.A.2.b to allow stores and shops for the conduct of retail and personal services businesses, banks or financial institutions and general or medical offices ; and, pursuant to Section 29-6.A.3.b to allow dwelling units located above street level stores or offices. P&Z Commission public hearing 2/24/2020, (need comments by 2/19/2020).

**If you have not received copies of these plans and documents, please review them in the Planning and Zoning Department office during office hours, 8 am - 4 pm. They can also be viewed on the Town of Wilton website, under the Planning and Zoning Commission heading, subtitled Current & Upcoming Public Hearings.**

Please review the P&Z applications with related plans and documents and return any comments as soon as possible. Thank you.

**GREGORY AND ADAMS, P.C.**

ATTORNEYS AT LAW

190 OLD RIDGEFIELD ROAD

WILTON, CT 06897

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DIRECT DIAL: 203-571-6304  
jhealy@gregoryandadams.com

January 8, 2020

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PLANNING & ZONING

**To be delivered by hand**

Planning and Zoning Commission

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

Attn: Mr. Robert J. Nerney – Director of Planning and Land Use Management

Re: 200 Danbury Road, LLC – Application for Special Permit  
Premises: 198 and 200 Danbury Road, Wilton, CT

FILE COPY

Dear Members of the Commission:

As attorney for 200 Danbury Road, LLC (“200”), I hereby submit its application for special permit approval for the redevelopment of the above-referenced Premises with buildings that will consist of that will consist of retail, offices and/or banks or financial institutions and twenty-four (24) residential units.

In connection therewith, I enclose fifteen (15) copies each of the following:

1. Application for Special Permit (original and fourteen (14) copies) with Form B – Zoning Data and Statement of Compliance with Town Plan of Conservation and Development attached.
2. Location Map at a scale of 1" = 800'.
3. Topographic Survey prepared by Brautigam Land Surveyors, P.C. dated February 20, 2018 and last revised October 24, 2019.
4. Vicinity Map.
5. Development Report prepared by CCA, LLC (“CCA”) dated November 8, 2019.
6. Cover Sheet and List of Drawings prepared by CCA dated November 8, 2018.



7. General Notes, Legends & Abbreviations (Sheet N1) prepared by CCA dated November 8, 2019.
8. Demolition Plan (Sheet C1) prepared by CCA dated November 8, 2019.
9. Layout & Materials Plan (Sheet C2) prepared by CCA dated November 8, 2019.
10. Grading & Drainage Plan (Sheet C3) prepared by CCA dated November 8, 2019.
11. Utility Plan (Sheet C4) prepared by CCA dated November 8, 2019.
12. Erosion Control Plan (Sheet C5) prepared by CCA dated November 8, 2019.
13. Notes & Details (Sheet N2) prepared by CCA dated November 8, 2019.
14. Notes & Details (Sheet N3) prepared by CCA dated November 8, 2019.
15. Notes & Details (Sheet N4) prepared by CCA dated November 8, 2019.
16. Notes & Details (Sheet N5) prepared by CCA dated November 8, 2019.
17. Notes & Details (Sheet N6) prepared by CCA dated November 8, 2019.
18. Notes & Details (Sheet N7) prepared by CCA dated November 8, 2019.
19. Notes & Details (Sheet N8) prepared by CCA dated November 8, 2019.
20. Sedimentation & Erosion Control Details (Sheet ES1) prepared by CCA dated June 27, 2018.
21. Landscape Plan (LP-1) prepared by Environmental Land Solutions LLC (“ELS”) dated November 12, 2019 and revised January 6, 2020.
22. Details and Notes (LP-2) prepared by ELS dated November 12, 2019.
23. Wetland Delineation Report prepared by Pfizer-Jahnig dated October 9, 2017.
24. View from Street Plan (A.900) prepared by Bennett Sullivan Associates, Inc. (“BSA”) dated January 6, 2020.
25. Garage Level Floor Plan (A.100) prepared by BSA dated January 6, 2020.
26. Main Level Retail Plan (A.101) prepared by BSA dated January 6, 2020.

27. Upper Level Apartments Plan (A.102) prepared by BSA dated January 6, 2020.
28. Attic Level Apartments Plan (A.103) prepared by BSA dated January 6, 2020.
29. Roof Plan (A.104) prepared by BSA dated January 6, 2020.
30. Exterior Elevations Plan (A.200) prepared by BSA dated January 6, 2020.
31. Exterior Elevations Plan (A.201) prepared by BSA dated January 6, 2020.
32. Schematic Section (A.300) prepared by BSA dated January 6, 2020.
33. Floor Plans (A.101) prepared by BSA dated January 3, 2020.
34. Exterior Elevations Plan (A.200) prepared by BSA dated January 3, 2020.
35. Environmental Impact Statement prepared by Gregory and Adams dated January 7, 2019.
36. Gregory and Adams' letter certifying title to the Premises.
37. List of Owners of Property located within 500' of the Premises.
38. List of Project Professionals.
39. Letter signed by 200 Danbury as the applicant and owner authorizing G&A to act as its agent in connection with this application.

I also enclose:

1. One copy each of the deeds by which 200 Danbury Road, LLC acquired title to the Premises;
2. One copy of the Drainage Report prepared by CCA dated November 8, 2019; and
3. A check drawn to the order of the Town of Wilton in the amount of \$1,760.00 in payment of the application fee representing the base fee of \$460.00 and the additional fee of \$50 for each of the 26 residential units.

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,  
Gregory and Adams, P.C.

By:

  
J. Casey Healy

Planning and Zoning Commission

January 8, 2020

Page 4 of 4

JCH/ko

Enclosures

cc: Mr. Patrick Downend – 200 Danbury Road, LLC  
Mr. Steven Sullivan – CCA, LLC  
Ms. Kate Throckmorton – Environmental Land Solutions, LLC  
Mr. Kevin Bennett – Bennett Sullivan Associates  
Mr. Michael Galante – Frederick P. Clark Associates

**PFIZER – JÄHNIG**  
**ENVIRONMENTAL CONSULTING**

**FILE COPY**

October 9, 2017

**Wetland Delineation**  
200 Danbury Road  
Wilton, Connecticut

**RECEIVED**

JAN 09 2020

PLANNING & ZONING

**Introduction:**

A wetland delineation was conducted at 200 Danbury Road on October 6, 2017 by Mary Jaehnig, certified soil scientist. The property is located on the northern side of Danbury Road and the eastern side of Sharp Hill Road.

The topography generally descends to the north and east. A wetland pocket is located in the northern portion of the site. The edge of the wetland was flagged in the field using chronologically labeled ribbon from number 1 thru 13. The site is within the watershed to the Norwalk River.

**Soils:**

Soil samples were obtained using a spade and auger. Features noted include color, grain size and depth to hydric indicators. Soils were classified according to guidelines established by the USDA NRCS.

The upland soil is Haven silt loam. This soil is very deep, well drained and formed in eolian deposits over sandy and gravelly glaciofluvial deposits. The average depth to bedrock and the water table usually exceeds 80 inches below grade.

The wetland soil is Ridgebury fine sandy loam. This soil is deep, poorly drained and formed in glacial till. The water table is located close to the surface from late fall until early spring.

A pipe is located on the edge of the wetland and is partially filled with sediment. Fill has been placed over the years on the upland areas due to disturbances during public work projects.

Submitted by,

*Mary Jaehnig*  
Mary Jaehnig  
certified soil scientist

# GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW  
190 OLD RIDGEFIELD ROAD  
WILTON, CT 06897

ESTABLISHED 1964

PAUL H. BURNHAM  
SUSAN L. GOLDMAN  
J. VANCE HANCOCK  
J. CASEY HEALY  
DERREL M. MASON\*  
MATTHEW C. MASON\*  
JAMES D'ALTON MURPHY\*\*  
RALPH E. SLATER  
ROGER R. VALKENBURGH \*

\* ALSO ADMITTED IN NEW YORK  
\*\* ALSO ADMITTED IN VERMONT

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WWW.GREGORYANDADAMS.COM

JULIAN A. GREGORY  
(1912 - 2002)

THOMAS T. ADAMS  
(1929 - 2015)

PLEASE REPLY TO SENDER:  
J. CASEY HEALY  
DIRECT DIAL: 203-571-6304  
jhealy@gregoryandadams.com

January 2, 2020

Planning and Zoning Commission  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

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PLANNING & ZONING

FILE COPY

Re: 200 Danbury Road, LLC – Application for Special Permit  
Premises: 198 and 200 Danbury Road, Wilton, CT

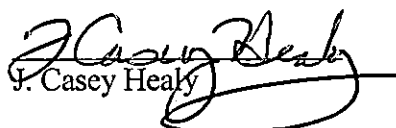
Dear Members of the Commission:

As attorneys for 200 Danbury Road, LLC (“**200 Danbury**”), we hereby certify that:

1. Title to the property located at 198 Danbury Road is vested in 200 Danbury by virtue of a Warranty Deed from Thomas D. Sheridan and Anne F. Sheridan dated March 28, 2018 and recorded in Volume 2485 of the Wilton Land Records at Page 513 (a copy of which Deed has been provided to the Commission); and
2. Title to the property located at 200 Danbury Road is vested in 200 Danbury by virtue of a Warranty Deed from The Kent House, LLC dated September 8 2017 and recorded in Volume 2481 of the Wilton Land Records at Page 54 (a copy of which Deed has been provided to the Commission).

Very truly yours,  
GREGORY AND ADAMS, P.C.

By:

  
J. Casey Healy

JCH/ko  
Enclosures

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JAN 09 2020

**200 Danbury Road, LLC  
Application for Special Permit**

PLANNING & ZONING

**Premises: 198 and 200 Danbury Road, Wilton, Connecticut**

**Property Owners within 500' of the Premises (Assessor's Map#56, Lots#10 and 11)**

MAP/LOT NUMBER	OWNER'S NAME PROPERTY ADDRESS	MAILING ADDRESS (IF DIFFERENT)
56-12	Bldgs @ 196 Danbury Road LLC 196 Danbury Road Wilton, CT 06897	
56-14	190 Danbury Road Associates 192 Danbury Road Wilton, CT 06897	190 Danbury Road Wilton, CT 06897
56-15	190 Danbury Road Associates 190 Danbury Road Wilton, CT 06897	
56-21	Richard Gould 14 Gaylord Drive Wilton, CT 06897	
57-62	Antonio Distasio Rosa T. Distasio 6 Deerfield Road Wilton, CT 06897	
57-63	Harold F. Britto Jr. Donna M. Britto 4 Deerfield Road Wilton, CT 06897	
57-64-1	Theologos Demetriades Helen Demetriades 2 Deerfield Road Wilton, CT 06897	
57-65	Breitling Estate Commpany 206 Danbury Road Wilton, CT 06897	
57-65-1	Power Test Realty Co. Ltd. Partnership 210 Danbury Road Wilton, CT 06897	c/o Getty Properties Corp. Two Jericho Plaza, Ste. 110 Jericho, NY 11753
57-66	Wilton Congregational Church Cemetery Danbury Road Wilton, CT 06897	70 Ridgefield Road Wilton, CT 06897

<b>MAP/LOT NUMBER</b>	<b>OWNER'S NAME PROPERTY ADDRESS</b>	<b>MAILING ADDRESS (IF DIFFERENT)</b>
57-67	David J. Lawlor Lisa M. Lawlor 14-16 Sharp Hill Road Wilton, CT 06897	14 Sharp Hill Road Wilton, CT 06897
57-69	Kenneth H. Mercer Diane Mercer 22 Sharp Hill Road Wilton, CT 06897	
57-70	David F. Dzurilla Maria Dzurilla 24 Sharp Hill Road Wilton, CT 06897	
57-71	Lawrence Corra Anna Hlywa 26 Sharp Hill Road Wilton, CT 06897	
57-72	Janine M. Sullivan 28 Sharp Hill Road Wilton, CT 06897	
57-73	Bruce Musser Daniela Amisugahara-Musser 36 Sharp Hill Road Wilton, CT 06897	
57-77	Town of Wilton Raymond Lane Wilton, CT 06897	238 Danbury Road Wilton, CT 06897
57-78	Eric A. Schaefer Suzanne I. Schaefer 43 Sharp Hill Road Wilton, CT 06897	
57-78-1	Eric A. Schaefer Suzanne I. Schaefer Sharp Hill Road Wilton, CT 06897	43 Sharp Hill Road Wilton, CT 06897
57-79	Michael E. Shay Marilyn L. Shay 31 Sharp Hill Road Wilton, CT 06897	
57-79-1	Ryan M. Quinn Jaclyn C. Quinn 25 Sharp Hill Road Wilton, CT 06897	

<b>MAP/LOT NUMBER</b>	<b>OWNER'S NAME PROPERTY ADDRESS</b>	<b>MAILING ADDRESS (IF DIFFERENT)</b>
57-80	Michael J. Deacy Maureen A. Deacy 15 Sharp Hill Road Wilton, CT 06897	
71-27	State of Connecticut 4 Wolfpit Road Wilton, CT 06897	2800 Berlin Turnpike Newington, CT 06131
71-28	Div. Danbury 187 LLC Div. Linden 187 LLC 187 Danbury Road Wilton, CT 06897	c/o The Davisw Ccompanies 125 High Street, 21 <sup>st</sup> Floor Boston, MA 02110
71-29	195 Danbury Road Associates, LLC 195 Danbury Road Wilton, CT 06897	c/o Baywater Properties 1019 Post Road Darien, CT 06820
71-30	203 Danbury Road LLC 203 Danbury Road Wilton, CT 06897	304 Main Ave., Box #282 Norwalk, CT 06851
71-31	Stephen L. Auslender Lorene Auslender 7 Orem's Lane Wilton, CT 06897	
71-32	Joseph H. Lombardo Frances A. Lombardo 11 Orem's Lane, Wilton, CT 06897	
71-33	Jeffrey W. Englander Lisa M. Goldberg 13 Orem's Lane Wilton, CT 06897	
71-43	Sunrise of Wilton Property Co. LLC 211 Danbury Road Wilton, CT 06897	7902 Westpark Drive McLean, VA 22102
71-44	Wilton Partners LLC 213 Danbury Road Wilton, CT 06897	742 Ocean Ave. Lakewood, NJ 08701



**DRAINAGE REPORT**  
**FOR**  
***SHARP HILL SQUARE***

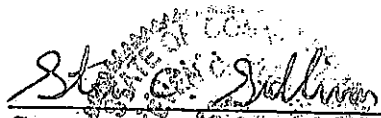
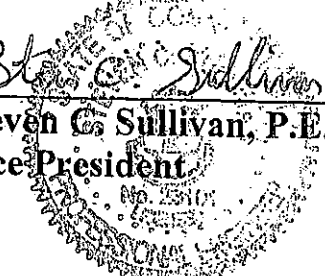
Prepared for  
**200 DANBURY ROAD, LLC**  
**198 & 200 DANBURY ROAD**  
**WILTON, CT**

January 6, 2020



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JAN 09 2020  
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**CCA, LLC**  
**40 Old New Milford Road**  
**Brookfield, CT**

  
**Steven C. Sullivan, P.E.**  
**Vice President**  


## **GENERAL**

### **A. DEVELOPMENT DESCRIPTION:**

This project consists of the construction of a Mixed Use Development at the corner of Danbury Road and Sharp Hill Road. Three buildings, with associated parking, are proposed for this site. One building, the Raymond Morehouse House, is an existing historic structure to be relocated and restored for adaptive reuse within the DRB District. The First Floor will have an area of 1,422 square feet to be designated as Retail Space. The Second Floor will have one (1) Residential Apartment with an area of 1,251 square feet.

Proposed Building A will have First Floor with a total area of 11,366 square feet, of which 3,800 square feet is to be designated as Retail Space and 7,566 square feet is to be designated as Office. The Upper Level will have an area of 11,762 square feet for twelve (12) Residential Apartments and the Attic Level will have an area of 10,198 square feet for ten (10) Residential Apartments. All levels may be accessed by an elevator from the Garage Level below.

Proposed Building B will have a First Floor with a total area of 3,456 square feet to be designated as Retail Space. The Second Floor will have an area of 3,452 square feet for three (3) Residential Apartments.

There are one hundred three (103) parking spaces proposed, six (6) of which are handicapped accessible. A total of one hundred three (103) are required. Thirty (30) spaces, including two (2) handicapped accessible are located in the Garage Level of Building A which is open to the east. The remaining seventy-three (73) spaces, four (4) of which are handicapped accessible, are located on site.

Vehicle access is via one (1) proposed curb cut off of Danbury Road and another one (1) proposed curb cut off of Sharp Hill Road. A refuse area on a concrete pad with a 6' high fence and swing gate and a 12' x 30' loading area is proposed in the northeast corner of the property. Included, as integral parts of the development, are associated site facilities and amenities, such as driveways, parking areas, storm drainage system, utilities, and landscaping, etc. Please refer to site development plans for additional information.

### **B. SITE DESCRIPTION:**

The site is located on the east side of Danbury Road and the south side of Sharp Hill Road. Boundaries of the site are as follows:

Northerly: Sharp Hill Road and Private Property – Single Family Residence and a Cemetery on the north side of Sharp Hill Road.

Easterly: Private Property – Single Family Residence.  
Southerly: Commercial use.  
Westerly: Danbury Road and Commercial use on the west side of Danbury Road.

The parcel presently consists of a 2.574 acre lot which is located in the DRB Design Retail Business District zone and is owned by the applicant. The proposed use is for three Mixed Use buildings, each with ground floor Retail or Office space and second floor Apartments. There are several existing structures, one of which is an existing historic structure to be relocated and restored on the same site for adaptive reuse. The remaining existing structure and associated pavements are to be demolished. An existing sanitary sewer line, storm line, and water line is located along Danbury Road.

The front portion of the property drains toward Danbury Road and the remaining portion drains to the east toward a wetland area. The grade at the northeast corner of the site slopes steeply from the edge of Sharp Hill Road towards the existing wetland. The grades at the southeast corner and east side of the property slope from the property line in a northerly and westerly direction toward the existing wetland.

Existing deciduous trees line the south property edge and a mix of deciduous and evergreen trees line the northeast property corner. Several deciduous trees, as well as a line of evergreen trees exist in the interior of the site. The existing wetlands is wooded second growth deciduous with a few larger deciduous trees.

## SOILS

According to the survey, there is an existing wetland on the site. Soil data has been compiled using the Natural Resources Conservation Service (NRCS) soil survey. The soil survey indicated a Haven soil with a hydrological soil grouping (HSG) of B. Also, wetlands are located in the eastern part of the site with a Ridgebury wetland soil. The wetlands were delineated by Mary Jaehnig, Certified Soil Scientist.

WARRANTY DEED

STATUTORY FORM

KNOW YE THAT I, Frances Marion Carvutto, a/k/a Frances Carvutto, of the Town of Wilton, County of Fairfield and State of Connecticut, individually and Trustee, for consideration paid (\$21,800.00), grant to the State of Connecticut, with **WARRANTY COVENANTS**,

That certain parcel of land situated in the Town of Wilton, County of Fairfield and State of Connecticut, on the southeasterly side of Present Sharp Hill Road, containing 466 square feet, more or less, bounded and described as follows:

- NORTHWESTERLY** - by Present Sharp Hill Road, a total distance of 130 feet, more or less;
- SOUTHWESTERLY** - by remaining land of the grantor herein, 128 feet, more or less, by a line designated "T. L.", as more particularly shown on the map hereinafter referred to.

Together with the following full and perpetual easement and right on portions of owner's adjoining land:

1. An easement to slope for the support of the highway, within an area of 1,463 square feet, more or less, as more particularly shown on said map.
2. A right to enter to install sedimentation control system, grade, relocate driveway and construct driveways, as more particularly shown on said map. Said right to enter shall terminate automatically upon completion of the work by the State.

The above-described premises are conveyed subject to such rights and easements as appear of record

The above-described premises are conveyed subject to any and all provisions of any ordinance, municipal regulation, or public or private law.

The premises conveyed herein are portions of the premises contained in a Warranty Deed dated January 11, 1966 and recorded in Volume 117 at Page 250 of the Wilton Land Records.

For a more particular description of the above-described premises, reference is made to a map to be filed in the Wilton Town Clerk's Office, entitled: "TOWN OF WILTON MAP SHOWING LAND ACQUIRED FROM FRANCES MARION CARVUTTO, ET AL. BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECONSTRUCTION OF EXISTING ROUTE U.S. 7 SCALE 1" = 40' OCTOBER, 2000 JAMES F. BYRNES, JR. - TRANSPORTATION CHIEF ENGINEER BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS". Town No. 161, Project No. 161-118 Serial No. 11, Sheet 1 of 1, Revised 3-04-02.

"No Conveyance Tax Collected"  
Bettina Joan Rasmontti  
TOWN CLERK OF WILTON

FILE COPY

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JAN 29 2021


PLANNING & ZONING

Frances Marion Carvutto  
161-118-11


000072892 Bk:01440  
Pg:00024

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22<sup>nd</sup> day of  
October, A. D. 2002.

Signed, Sealed and Delivered  
in the presence of

  
ROBERT P. CARVUTTO

  
MICHAEL L. LOMBARDO

By  (s.)  
Frances Marion Carvutto  
Individually and as Trustee

STATE OF CONNECTICUT )  
COUNTY OF FAIRFIELD ) ss: WITNESSES

The foregoing Instrument was acknowledged before me this 22<sup>nd</sup> day of  
October, A. D. 2002, by Frances Marion Carvutto, Individually and as Trustee.

My Commission Expires July 31, 2007

  
Notary Public

RECEIVED FOR RECORD 10/22/2002  
AT 10:39:11AM  
ATTEST:  Razonetti

TOWN CLERK

**WARRANTY DEED**

**STATUTORY FORM**

KNOW YE THAT I, Frances Marion Carvutto, a/k/a Frances Carvutto, of the Town of Wilton, County of Fairfield and State of Connecticut, individually and Trustee, for consideration paid (\$21,800.00), grant to the State of Connecticut, with **WARRANTY COVENANTS**,

That certain parcel of land situated in the Town of Wilton, County of Fairfield and State of Connecticut, on the southeasterly side of Present Sharp Hill Road, containing 466 square feet, more or less, bounded and described as follows:

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Together with the following full and perpetual easement and right on portions of owner's remaining land:

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"No Conveyance Tax Collected"  
Bettee Joan Rognonatti  
TOWN CLERK OF WILTON

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JAN 29 2020

PLANNING & ZONING

FILE COPY

Frances Marion Carvutto  
161-118-11

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23<sup>rd</sup> day of Sept, A. D. 2002.

Signed, Sealed and Delivered  
in the presence of

David Monroe  
David Monroe

William C. Lioy  
William C. Lioy

By Frances Marion Carvutto (L.S.)  
Frances Marion Carvutto  
Individually and as Trustee pro

STATE OF CONNECTICUT )  
                                  ) ss: DARLEN  
COUNTY OF FAIRFIELD )

The foregoing Instrument was acknowledged before me this 23<sup>rd</sup> day of Sept, A. D. 2002, by Frances Marion Carvutto, Individually and as Trustee.

My Commission Expires  
6-30-04

William C. Lioy  
Notary Public

RECEIVED FOR RECORD:09/23/2002  
AT 12:20:35PM  
ATTEST: Bettie Joan Rasmontti

TOWN CLERK