

**WILTON PLANNING AND ZONING
COMMISSION**

SUBDIVISION / RESUBDIVISION

SUB#

SUBDIVISION/RESUBDIVISION DESCRIPTION: Attach a detailed narrative of the proposed application which describes the existing character, physical attributes and scope of the proposal.

Frangione Engineering, LLC		15 Snowberry Lane, New Canaan, CT 06840			
APPLICANT'S NAME		ADDRESS			
Brian & Jennifer Angerame		153 Sparrow Rd. Wilton, CT 06897			
OWNER'S NAME		ADDRESS			
30 Sturges Ridge Road		R-2A			
PROPERTY LOCATION		ZONING DISTRICT			
2528	1076	3	3	5.757 acres	
WLR	VOLUME	PAGE	TAX MAP #	LOT#	ACREAGE
471'	2	2.87ac	φ	φ	φ
FRONTAGE	# OF LOTS	AVG AREA	OPEN SPACE	CONSV. LAND	LF OF ROAD

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.
- ✓ **SUBDIVISION/RESUBDIVISION PLAN** pursuant to Land Subdivision Regs.
- ✓ **SUPPORTING INFORMATION AND PLANS** pursuant to Land Subdivision Regs.
- ✓ **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 ABUTTING PROPERTY OWNERS** sorted by Tax Map and Lot Number.
- ✓ **ANY OTHER PLAN OR DOCUMENT AS REQ'D BY ZONING OR SUBDIVISION REGULATIONS**
- ✓ ***ELECTRONIC EMAILED SUBMISSION OF ALL MATERIALS (Consolidated into 1-2 PDFs maximum)***
- ✓ **ENVELOPES** addressed to each abutting property owner (see "Envelopes Instructions" online)
- ✓ **TWO #10 (4"x 9.5") PLAIN ENVELOPES** addressed to the applicant (No Return Address)
- ✓ **\$460 PLUS \$100/LOT FILING FEE** payable to: Town of Wilton.

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

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

APPLICANT'S SIGNATURE

DATE

EMAIL ADDRESS

TELEPHONE

OWNER'S SIGNATURE

DATE

TELEPHONE

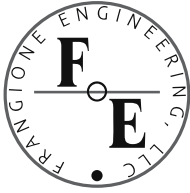
8/31/21

ROB. FRANGIONE@FRANGIONE.NET

203-554-9551

8-31-21

203-253-9813



Frangione Engineering, LLC
15 Snowberry Lane
New Canaan, CT 06840
Phone: 203.554.9551
Fax: 203.966.6957
Web: www.frangione.net

**Project Narrative – Proposed Subdivision
Property of Brian & Jennifer Angerame
30 Sturges Ridge Road, Wilton, CT**

The subject parcel at 30 Sturges Ridge Road was originally split into two (2) lots in 2006 per Wilton Land Record Map #5506 (enclosed) as a “first cut”. Those two lots have since merged under the prior owner (Assef). The current owners propose subdividing the parcel into two (2) lots and constructing two new houses with the potential for future pools and patios.

The parcel originally was improved by a residence, driveway, and associated walkways and patios, but has been vacant and overgrown with scrub brush and invasive species that are threatening some of the larger trees on the parcel. There are no inland wetlands or watercourses on the parcel per the enclosed soils report prepared by Soil & Wetland Science, LLC. We have designed a 5-bedroom septic system for each lot that meets the requirements of the State of Connecticut Public Health Code. We have also prepared a site grading, drainage, and erosion control plan for the two lots.

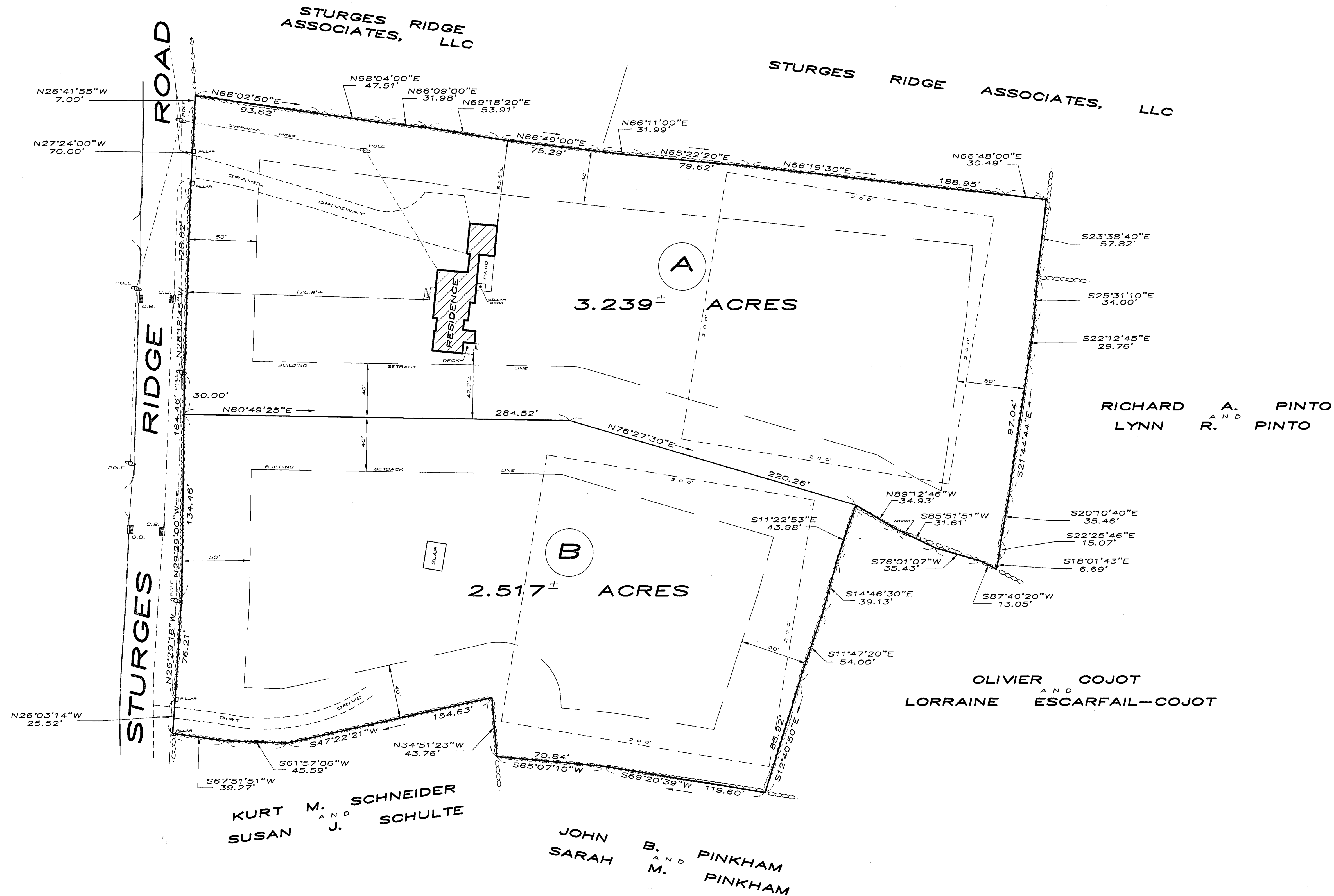
To the best of our knowledge, the proposed two-lot subdivision complies with the Town of Wilton Planning and Zoning Regulations.

Respectfully submitted,
Frangione Engineering, LLC

A handwritten signature in blue ink, appearing to read 'R. Frangione', is written over the printed name of Robert M. Frangione.

Robert M. Frangione, P.E.
Owner & Chief Engineer
August 30, 2021

Enclosures



NOTES

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-390b-1 THROUGH 20-390b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THE TYPE OF SURVEY IS A PROPERTY SURVEY AND IS INTENDED TO DEPICT BOUNDARIES, EASEMENTS, RIGHTS, AND IMPROVEMENTS ALONG AND THROUGHOUT THE PROPERTY.

HORIZONTAL ACCURACY STANDARD - CLASS A-2.

BOUNDARY DETERMINATION/OPINION IS BASED UPON A RESURVEY.

REFERENCE IS HEREBY MADE TO MAPS #515 & #4510, WILTON LAND RECORDS.

REFERENCE IS HEREBY MADE TO MAP ENTITLED "MAP OF PROPERTY PREPARED FOR FRANCIS L. & MARY M. BENNETT" DATED NOV. 2, 1994 PREPARED BY ROLAND H. GARDNER, LAND SURVEYOR, WILTON, CONN.

REFERENCE IS HEREBY MADE TO WARRANTY DEED DATED NOVEMBER 30, 1949 RECORDED IN VOLUME 57 AT PAGE 82 WILTON LAND RECORDS.

PROPERTY LOCATED IN R-2A RESIDENCE ZONE.

PROPERTY LOCATED IN FLOOD ZONE C AS DEPICTED ON FLOOD INSURANCE RATE MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE IS HEREBY MADE TO COMMUNITY-PANEL NUMBER 090020 0006 C DATED FEBRUARY 18, 1998.

THIS PLAN CONSTITUTES NEITHER A SUBDIVISION NOR A RESUBDIVISION AS DEFINED IN SECTION 8-18 OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED.

ALL MONUMENTATION, FOUND OR SET, DEPICTED HEREON.

PROPERTY ADDRESS
30 STURGES RIDGE ROAD
WILTON, CONNECTICUT

#5506
PROPERTY SURVEY
DEPICTING PARCELS A and B
PREPARED FOR

ROSE HEGGLAND

WILTON, CONNECTICUT

SCALE 1" = 40'

AUGUST 25, 2005
AMENDED JANUARY 3, 2006
(GARAGE REMOVED)

RYAN AND FAULDS, LLC LAND SURVEYORS
WILTON, CONNECTICUT

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

DPH
DOUGLAS R. FAULDS
LAND SURVEYOR CONN. LIC. No. 13292

07/05/2007 09:24

2037627417

CT FLOOR SUPPLY

PAGE 02/02

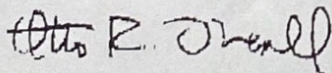
PAGE 02/02

SOIL & WETLAND SCIENCE, LLC**OTTO R. THEALL****PROFESSIONAL SOIL SCIENTIST****PROFESSIONAL WETLAND SCIENTIST****2 LLOYD ROAD****NORWALK, CONNECTICUT 06850****TELEPHONE (203) 845-0278****FACSIMILE (203) 354-4881****SOIL INVESTIGATION REPORT****30 STURGES RIDGE ROAD****WILTON, CONNECTICUT****AUGUST 18, 2005**

I conducted an investigation of the soils on the residential property that is located at 30 Surges Ridge Road in Wilton, Connecticut on August 18, 2005. The examination for inland wetland soils was conducted in the field by inspection of approximately 50 soil samples taken with spade and auger.

No wetland soils were found on the property. The non-wetland soils consist of *Charlton fine sandy loam (Cf)*, *Charlton extremely stony fine sandy loam (Cn)* and *Sutton fine sandy loam (Sv)*. The soil mapping units contain small inclusions of other soil types.

Respectfully submitted:



Otto R. Theall

Professional Soil Scientist

Town of Wilton

Geographic Information System (GIS)



Date Printed: 8/30/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

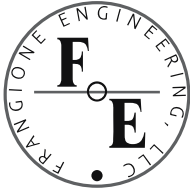
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Wilton and its mapping contractors assume no legal responsibility for the information contained herein.

Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 200 feet





Frangione Engineering, LLC
15 Snowberry Lane
New Canaan, CT 06840
Phone: 203.554.9551
Fax: 203.966.6957
Web: www.frangione.net

List of Project Professionals
Property of Brian & Jennifer Angerame
30 Sturges Ridge Road, Wilton, CT

Civil Engineering:

Frangione Engineering, LLC
Rob Frangione, P.E.
15 Snowberry Lane
New Canaan, CT 06840
Phone: 203.554.9551

Surveyor:

Ryan & Faulds Land Surveyors
Douglas R. Faulds, PLS
11 Grumman Hill Road
Wilton, CT 06897
Phone: 203.762.9492 ext.15101

Soil Scientist:

Soil & Wetland Science, LLC
Otto Theall
2 Lloyd Road
Norwalk, CT 06850
Phone: 203.845.0278

GREGORY AND ADAMS, P.C.
190 OLD RIDGEFIELD ROAD
WILTON, CONNECTICUT 06897



Doc ID: 001239700003 Type: LAN

BK 2528 PG 1076-1078

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT KARIM T. ASSEF AND YASMIN K. ASSEF (the "Grantors") for the consideration of EIGHT HUNDRED FIFTY THOUSAND and 00/100 (\$850,000.00) DOLLARS, received to the full satisfaction of the Grantor from BRIAN M. ANGERAME AND JENNIFER A. ANGERAME, (the "Grantees"), as joint tenants with rights of survivorship, do hereby give, grant, bargain, sell and convey to the Grantees all that certain real estate with all improvements thereon described in Schedule A attached hereto and made a part hereof.

To have and to hold the premises hereby conveyed with the appurtenances thereof, unto the Grantees forever, to their proper use and behoof, and the Grantors do for themselves and their heirs, successors and assigns, covenant with the Grantees, Grantees' heirs and assigns, that the Grantors are well seized of the premises and have a good indefeasible estate in fee simple; have good right to grant and convey the same in manner and form as herein written and the same are free from all encumbrances whatsoever, except as herein stated.

And furthermore, the Grantors do by these presents bind themselves and their heirs, successors and assigns forever to warrant and defend the premises hereby conveyed to the Grantees, Grantees' heirs, successors and assigns against all claims and demands whatsoever, except as herein stated.

IN WITNESS WHEREOF, the Grantors, Karim T. Assef and Yasmin K. Assef, have caused this deed to be executed on this 16th day of March 2021.

Signed, sealed and delivered in
the presence of:

Karim T. Assef

MATHANIEL SHIPP

Yasmin K. Assef

RICHARD SHAPIRO

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

Personally appeared, Karim T. Assef and Yasmin K. Assef, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me, on this 16th day of March 2021.

Richard J. Shapiro
Commissioner of the Superior Court

CONVEYANCE TAX RECEIVED
TOWN: \$2,125.00 STATE: \$6,625.00

Dani A. Sobrank
WILTON, CT TOWN CLERK

SCHEDULE A

ALL THAT certain piece, parcel or tract of land together with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, being shown as 5.757 +/- Acres on a certain map entitled, "Property Survey Prepared for Rose Heggland Wilton, Connecticut "Scale 1"=40', August 25, 2005, prepared by Ryan and Faulds, LLC, which map is on file in the Wilton Town Clerk's Office as Map No. 5597, to which reference is hereby made for a more particular description thereof.

SUBJECT TO:

1. Any and all provisions of any ordinance, municipal regulation, public or private law.
2. Any municipal assessments or pending governmental assessments for which a lien or liens have not as yet been filed.
3. Any provision, if applicable, or any inland/wetlands or coastal wetlands statutes, ordinances, rules and regulations.
4. Taxes to the Town of Wilton, due and payable after the date of delivery of the deed, which taxes the Buyer will assume.
5. Notes, building lines and conditions as shown on said Map No. 5597.

Received for Record at Wilton, CT
On 03/17/2021 At 12:50:00 pm

Alvin A. Bolark

Frangione Engineering, LLC
15 Snowberry Lane
New Canaan, CT 06840
Phone: 203.554.9551
Fax: 203.966.6957
Web: www.frangione.net

Date: 8-31-21

Town of Wilton Planning & Zoning Commission
Town Hall
238 Danbury Road
Wilton, CT 06897

To Whom It May Concern:

I, the undersigned, authorize Frangione Engineering, LLC to act as my agent for the purpose of submitting an application to the Wilton Planning & Zoning Commission for my property at 30 Sturges Ridge Road, Wilton, CT.

Signed,

A handwritten signature in black ink, appearing to be "BA", written over a horizontal line.

Brian or Jennifer Angerame
153 Spoonwood Road
Wilton, CT 06897

<p>3-1 SCHNEIDER THOMAS P & LEE ANN MCN 50 STURGES RIDGE RD WILTON CT 06897</p>	<p>3-1-1 HAASE JON F & MARGARET C 48 STURGES RIDGE RD WILTON CT 06897</p>	<p>3-2 LISTON DAVID & JULIE 40 STURGES RIDGE RD WILTON CT 06897</p>
<p>3-2-1 DARST DANIEL & 1054 RIDGEFIELD RD WILTON CT 06897</p>	<p>3-3 ANGERAME BRIAN M & 30 STURGES RIDGE RD WILTON CT 06897</p>	<p>3-4 SCHNEIDER KURT M 50% & 12 STURGES RIDGE RD WILTON CT 06897</p>
<p>3-5 PINKHAM JOHN B & SARAH M 117 CEDAR RD WILTON CT 06897</p>	<p>3-6 CHASE STEPHEN B & KELLY M 8 COBBS MILL RD WILTON CT 06897</p>	<p>3-7 PINTO RICHARD A & LYNN R 12 COBBS MILL RD WILTON CT 06897</p>
<p>3-8 FUSARO JUSTIN R & DEARTA L 40 COBBS MILL RD WILTON CT 06897</p>	<p>3-9 PIAZZA JOHN & FRIDA 50 COBBS MILL RD WILTON CT 06897</p>	<p>3-12 HACKER JESSICA & 37 COBBS MILL RD WILTON CT 06897</p>
<p>3-13 KAUFMAN ERIC & EILEEN R 54 NEWTOWN TPKE WESTON CT 06883</p>	<p>3-14 BELL CHRISTIAN A & EVA 27 COBBS MILL RD WILTON CT 06897</p>	<p>3-15 LAPPA JACOB & TARA 19 COBBS MILL RD WILTON CT 06897</p>
<p>3-16 TOVAR OLGA 11 COBBS MILL RD WILTON CT 06897</p>	<p>3-17 KARANIKIS ANDREW & DORI 5 COBBS MILL RD WILTON CT 06897</p>	<p>3-18 FERNANDEZ MARCIA & 135 CEDAR RD WILTON CT 06897</p>
<p>3-30 CRONLEY ELEANOR & SEAN 134 CEDAR RD WILTON CT 06897</p>	<p>3-31 KENDRA KEVIN P & JENNIFER 112 CEDAR RD WILTON CT 06897</p>	<p>3-32 DEANGELIS KEITH C & JENNIFER G 110 CEDAR RD WILTON CT 06897</p>
<p>4-34 DIAGONALE MARC & JENNIFER 27 OVERIDGE LA WILTON CT 06897</p>	<p>4-36 DEGASPERI ANDREW LODOVICO & 19 OVERIDGE LA WILTON CT 06897</p>	<p>4-36-1 STREET NEIL 21 OVERIDGE LA WILTON CT 06897</p>
<p>4-39 FORT FREDERICK L 58 STURGES RIDGE RD WILTON CT 06897</p>	<p>17-5 BENDETT LEE D & JENNIFER LYNAM 98 CEDAR RD WILTON CT 06897</p>	<p>17-55 JAYNE LAUREL T 81 CEDAR RD WILTON CT 06897</p>
<p>17-56 ILOWITZ ANDREW 85 CEDAR RD WILTON CT 06897</p>	<p>17-57 PRIOR NICHOLAS & RACHEL 91 CEDAR RD WILTON CT 06897</p>	<p>17-58 DWYER PATRICK G & MARY E 15 STURGES RIDGE RD WILTON CT 06897</p>

17-58-1

LEDDY KRISTEN S

25 STURGES RIDGE RD

WILTON CT 06897

17-58-2

SAREZKY MICHAEL N

240 SAND KEY ESTATES DR APT 3

CLEARWATER FL 33767

17-59

MAHER GORDON R & CECILIA Q

47 STURGES RIDGE RD

WILTON CT 06897

17-60

TAO RUI

97 POND RD

WILTON CT 06897

17-61

FIELDS MARK W

95 POND RD

WILTON CT 06897

18-1

CHAMBERLAIN ERIKA S

57 STURGES RIDGE RD

WILTON CT 06897

3-2-2

GITTES DANIEL &

36 STURGES RIDGE RD

WILTON CT 06897