

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

RESOLUTION#0124-516SP
APPROVED January 22, 2024

WHEREAS, the Wilton Planning and Zoning Commission (the Commission) has received Special Permit application **SP#516** from the applicant, Totsy Turvy Café and Play, LLC, c/o Gregory and Adams, P.C. Wilton, CT, to allow an interior conversion of existing space into a café with a child play area; for property located at 101 Old Ridgefield Road in the Wilton Center (WC) Zoning District, Assessor's Map #73, Lot #37, consisting of 3.2 ± acres; owned by the Town of Wilton (long-term lessee, Wilton Center Real Estate LLC), and shown on the plans entitled:

Property Survey, entitled "Map of Property Prepared for Wilton Center Development Associates, Wilton, Conn" Prepared by Roland Gardner, Land Surveyor, dated 3/7/1991, at a scale of 1"=20".

Architectural Plans entitled "Totsy Turvy, Test Fit #1 12/21/23 Old Ridgefield Road, Wilton, CT 1st Floor -" Prepared by Corporate Design, Fairfield, CT.

WHEREAS, the Commission conducted a public hearing on January 22, 2024 to receive comment and testimony from the applicant, their experts and the public and at the meeting of January 22, 2024 fully considered and discussed all evidence; and

WHEREAS, the Commission has determined that the application, with the attached conditions of approval, is in substantial compliance with the Wilton Zoning Regulations and, in particular, those requirements governing Special Permits allowing fast food restaurants with child play area in the Wilton Center Zone;

NOW THEREFORE BE IT RESOLVED that the Commission **APPROVES** Special Permit **#516** to allow an interior conversion of existing space into a café with a child play area, effective February 3, 2024, subject to the following conditions:

General Conditions:

1. This Resolution does not replace requirements for the applicant to obtain any other permits or licenses required by law or regulation by the Town of Wilton, such as, but not

limited to: Zoning Permit, Sign Permit, Building Permit, DPW, WPCA, Certificate of Zoning Compliance; or from the State of Connecticut or the Government of the United States. Obtaining such permits or licenses is the responsibility of the applicant.

2. The applicant shall file a Land Record Information Form with the Town Clerk (form to be provided by the Planning and Zoning Department) and a copy of the filed Land Record Information Form shall be submitted to the staff prior to the issuance of a zoning permit.
3. Two (2) completed revised sets, (collated and bound) shall be submitted to the Commission's office for endorsement as "Final Approved Plan" by the Town Planner. Said plans shall include all revisions noted above and shall bear an ORIGINAL signature, seal and license number of the professional responsible for preparing each plan or portion of it. Said plans shall include the following notes:
 - a. "Pursuant to Section 8-3.(i) of the Connecticut General Statutes, all work in connection with this Special Permit shall be completed within five years after the approval of the plan. Said five-year period shall expire on February 3, 2029.
 - b. "For conditions of approval for **Special Permit #516**, see **Resolution#0124-516SP**"

Prior to the Issuance of a Certificate of Zoning Compliance:

4. Prior to occupancy, the applicant shall obtain a Zoning Certificate of Compliance from the Planning and Zoning Department and a Certificate of Occupancy from the Building Department.

-END RESOLUTION-