

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

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

Section 29- 6.C.4.f - Special Permit to allow fast food without drive-in facilities

Hugh Mangum - Rise Tribe LLC dba Rise Doughnuts 120 Chestnut Hill Rd, Wilton, CT 06897

APPLICANT'S NAME**ADDRESS**

Old Post Office Square, LLC - Ljatif Ramadani

28 Center Street, Wilton, CT 06897

OWNER'S NAME**ADDRESS**

28 Center Street, Wilton, CT 06897

WC - Wilton Center

PROPERTY LOCATION**ZONING DISTRICT**

5608	1899	107	73	13	1.6
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 #

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

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

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

☒ **ONE COPY OF THE DEED**

☒ **ELECTRONIC EMAILED SUBMISSION** of all materials, consolidated into 1 or 2 PDFs maximum


☒ **\$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.

 5/4/21 hmangume.comcast.net 267-366-4742
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

 203 300 1619
OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

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

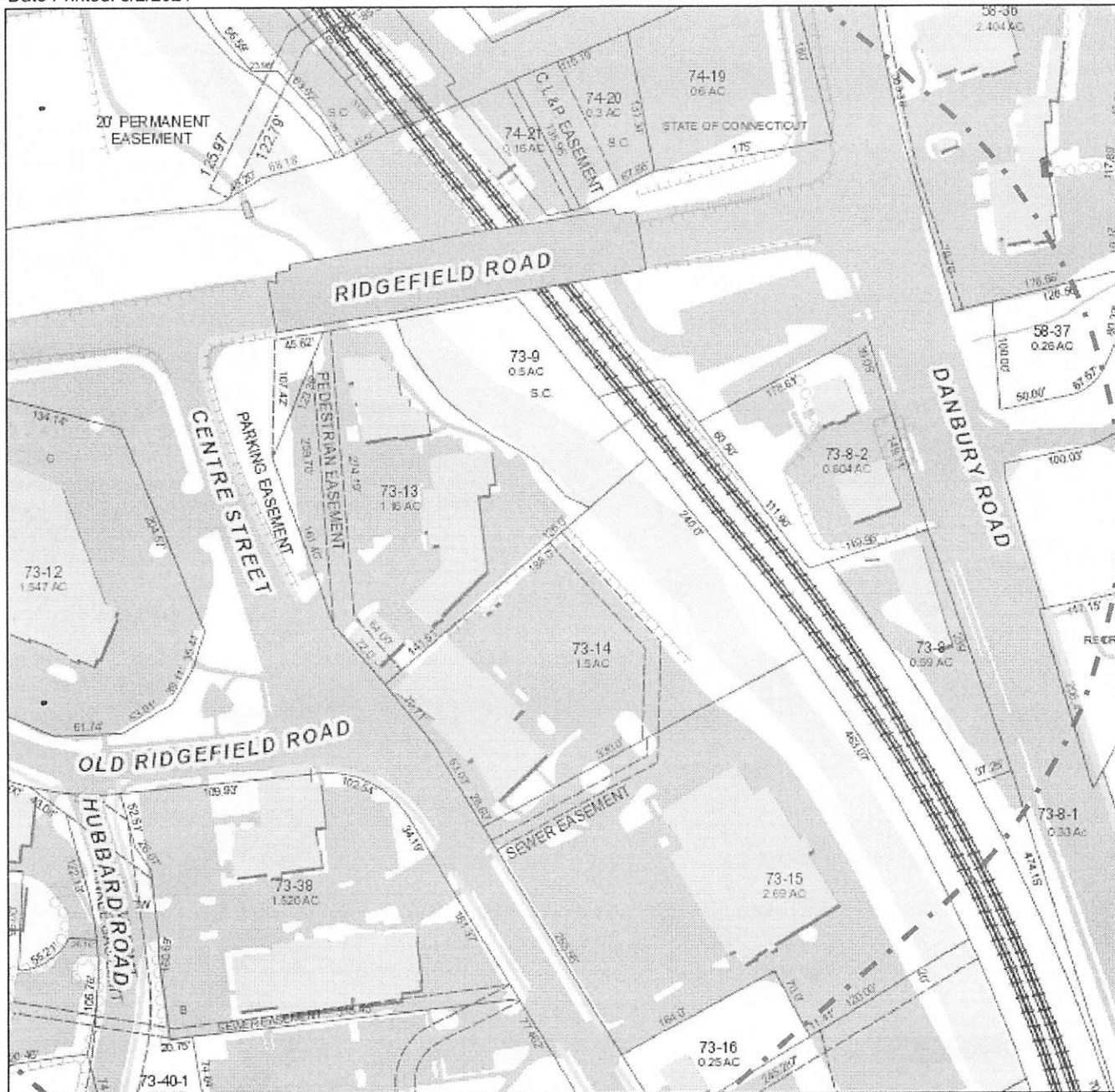
This is a detailed black and white map of a rural area in New Hampshire. The map shows a complex network of roads, including Ridgefield Rd., Middlebrook Rd., Olmstead Hill Rd., and Cannon Rd. Several lakes are depicted, such as Comstock Lake, Spruce Meadows, and Hidden Lake. The map also includes various geographical features like hills, brooks, and a pond. Key locations marked include a school, a library, and a church. The map is oriented with North at the top.

Town of Wilton

Geographic Information System (GIS)



Date Printed: 5/2/2021



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.

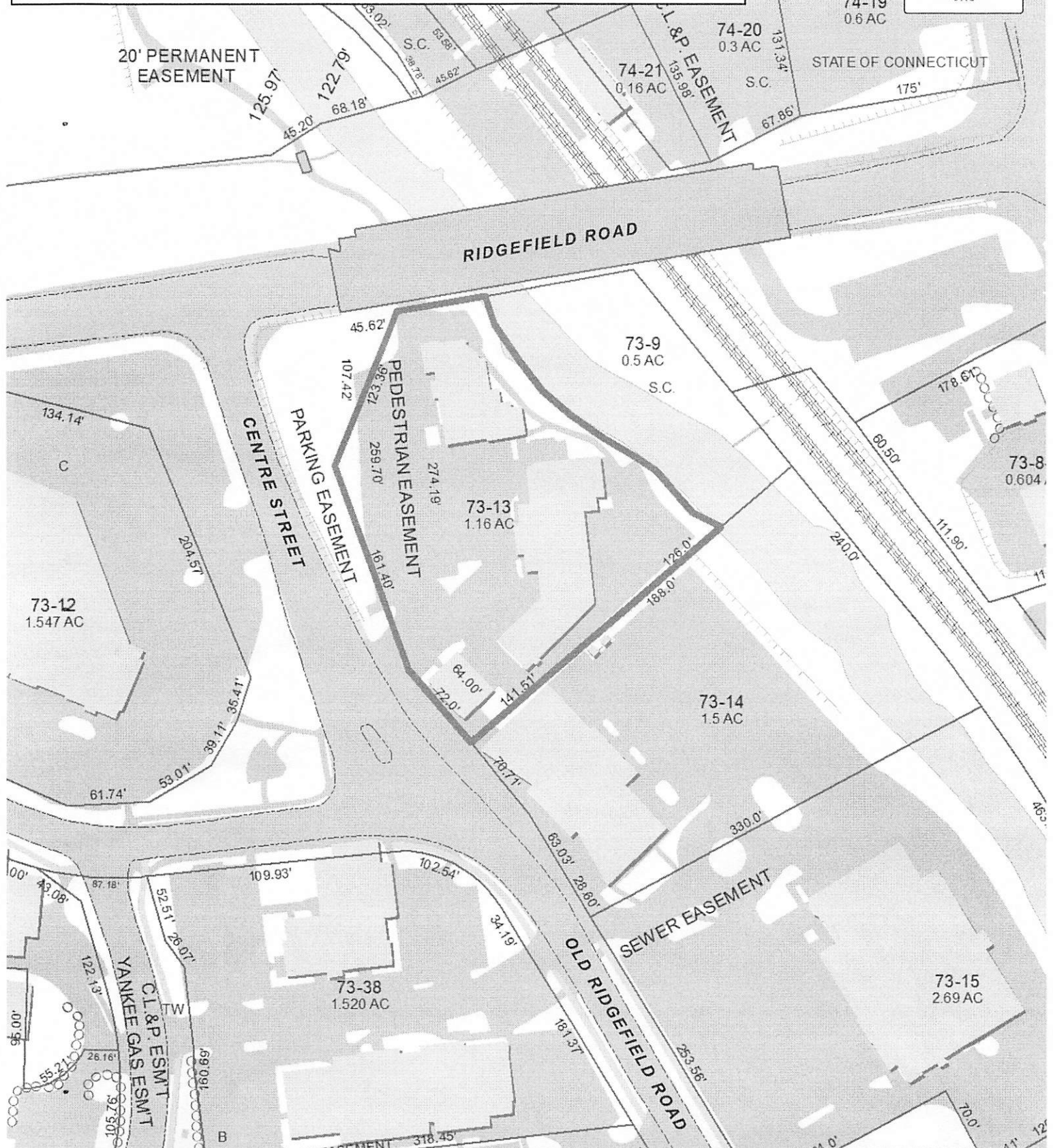
Approximate Scale: 1 inch = 150 ft



Town of Wilton, Connecticut - Assessment Parcel Map

MBL: 73-13

Address: CENTER ST



Approximate Scale:

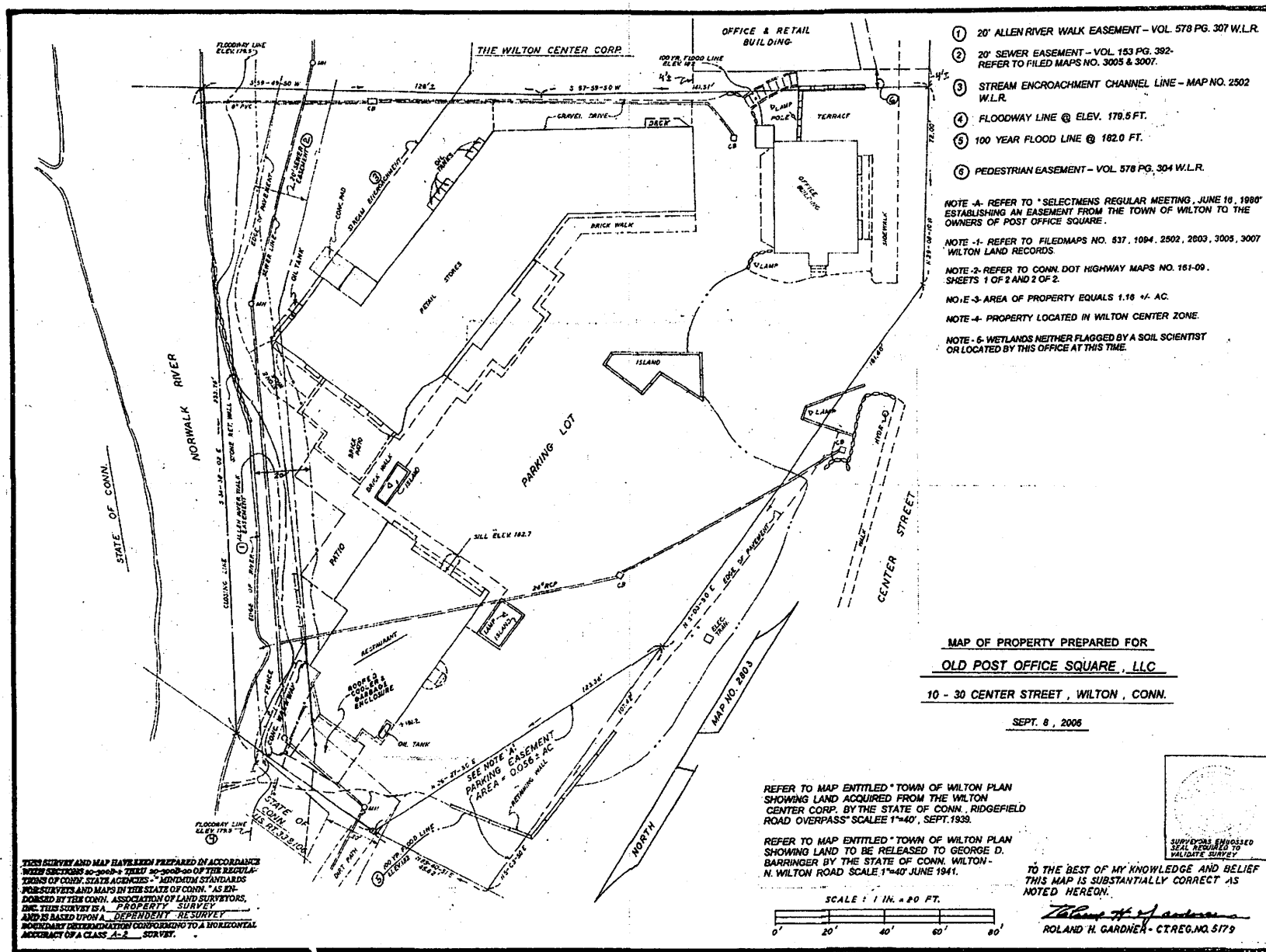
1 inch = 100 feet

Disclaimer:

This map is for informational purposes only.
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.

Map Grand List Date: Oct 2017

0 50 100 150 Feet



- ① 20' ALLEN RIVER WALK EASEMENT - VOL. 578 PG. 307 W.L.R.
- ② 20' SEWER EASEMENT - VOL. 153 PG. 392- REFER TO FILED MAPS NO. 3005 & 3007.
- ③ STREAM ENCROACHMENT CHANNEL LINE - MAP NO. 2502 W.L.R.
- ④ FLOODWAY LINE @ ELEV. 179.5 FT.
- ⑤ 100 YEAR FLOOD LINE @ 182.0 FT.
- ⑥ PEDESTRIAN EASEMENT - VOL. 578 PG. 304 W.L.R.

NOTE -A- REFER TO "SELECTMENS REGULAR MEETING, JUNE 19, 1980" ESTABLISHING AN EASEMENT FROM THE TOWN OF WILTON TO THE OWNERS OF POST OFFICE SQUARE.

NOTE -1- REFER TO FILED MAPS NO. 537, 1094, 2502, 2603, 3005, 3007 WILTON LAND RECORDS.

NOTE -2- REFER TO CONN. DOT HIGHWAY MAPS NO. 161-09, SHEETS 1 OF 2 AND 2 OF 2.

NOTE -3- AREA OF PROPERTY EQUALS 1.16 ± AC.

NOTE -4- PROPERTY LOCATED IN WILTON CENTER ZONE.

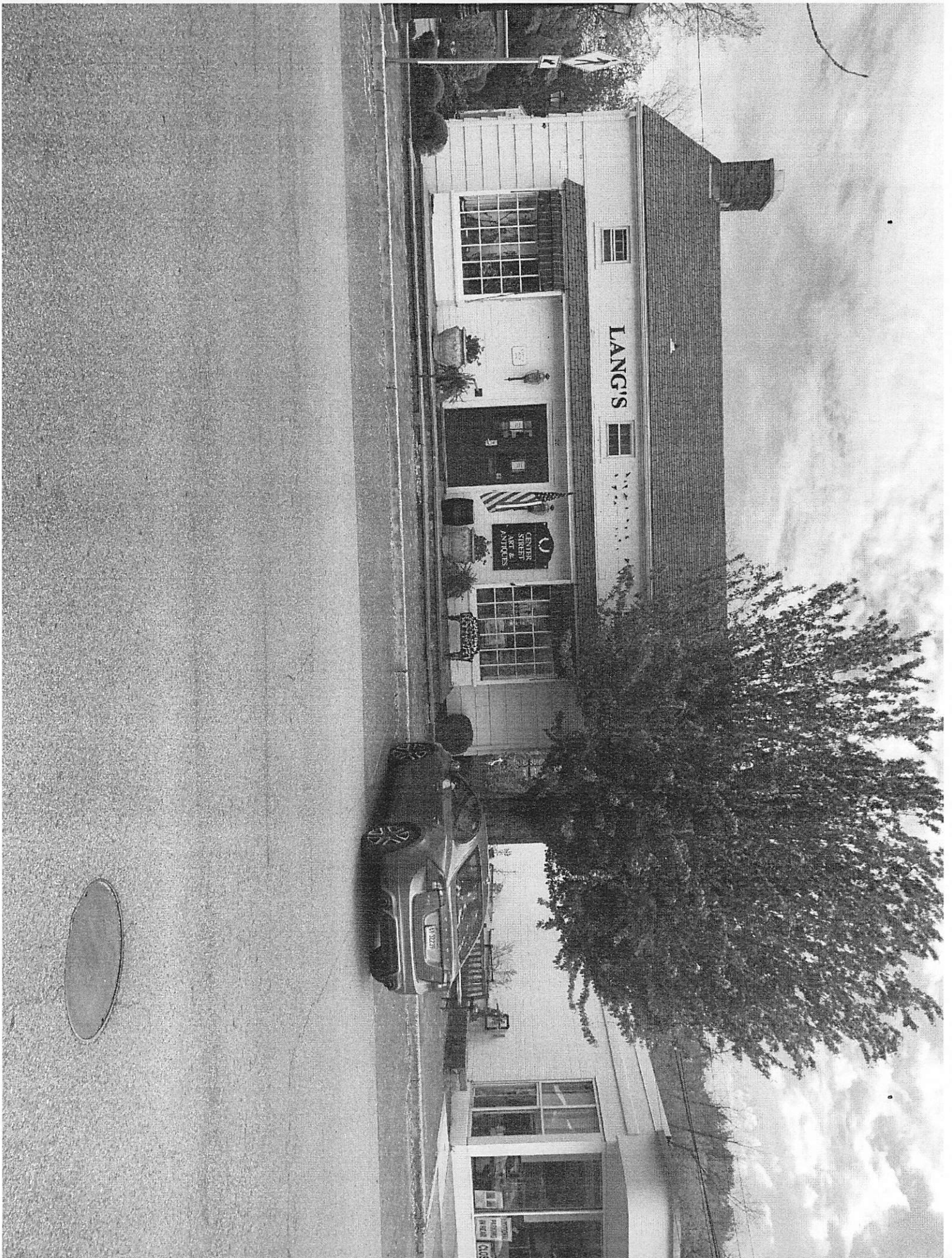
NOTE -5- WETLANDS NEITHER FLAGGED BY A SOIL SCIENTIST OR LOCATED BY THIS OFFICE AT THIS TIME.

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 40-304B-4, 40-304B-50 OF THE REGULATIONS OF CONN. STATE AGENCIES - "ADDITIONAL STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONN." AS ENDORSED BY THE CONN. ASSOCIATION OF LAND SURVEYORS, INC. THIS SURVEY IS A PROPERTY SURVEY AND IS BASED UPON A DEPENDENT RE-SURVEY BOUNDARY DETERMINATION CONFORMING TO A HORIZONTAL ACCURACY OF A CLASS A-2 SURVEY.









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

28 Center Street, Wilton, CT

1.6

PROPERTY ADDRESS

LOT ACREAGE

Wilton Center - WC

+/- 268

ZONING DISTRICT

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]		12407	0	12407
BUILDING FOOTPRINT [SF]		6802	0	6802
BUILDING COVERAGE [SF/%] (round up)	15159 / 30%	7328 / 60%	7328 / 60%	7328 / 60%
BUILDING HEIGHT [FT - Story]	42' / 3	22' / 1	22' / 1	22' / 1
FLOOR AREA RATIO (F.A.R.)	50% / 25265	6802	0	6802
PARKING SPACES (round up)	49	27	0	27
LOADING SPACES		0	0	0
SITE COVERAGE [SF/%]	40424 / 80%	37409 / 74%	0	37409 / 74%

OFF-STREET PARKING AND LOADING CALCULATIONS

Please provide the specific calculation used to determine the minimum required off-street parking and loading spaces pursuant to the Zoning Regulations.

PARKING CALCULATION (Use separate page, if necessary)

$6802 + 800 + 1291$ of retail/250 = 36 spaces; 2714 of restaurant/250 = 11 spaces and apartment has 2 spaces

LOADING CALCULATION (Use separate page, if necessary)

N/A

PLAN OF CONSERVATION AND DEVELOPMENT

Please indicate on separate page how this proposal complies with the Plan of Conservation and Development. N/A

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:

APPLICANT'S SIGNATURE

DATE

000101380 Bk:01899
Pg:00107

Record and return to:
Timothy J. Deakin, Esq.
48 North Street
Danbury, CT 06810

WARRANTY DEED

We, **FAIRFIELD COUNTY INVESTMENT COMPANY, LLC**, a limited liability company with an office in the Town of Wilton, County of Fairfield and State of Connecticut, for the consideration of **THREE MILLION FIFTY THOUSAND AND NO/100 (\$3,050,000.00) DOLLARS** paid, grant to **OLD POST OFFICE SQUARE, LLC**, of the Town of Ridgefield, County of Fairfield and State of Connecticut, **WITH WARRANTY COVENANTS**

FIRST TRACT: Situated on the easterly side of the former Ridgefield Road, bounded and described as follows: Beginning at a point on the northerly line of a strip of land conveyed by the Wilton Center Corporation to the State of Connecticut by a deed dated December 21, 1940, fifty (50) feet easterly from, and at right angles to, the base line of "Spur Line" approach to the new location of Ridgefield Road, as shown on map on file in the Wilton Town Clerk's office, entitled "Town of Wilton, Plan Showing land acquired from the Wilton Center Corporation by the State of Connecticut, Ridgefield Road Overpass, Scale 1" = 40' September, 1939, William J. Cox, Commissioner"; thence northerly in a straight line for a distance of one hundred sixty (160) feet, more or less, to a point eighty (80) feet easterly from and at right angles to Station 2 of said spur line; thence northeasterly in a straight line a distance of one hundred twenty-three (123) feet more or less, to a point on a line forty (40) feet southerly from and parallel to the base line of the new location of said Ridgefield Road; thence easterly in said forty (40) foot parallel line a distance of forty-five (45) feet, more or less to the Norwalk River; thence southeasterly along said Norwalk River to the northerly boundary line of a strip of land reconveyed by the State of Connecticut to the Wilton Center Corporation by Quit-Claim Deed dated November 5, 1940, and recorded December 28, 1940 in Volume 49 at Page 243 of the Wilton Land Records (being the **SECOND TRACT** herein described), and running thence southwesterly along the northerly line of the **SECOND TRACT** herein described in a straight line a distance of 279.75 feet, more or less, to the point or place of beginning.

SECOND TRACT: Situated on the easterly side of the Wilton-North Wilton Road and containing 0.32 of an acre, more or less, bounded and described as follows: Beginning at a Connecticut State Highway Department monument located in the easterly line of said road where the divisional line between the land of the State of Connecticut and land of the Wilton Center Corporation intersects the same; said monument also being fifty (50) feet easterly from the base line of the road running northerly to the Wilton Railroad Station; running thence along other land of the Wilton Center Corporation (the **FIRST TRACT** herein described) 85 degrees 15' about 269.75 feet to a Connecticut State Highway Department monument, and extending northeasterly about ten (10) feet to the Norwalk River; thence southeasterly along said river about thirty-one (31) feet to a point in the line of land of the State of Connecticut; thence southwesterly in a straight line about two hundred eighty-five (285) feet to a point on a straight line drawn between the first above-mentioned Connecticut State Highway Department

State:30500.00 TOWN:7625.00
Bette Joan Rasognetti
Town Clerk of Wilton

Conveyance Tax Collected

monument and a Connecticut State Highway Department monument set in the line of land of the State of Connecticut and land now or formerly of George D. Barringer and thence northerly along said straight line about seventy-two (72) feet to the point or place of beginning.

Said two tracts being the same as conveyed by Frederick Pope, Jr., to Frederick Pope, Sr., G. Evans Hubbard and Samuel J. Keeler by Warranty Deed dated March 14, 1941 and recorded in the Wilton Land Records in Volume 49 at Page 572 on July 15, 1941.

Also being the same property shown on a certain map entitled "Map of Property of Frederick Pope, Jr. Wilton, Conn. Feb. & Mar. 1941 1-15/100 Ac.+/- Scale 1" = 40'", drawn by and certified substantially correct by W.J. Wood, Jr., Civil Engineer and Surveyor, on file in the Office of the Town Clerk of Wilton as Map No. 537, reference thereto being had.

Together with all the right, title and interest, if any, in and to the land under the Norwalk River abutting each of said tracts above described on the northeast as set forth in deed dated March 14, 1941, recorded in Volume 49, Page 572 of the Wilton Land Records.

The Property is subject to such liens and encumbrances as are set forth below:

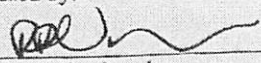
1. Any restrictions or limitations imposed or to be imposed by governmental authority, including, but not limited to, laws and regulations pertaining to environment, toxic hazards, zoning and planning and inland wetlands and watercourses, of the Town of Wilton, State of Connecticut and United States of America and any agency thereof.
2. Taxes of the Town of Wilton which become due and payable after the date of Closing, and which taxes Purchaser assumes and agrees to pay as part of the consideration for the deed.
3. Sewer maintenance charges, water rents, fire district taxes, special assessments, other public improvement assessments and any unpaid installments thereof, which assessments or installments become due and payable after the date of Closing, and which assessments or installments Purchaser will assume and pay as part of the consideration for the Deed.
4. Riparian rights of others in and to any brooks, streams or other bodies of water running through, bordering upon or situated on the Property.
5. A right given by the Wilton Center Corporation to the State of Connecticut permitting the discharge of water on a portion of the above described premises from a culvert as is more particularly set forth in Volume 49 at Page 258 of the Wilton Land Records.
6. Rights, if any, of The Southern New England Telephone Company as set forth in a deed dated April 29, 1920, recorded in Volume 34 at Page 273 of the Wilton Land Records.
7. An easement from Fairfield County Investment Corporation to the Town of Wilton dated March 22, 1971 and recorded in Volume 153 at Page 392 of the Wilton Land Records.

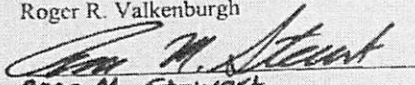
8. Effect if any, easement dated December 3, 1986 and recorded in Volume 578 at Page 304 of the Wilton Land Records. Said easement re-recorded in Volume 635 at Page 46 of the Wilton Land Records.
9. An easement from Fairfield County Investment Corporation to the Town of Wilton dated September 30, 1986 and recorded December 30, 1986 in Volume 578 at Page 307 of the Wilton Land Records.
11. Conditions set forth in a Special Permit for restaurant use issued by the Town of Wilton Planning and Zoning Commission dated October 5, 1987 and recorded in Volume 621 at Page 98 of the Wilton Land Records.
12. Condition set forth in a Special Permit for outside dining dated May 23, 1988 and recorded in Volume 670 at Page 1 of the Wilton Land Records.
13. Conditions of a Special Permit to allow a dry cleaning "pick up station" dated July 11, 1989 and recorded in Volume 690 at Page 260 of the Wilton Land Records.
14. Conditions of a Special Permit allowing relocation of a florist dated July 27, 1992 and recorded in Volume 799 at Page 29 of the Wilton Land Records.
15. Conditions of a Special Permit allowing enclosure of a storage are dated April 26, 1993 and recorded in Volume 837 at Page 294 of the Wilton Land Records.
16. Denial of Variance application issued by Town of Wilton Zoning Board of Appeals dated September 28, 1993 and recorded in Volume 865 at Page 325 of the Wilton Land Records.
17. Certificate of Variance issued by Town of Wilton Zoning Board of Appeals dated November 8, 1993 and recorded in Volume 873 at Page 147, re-recorded on February 2, 1994 in Volume 890 at Page 270 of the Wilton Land Records.
18. Conditions of a Special Permit to construct an awning dated June 26, 1995 and recorded in Volume 949 at Page 94 of the Wilton Land Records.
19. Effect of Norwalk River Channel Encroachment Lines as shown on Wilton Land Records Map No. 5129.
20. Any rights of tenants.
21. Notes, notations and state of facts shown on a Map of Property prepared for Portofino Restaurant, April 17, 1995, by Roland H. Gardner, Land Surveyor, except that "Parking Easement Area = 0.056+/-Ac." appears not to have been confirmed by recorded Grant in Wilton Land Records.

000101380 Bk:01899
Pg:00110

Signed this 25th day of September, 2006.

Witnessed by:


Roger R. Valkenburgh


Anna N. Stewart

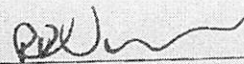
State of Connecticut)

) ss: Wilton

County of Fairfield)

September 25, 2006

Personally appeared Fairfield County Investment Company, LLC, acting herein by Susan E. Gross, its Managing Member, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed before me.


Roger R. Valkenburgh
Commissioner of the Superior Court

RECEIVED FOR RECORD 09/25/2006
AT 03:53:35PM
ATTEST: Bettie Joan Rasognetti

TOWN CLERK

To:
Wilton Planning and Zoning Commission
The Town of Wilton

RE: Proof of Applicant's Legal Interest in the Property-Special
Permit Application

I, Anthony Ramadani, Anthony Ramadani confirm that
Rise Tribe LLC is a potential tenant for the retail space at 28
Center, Wilton, CT and therefore is authorized by me to apply
for a Special Permit through Wilton Planning and Zoning
Commission for a doughnut shop/café at said premises.

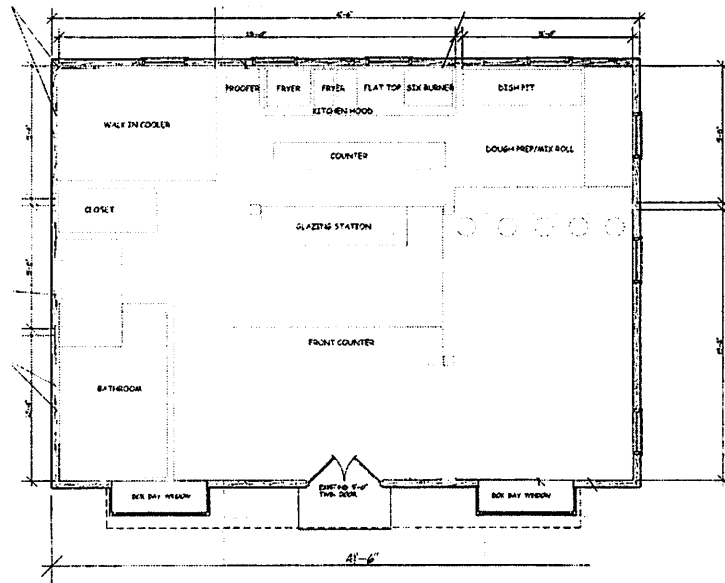
April 30th 2021
203 300 1619

Chazif Ramadani

TOWN OF WILTON, CONNECTICUT

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
58-36	300 DANBURY RD	JFM PROPERTIES II LLC	300 DANBURY RD SUITE 203	WILTON	CT	06897- 0000
58-37	WHITEWOOD LA	GREENE GERALD & KENNETH TRUSTEES	48 STATION LOOP	BLUFTON	SC	29910- 0000
58-42	3 WHITEWOOD LA	GREENE KENNETH &	48 STATION LOOP	BLUFTON	SC	29910- 0000
73-8	285 DANBURY RD	TRIPLE D PROPERTIES LLC	285 DANBURY RD	WILTON	CT	06897- 0000
73-8-2	287 DANBURY RD	TRIPLE D PROPERTIES LLC	299 BISHOP AVE	BRIDGEPORT	CT	06610 3056- 0000
73-9	RIDGEFIELD RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
73-10	OLD RIDGEFIELD RD	JENA ASSOCIATES LLC	11 MAYFLOWER DR	WILTON	CT	06897- 0000
73-11	34 OLD RIDGEFIELD RD	SO NEW ENGLAND TELEPHONE CO	401 MERRITT 7	NORWALK	CT	06851- 0000
73-12	CENTER/OLD RIDGEFLD	MCL PERSALL LLC	PO BOX 49	WILTON	CT	06897- 0000
73-13	CENTER ST	OLD POST OFFICE SQUARE LLC	75 NURSERY RD	RIDGEFIELD	CT	06877- 0000
73-14	OLD RIDGEFIELD RD	WILTON CENTER LLC	34 ALAN RD	DANBURY	CT	06810- 0000
73-15	OLD RIDGEFIELD RD	CURRENT RESIDENT	PO BOX 371	WILTON	CT	06897- 0000
73-16	112 OLD RIDGEFIELD RD	JAMES B WHIPPLE POST 86 AMERICAN	112 OLD RIDGEFIELD RD	WILTON	CT	06897- 0000
73-17	118 OLD RIDGEFIELD RD	SMITH DAISY A FAMILY	118 OLD RIDGEFIELD RD	WILTON	CT	06897- 0000
73-36	117 OLD RIDGEFIELD RD	FLEET NTL BANK/BANK OF AMERICA	101 N TRYON ST NC1-001-03-81	CHARLOTTE	NC	28255- 0000
73-37	101 OLD RIDGEFIELD RD	WILTON TOWN OF	276 POST RD WEST STE 201	WESTPORT	CT	06880- 0000
73-37-1	TOWN GREEN GAZEBO	WILTON TOWN OF	238 DANBURY RD	WILTON	CT	06897- 0000
73-38	OLD RIDGEFIELD RD	MCL HUBBARD-KEELER LLC	PO BOX 49	WILTON	CT	06897- 0000
73-39	9 HUBBARD RD	COMMUNITY NURSERY SCHOOL OF WILT	9 HUBBARD RD	WILTON	CT	06897- 0000
73-40	47 OLD RIDGEFIELD RD	THE WILTON BANK	47 OLD RIDGEFIELD RD	WILTON	CT	06897- 0000
73-41	OLD RIDGEFIELD RD	L & L ASSOCIATES	PO BOX 49	WILTON	CT	06897- 0000
74-14	LOVERS LA	WILTON TOWN OF	238 DANBURY RD	WILTON	CT	06897- 0000
74-15	34 LOVERS LA	WILTON TOWN OF	238 DANBURY RD	WILTON	CT	06897- 0000
74-15-1	LOVERS LA	CONNECTICUT STATE OF	450 CAPITOL AVE	HARTFORD	CT	06106- 0000
74-19	291 DANBURY RD	CONNECTICUT STATE OF D O T	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
74-20	STATION RD	CONNECTICUT STATE OF D O T	2800 BERLIN TURNPIKE	NEWINGTON	CT	06131 7546- 0000
74-22	15 OLD DANBURY RD	CD STATION LLC	301 MERRITT 7	NORWALK	CT	06851- 0000
74-29	RIDGEFIELD RD	CONNECTICUT STATE OF	450 CAPITOL AVE	HARTFORD	CT	06134- 0000

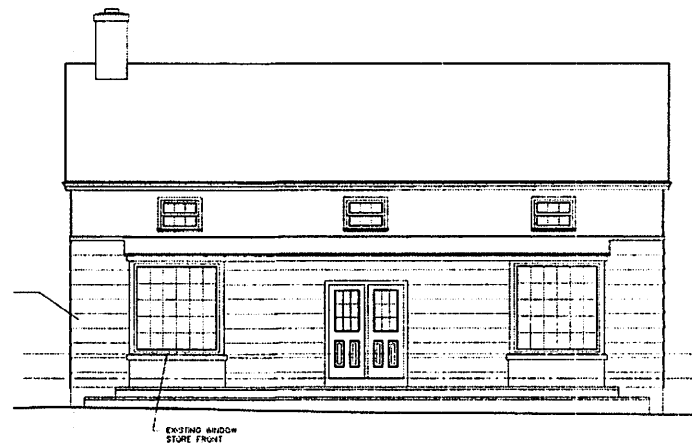
58-44-1	17 CROWNE POND LA	PETTIT VALERIE OBEN	17 CROWNE POND LA	WILTON	CT	06897- 0000
58-44-2	18 CROWNE POND LA	O'BYRNE JOHN H & ELLEN J	18 CROWNE POND LA	WILTON	CT	06897- 0000
58-44-3	19 CROWNE POND LA	SCHULTZ CURT A & ALISON E CO-TRU	322 EAST BOYDS RD	CARMEL	NY	10512- 0000
58-44-4	20 CROWNE POND LA	WEN JUAN &	20 CROWNE POND LA	WILTON	CT	06897- 0000
58-44-5	21 CROWNE POND LA	BHAGAVATULA RAVI S & SUJATA VEMURI	21 CROWNE POND LA	WILTON	CT	06897- 0000
58-44-6	22 CROWNE POND LA	CHILDS WILLIAM WARD & ALENA	21 GRAZING FIELD LA	DENNIS	MA	02638 1422- 0000
58-44-7	23 CROWNE POND LA	ROSEMAN RICHARD M & LIANE J	23 CROWNE POND LA	WILTON	CT	06897- 0000
58-44-8	24 CROWNE POND LA	LOONEY TIMOTHY	24 CROWNE POND LA	WILTON	CT	06897- 0000
58-44-9	25 CROWNE POND LA	COLBURN BRIAN F K & VALERIE M	25 CROWNE POND LA	WILTON	CT	06897- 0000
58-44-10	26 CROWNE POND LA	POPLI ARVIND	26 CROWNE POND LA	WILTON	CT	06897- 0000
74-21	7 STATION RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
73-40-1	HUBBARD RD	WILTON TOWN OF	238 DANBURY RD	WILTON	CT	06897- 0000
73-40-2	3 HUBBARD RD	THREE HUBBARD RD LLC	PO BOX 692	NORWALK	CT	06856- 0000
73-8-1	DANBURY RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000



PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0"

29 CENTER STREET WILTON CT.

- 1.) THERE SHALL BE NO OUTDOOR STORAGE OF ICE OR RECYCLED CONTAINERS MAINTAINED IN CONJUNCTION WITH THE STORE
- 2.) ALL SALES AND DISPLAY OF PRODUCTS SHALL BE CONDUCTED WITHIN THE APPROVED INTERIOR BUILDING AREA



EXISTING FRONT ELEVATION
SCALE 1/4" = 1'-0"

RISE DOUGHNUTS

CONSULTANTS

Environmental Impact statement for Rise Doughnuts at 28 Center Street

The proposal complies with the Environmental Impact Standards of the Zoning Regulations as follows:

- A. Compatibility with the Objectives of the POCD: "A Wilton where its ... historical environments are preserved, integrated, and improved to become sought-after design features, community amenities, and regional attractions." Rise plans to use an existing historical structure for an exceptional homegrown business which will revitalize the historic downtown and create a regional destination.
- B. Impact on Sensitive Environmental Features: No additional site coverage or improvements are proposed. The proposal will have no adverse affect on environmentally sensitive features.
- C. Impact on Water Supply, Sanitary Sewer, & Storm Drainage System: Apart from a moderate use of water and sewer, the change of use will have no impact on these municipal resources. Unlike a full service restaurant, the doughnut shop would use limited water for making of product and cleaning.
- D. Vehicular & Pedestrian Traffic Impact on Street System: With no changes to the onsite parking area proposed, the Property will remain safe for pedestrians. The proposed use will have no adverse traffic impact.
- E. Impact on Town Services (Police, Fire, Schools and Recreation): The proposal will have no impact on Town services.
- F. Alternatives to Mitigate Adverse Impacts: No adverse impacts are anticipated.