

## GREGORY AND ADAMS, P.C.

PAUL H. BURNHAM  
SUSAN L. GOLDMAN  
J. VANCE HANCOCK  
J. CASEY HEALY  
MICHAEL LAMAGNA\*  
DERREL M. MASON\*  
MATTHEW C. MASON\*  
JAMES D'ALTON MURPHY\*  
KATHLEEN L. ROYLE \*  
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:  
JAMES D'ALTON MURPHY  
DIRECT DIAL: 203-571-6309  
jmurphy@gregoryandadams.com

February 28, 2022

### **To be delivered by hand**

Village District Design Advisory Committee  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897  
Attn: Mr. Michael Wrinn – Director of Planning and Land Use Management

Re: Glengate Company and Jared Martin EPC, LLC – VDDAC Application  
Premises: 47 Old Ridgefield Road, (Assessor's Map #73 Lot 40), Wilton, CT.

Dear Members of the Committee:

My firm represents Glengate Company and its affiliate, Jared Martin EPC, LLC (collectively the “Applicant”). Jared Martin EPC has entered into contract to purchase the above-referenced Premises (the “Property”), and it is the intention of Jared Martin EPC to lease the premises to Glengate. The Property is currently owned and occupied by Bankwell, and they utilize the first floor, totaling 5,175 sq. ft. of interior space, as a bank branch with vault, teller windows, drive-thru, large conference room, training room, and breakout rooms. Bankwell currently uses the second floor, totaling 4,813 sq. ft. of interior space, as office space complete with desks, individual offices, and meeting rooms.

The Applicant seeks to convert the first floor of the Property to a retail sales center and showroom, and the Applicant will continue to use the second floor as office space. The Applicant proposes two changes to the building exterior: (1) the addition of a retail display window on the eastern facade of the building, facing Hubbard Road, and (2) the alteration of two windows, on the northern side of the building, facing Old Ridgefield Road. There are no other proposed changes to the exterior at this time.

The proposed retail display window will have an exterior glass window, 11 ft. by 7 ft., and the window will have a 6 ft. by 2 ft. semi-opaque vinyl decal of Glengate's logo applied to the interior of the window.

The proposed decal complies with section 29-8.A.7.b(1) of the Wilton Zoning Regulations in that it will not exceed twenty-five (25%) percent of the area of the window. The Applicant intends to change the proposed retail display on a seasonal basis to reflect different offerings from their vendors. The proposed display will be lit with a variety of interior-mounted light fixtures. These light fixtures will generally include overhead and inward-facing lights. The number and type of lights used in the interior display (i.e. focused, accent, and/or decorative) will change seasonally with the display, and with the seasonally available ambient light, to best showcase the products sold by the Applicant. None of the lights in the interior display area will be pointed directly outwards.

The second proposed exterior change is the alteration of existing windows on one face of the northern side of the building. The Applicant proposes converting two sets of lower, rectangular panes into single rectangular panes for a better view of planters and/or jardinières, which will contain plant and floral arrangements that the applicant intends to highlight, and these planters and/or jardinières and their arrangements will be visible from the exterior.

In accordance with Section 29-9.J.2.a of the Zoning Regulations, and pursuant to the requirements of the VDDAC application checklist, I enclose copies of each of the following, in addition to the Village District Design Advisory Committee Application:

1. Property Survey prepared by Ryan and Faulds, dated April 8, 2006.
2. Property Survey prepared by Ryan and Faulds, dated November 23, 1999, on file as Map #5307 in the Wilton Town Clerk's Office.
3. Existing Ground Floor Plan.
4. Existing Second Floor Plan.
5. Programmatic Layout – Ground Floor, prepared by Glengate, dated February 11, 2022.
6. Programmatic Layout – Second Floor.
7. Existing Eastern Facade
8. Rendering of Proposed Retail Display Window
9. Glengate Company Logo
10. Existing Conference Room Windows
11. Rendering of Proposed Customer Presentation Room Windows with Pedestal Displays
12. North Elevation
13. West Elevation
14. Southwest Elevation
15. Southeast Elevation
16. East Elevation
17. Hubbard Road Streetscape
18. Old Ridgefield Road Streetscape - Northwest
19. Old Ridgefield Road Streetscape – Northeast
20. Bankwell Legal Interest in Property
21. Authorization Letter signed by Bankwell, as Property Owner
22. Authorization Letter signed by Glengate, as Applicant

February 28, 2022

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23. Authorization Letter signed by Jared Martin EPC, LLC, as Applicant

24. List of Project Professionals

Respectfully submitted,  
Gregory and Adams, P.C.

By: James D'Alton Murphy /K0  
James D'Alton Murphy

JDAM/dc

Enclosures

cc: Planning and Zoning Commission – ATTN: Planning Director Michael Wrinn  
Jordan Scott, Jason Scott, and Brandon Jones – Glengate Company  
Jordan Scott and Jason Scott – Jared Martin EPC, LLC

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**WILTON PLANNING AND  
ZONING COMMISSION**

**ARCHITECTURAL REVIEW BOARD/VILLAGE  
DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION**

Glengate Company Jared Martin EPC, LLC	c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT				
<b>APPLICANT'S NAME</b>	<b>ADDRESS</b>				
Bankwell Bank	c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT				
<b>OWNER'S NAME</b>	<b>ADDRESS</b>				
47 Old Ridgefield Road	WC				
<b>PROPERTY LOCATION</b>	<b>ZONING DISTRICT</b>				
530.7	1863	258	73	40	.512 Acres
<b>WLR</b>	<b>VOLUME</b>	<b>PAGE</b>	<b>TAX MAP #</b>	<b>LOT #</b>	<b>ACREAGE</b>

**THE FOLLOWING MATERIALS ARE REQUIRED:**

\* Please see **SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID** at:

**Application Forms / Materials | Wilton CT**

\* All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item. Maps should be **folded, not rolled** — 11" x 17" Plan Copies

**ELECTRONIC SUBMISSION OF ALL APPLICATION MATERIALS (CONSOLIDATED INTO  
1 OR 2 PDFs MAXIMUM), emailed to: [michael.wrinn@wiltonct.org](mailto:michael.wrinn@wiltonct.org) & [daphne.white@wiltonct.org](mailto:daphne.white@wiltonct.org)**

- i. An application form;
- ii. A statement describing the proposed project (use page 2 or attach separate sheet);
- iii. The following plans, where applicable, based on the nature of the proposed project:

☒ 1. An A-2 survey for any proposal involving the physical enlargement of a building, structure, parking area and/or vehicle access aisle.

☒ 2. A site plan drawn at a scale of no greater than 1" = 60', incorporating an A-2 survey (where required), of the property sufficient to show the location of:

- a. wetlands, upland buffers, watercourse and flood zones, if any;
- b. existing and/or proposed buildings and appurtenances thereof;
- c. existing and/or proposed parking accommodations;
- d. existing and/or proposed lighting
- e. existing and proposed buffer strips and landscaping;
- f. access and egress details for pedestrian and vehicular traffic;
- g. existing and/or proposed signs, and
- h. adjacent roads, curb cuts, and width of rights-of-way and travel way.
- i. easements, regulatory setbacks, historic covenants or other historic assets.

☒ 3. Floor plans at each level showing the basic divisions of the building, all entrances, exits and loading and service areas.

☐ 4. A description of the architectural vernacular of proposed construction and its architectural relationship to other buildings within 500 feet.

☒ 5. Elevation drawings of all sides of the building, with dimensions, finish materials, fixtures, lighting, signage, landscape and colors indicated.

- ☐ 6. Samples of all finish materials to be used on the exterior of the building.
- ☐ 7. A roof plan showing all mechanical equipment, vents, hatches, skylights, solar arrays, wind turbines, green roofing etc., and the type and extent of screening to be provided.
- ☐ 8. A signage plan with a scaled drawing showing the design of any proposed signage, including dimensions (length, width, height), a drawing of sign design and content, colors of sign, materials for construction and illumination, together with a site plan showing location of proposed free-standing sign and/or building elevations showing location and proportions of wall signs.

**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.

Glengate Company and Jared Martin LLC, by their Agent, Gregory and Adams, P.C.

By: <u>James D'Alton Murphy /cc</u>	February 28, 2022	203-762-9000
APPLICANT'S SIGNATURE	DATE	TELEPHONE
James D'Alton Murphy		

Bankwell Bank by its Agent, Gregory and Adams, P.C.

By: <u>James D'Alton Murphy /cc</u>	February 28, 2022	203-762-9000
OWNER'S SIGNATURE	DATE	TELEPHONE
James D'Alton Murphy		

**PROJECT NARRATIVE:**

## GREGORY AND ADAMS, P.C.

PAUL H. BURNHAM  
DANIEL L. CONANT  
SUSAN L. GOLDMAN  
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J. CASEY HEALY  
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PLEASE REPLY TO SENDER:  
JAMES D'ALTON MURPHY  
DIRECT DIAL: 203-571-6309  
jmurphy@gregoryandadams.com

February 24, 2022

**By E-Mail Only**  
Glengate Company  
221 Danbury Road  
Wilton, CT 06897

Re: Glengate Company - Land Use Applications to the Town of Wilton  
Premises: 47 Old Ridgefield Road, Wilton, Connecticut

Various Land Use Commissions and Boards in the Town of Wilton require written authorization from the applicant authorizing Gregory and Adams, P.C. to act as its agent in connection with the above referenced matter. Please sign a copy of this letter as applicant and return it to me by email.

Very truly yours,

*James D'Alton Murphy*  
James D'Alton Murphy

JD'AM/ko

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with matters involving the property located at 47 Old Ridgefield Road, Wilton, Connecticut before the Land Use Commissions and Boards of the Town of Wilton.

*Jordan M Scott*

By: *Jan M. Scott*

Its:  
Duly Authorized

*President*

## GREGORY AND ADAMS, P.C.

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DIRECT DIAL: 203-571-6309  
jmurphy@gregoryandadams.com

February 24, 2022

### By E-Mail Only

Jared Martin EPC, LLC  
62 Andrassy Avenue  
Fairfield, CT 06824

Re: Jared Martin EPC, LLC - Land Use Applications to the Town of Wilton  
Premises: 47 Old Ridgefield Road, Wilton, Connecticut

Various Land Use Commissions and Boards in the Town of Wilton require written authorization from the applicant authorizing Gregory and Adams, P.C. to act as its agent in connection with the above referenced matter. Please sign a copy of this letter as applicant and return it to me by email.

Very truly yours,

*James D'Alton Murphy*  
James D'Alton Murphy

JD'AM/ko

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with matters involving the property located at 47 Old Ridgefield Road, Wilton, Connecticut before the Land Use Commissions and Boards of the Town of Wilton.

*Jordan M Scott*

By: *[Signature]*

Its:  
Duly Authorized

*MANAGING MEMBER*

## GREGORY AND ADAMS, P.C.

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DIRECT DIAL: 203-571-6309  
jmurphy@gregoryandadams.com

February 24, 2022

### By E-Mail Only

Bankwell Bank  
258 Elm Street  
New Canaan, CT 06840

Re: Land Use Applications to the Town of Wilton  
Premises: 47 Old Ridgefield Road, Wilton, Connecticut

Various Land Use Commissions in the Town of Wilton require written authorization from the property owner of 47 Old Ridgefield Road, Wilton, Connecticut authorizing Gregory and Adams, P.C. to act as its agent in connection with the above referenced matter. Please sign a copy of this letter as owner and return it to me by email.

Very truly yours,

*James D'Alton Murphy*  
James D'Alton Murphy

JD'AM/ko

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with matters involving its property located at 47 Old Ridgefield Road, Wilton, Connecticut before the Land Use Commissions of the Town of Wilton. This authorization does not apply to any other properties owned by Bankwell.

Bankwell Bank

By: *Laura J. Waitz*

Its:

Duly Authorized  
*Executive Vice President*  
*Chief Operating Officer*



**Glengate Company**

**Applications for Land Use Approvals**

**Premises: 47 Old Ridgefield Road, Wilton, CT**

**List of Project Professionals**

- |              |   |
|--------------|---|
| 1. Applicant | Glengate Company<br>Jared Martin EPC, LLC<br>c/o Gregory and Adams, P.C.<br>190 Old Ridgefield Road<br>Wilton, CT 06897<br>(203) 762-9000   |
| 2. Owner     | Bankwell Bank<br>c/o Gregory and Adams, P.C.<br>190 Old Ridgefield Road<br>Wilton, CT 06897<br>(203) 762-9000   |
| 3. Surveyor  | Mr. Douglas R. Faulds<br>Ryan and Faulds Land Surveyors<br>11 Grumman Hill Road<br>Wilton, CT 06897<br>(203) 762-9492   |
| 4. Attorney  | James D'Alton Murphy, Esq.<br>Kathleen L. Royle, Esq.<br>Gregory and Adams, P.C.<br>190 Old Ridgefield Road<br>Wilton, CT 06897<br><a href="mailto:jmurphy@gregoryandadams.com">jmurphy@gregoryandadams.com</a><br><a href="mailto:kroyle@gregoryandadams.com">kroyle@gregoryandadams.com</a><br>(203) 762-9000 |