

GREGORY AND ADAMS, P.C.

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ESTABLISHED 1964

WWW.GREGORYANDADAMS.COM

J. CASEY HEALY
OF COUNSEL

JULIAN A. GREGORY
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THOMAS T. ADAMS
(1929 - 2015)

PLEASE REPLY TO SENDER:
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* ALSO ADMITTED IN NEW YORK
* ALSO ADMITTED IN VERMONT

February 29, 2024

Via E-mail and Hand Delivery

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

Re: Wilton Campus 1691, LLC – Redevelopment of Property
Premises: 15-21 River Road, Wilton, CT

Dear Mr. Chairman and Members of the Committee:

I enclose the following materials in support of Wilton Campus 1691, LLC's proposed redevelopment of the referenced Premises:

1. Village District Design Advisory Committee pre-application.
2. Boundary and Topographic Survey (Sheets 1-3) prepared by Valley Land Services, Inc. dated July 12, 2022, and revised October 4, 2023.
3. Design Package dated February 29, 2024.
4. Authorization letter signed by Nicholas Brown on behalf of Wilton Campus 1691, LLC.

We request a pre-application review be held by the Committee during its next meeting scheduled for March 7, 2024, and look forward to presenting these materials to the Committee.

Respectfully submitted,
Gregory and Adams, P.C.

By: */s/ J. Casey Healy*
J. Casey Healy

Village District Design Advisory Committee
February 29, 2024
Page 2 of 2

JCH/ko

Enclosures

cc: Mr. Nicholas Brown – Wilton Campus 1691, LLC
Craig Flaherty, P.E. – Redniss & Mead
Mr. Matt Renauld – Mahan Rykiel
Mr. Mark Grocki - VHB
Ahmed Aly and Brian O'Connor, AIA – Cube 3

**WILTON PLANNING AND
ZONING COMMISSION**

**PRE-APPLICATION - VILLAGE
DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION**

Wilton Campus 1691, LLC			c/o Gregory and Adams, P.C., 190 Old Ridgefield Rd.,		
APPLICANT'S NAME			ADDRESS Wilton, CT		
Wilton Campus 1691, LLC			c/o Gregory and Adams, P.C., 190 Old Ridgefield Rd.,		
OWNER'S NAME			ADDRESS Wilton, CT		
15-21 River Road			WC		
PROPERTY LOCATION			ZONING DISTRICT		
1) 5214	2311	53	73	25-1	6.76
2) 5214	2311	53	73	25-4	5.44
WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE

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 & 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.

* To be provided under separate cover

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.

Wilton Campus 1691, LLC by its Agent, Gregory and Adams, p.c.

J. Casey Healy / CO

February 29, 2024 203-762-9000

APPLICANT'S SIGNATURE

DATE

TELEPHONE

Wilton Campus 1691, LLC by its Agent, Gregory and Adams, P.C.

J. Casey Healy / CO

February 29, 2024 203-762-9000

OWNER'S SIGNATURE

DATE

TELEPHONE

PROJECT NARRATIVE:

The proposed redevelopment of the property at 15 to 21 River Road in Wilton Center will include: (i) the removal of the retail and office building at 15-21 River Road; (ii) the replacement of said building with a new building consisting of retail on the street level and apartments on the upper four floors and (iii) the construction of a new apartment building along the southern portion of the property that abuts the Avalon property that is currently a parking area.

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February 28, 2024

By E-Mail Only

Wilton Campus 1691, LLC
c/o Mr. Nicholas Brown

Re: Wilton Campus 1691, LLC – Land Use Applications
Premises: 15 and 21 River Road, Wilton, Connecticut

Dear Mr. Brown:

As you know, we are in the process of preparing land use applications to various Town of Wilton and State of Connecticut and other government agencies, if applicable. These agencies require written authorization from the applicant and owner authorizing Gregory and Adams, P.C to act as its agent in connection with any and all land use matters involving the subject Premises. Please sign a copy of this letter as applicant and owner and return it to me by email.

Very truly yours,

/s/ J. Casey Healy

J. Casey Healy

JD'AM/ko

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

Wilton Campus 1691, LLC



By: _____
Nicholas Brown
Vice President