

10-0969-020A
September 29, 2023

Mr. Joseph P. Ouellette
Executive Director
Office of State Traffic Administration
Department of Transportation
2800 Berlin Turnpike
P. O. Box 317546
Newington, CT 06131-7546

Re: **Major Traffic Generator Administrative Decision Request/Checklist
ASML – Cafeteria Expansion
77 Danbury Road (U.S. Route 7)**

Dear Mr. Ouellette:

Enclosed for your review is the “Major Traffic Generator (MTG), Administrative Decision (AD) Request/Checklist” and supporting materials for the proposed Cafeteria Expansion located on the ASML campus in Wilton, CT.

This application has been prepared in response to the Notice to Cease Construction for the Cafeteria Expansion project received on September 27th. ASML has instructed us to offer their sincere apology for this issue and would greatly appreciate OSTA’s review of this abbreviated application including only the cafeteria to expedite their ability to continue construction. The OSTA AD request that was submitted on September 1st included the Materials Intake Control Center (MICC) expansion, which is proceeding through the Town approval process with the next hearing scheduled for October 23rd and approval not expected in November. All materials available for this application have been included and additional required information will be provided as soon as possible to facilitate OSTA’s review.

Project Background & Scope

The ASML campus is certified by OSTA under the Certificate 347 series, AD 513 (OSTA No. 161-1606-01) and AD 519 (OSTA No. 161-1802-01). OSTA AD 513 was approved on April 13, 2018, for parking expansion on the ASML campus. Subsequently, OSTA AD 519 was approved on June 5, 2018, to add one level to the parking garage approved under AD 513 and construct two buildings additions, which allowed for 378,576 square feet of manufacturing and associated administration and office uses with 1,222 parking spaces.

Given the duration of time that has transpired since the last OSTA approval in 2018, Tighe & Bond obtained information representing the existing building sizes and parking spaces within the certified boundary. Based on record information and approved development by the Town of Wilton, the existing ASML campus contains 368,263 square feet of building area and 1,156 parking spaces, 10,313 square feet and 66 parking spaces less than the approved development under OSTA AD 519. The loss of 66 parking spaces is due to the new parking garage driveway internally on the site located in the northeast corner of the ASML campus. An OSTA AD Application Package for the new driveway was submitted to OSTA and received a response from OSTA stating that action was not required (See email attached). Access to the ASML campus from the roadway network is and will continue to be via the existing driveway on Danbury Road at the signalized intersection across from Grumman Hill Road.



The proposed work on the ASML campus under this application includes the construction of a cafeteria expansion in the southwest corner of the existing building adding 20,379 square feet. Following construction, the 77 Danbury site will contain 388,642 square feet of manufacturing and associated office and administrative space. The parking on campus will remain unchanged through the construction of the cafeteria with 1,156 spaces on site.

Based upon Cafeteria Expansion being within the existing ASML Campus OSTA certified area, OSTA has regulatory authority over the project. Considering that the proposed Cafeteria Expansion is not expected to significantly increase site generated traffic or result in a change of land use, the project falls within the provisions for an Administrative Decision as detailed in the attached documentation and checklist.

Site Plan & Site Location Plan (OSTA AD Checklist Item I & II)

The OSTA Overall Site Plan (OSP-1) and Site Location Plan (Figure 1) prepared in accordance with the checklist standards are enclosed.

Traffic Information (Checklist Item III)

The proposed Cafeteria expansion is not expected to significantly increase site traffic. It will service the existing campus population. Therefore, no additional traffic information is required.

Complete Streets Checklist (Checklist Item IV)

The proposed cafeteria expansion is not expected to result in a significant increase in pedestrian or bicycle activity as it will service the existing campus population. Pedestrian access to the ASML campus is currently provided via sidewalks along Danbury Road (US Route 7) and sidewalks existing on the ASML campus. Parking for bicycles is provided on campus.

Drainage Information (OSTA AD Checklist Item V)

As detailed in the OSTA AD Drainage Checklist, the proposed development is not expected to significantly impact state drainage facilities and, therefore, additional drainage information is not required. It is important to note that drainage signoff has been received from the District Drainage Engineer. Drainage signoff from the Town Engineer has been requested and will be provided upon receipt.

Planning and/or Zoning Approval (Checklist Item VI)

Town of Wilton Planning & Zoning approval for the project is attached. An email from Michael Wrinn, the Town of Wilton Planning and Zoning Director, outlining the approved square footage and parking is also included. It is important to note that the Town approval allows for 1,193 parking spaces on-site, while the site includes 1,156 parking spaces as described in the Project Background & Scope section of this letter.

Local Traffic Authority Concurrence (Checklist Item VII)

The Town of Wilton Local Traffic Authority (LTA) contact, Mr. Thomas Conlan, Chief of Police, has been copied on this submission. Written concurrence by the Town of Wilton LTA will be requested and provided upon receipt.

Rail ROW Fence Assessment

A railroad right-of-way fencing assessment will be performed and the results will be provided on a revised Overall Site Plan as soon as possible.

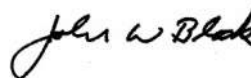
Should you have any questions or require any additional information, please contact us.

Sincerely,

TIGHE & BOND, INC.



Craig D. Yannes, PE, PTOE, RSP1
Project Manager



John W. Block, PE, LS
Senior Vice President

Copy: Mr. Thomas Conlan, Town of Wilton Local Traffic Authority Contact & Chief of Police

Enclosures: ASML Driveway Revision No Action Email (Dated 09/14/2022)
Application Checklist
OSTA Overall Site Plan (OSP-1, Dated 09/29/2023)
Site Location Plan (Figure 1)
Town Planning & Zoning Approval and Supplemental Email
Signoff from District Drainage Engineer

J:\VA\0969 ASML\020_Campus Master Plan\Reports\OSTA AD (Cafe)\2023_09_29 - ASML Cafeteria OSTA AD Request.docx



Craig D. Yannes

From: Flannery, Eamon P. <Eamon.Flannery@ct.gov>
Sent: Wednesday, September 14, 2022 12:33 PM
To: Craig D. Yannes
Cc: Pothering, Ryan J
Subject: OSTA MTG (#1) #161-2209-01 New MTG Application ASML - Site Circulation Revisions received! - Wilton
Attachments: AD 519.pdf; AD 519 Plan.pdf

[Caution - External Sender]

Good afternoon Craig, hope all is well.

Our office is in receipt of your Administrative Decision (AD) application for the subject site. This site was previously approved under AD 519, which I have attached for your reference.

The recently submitted site plan indicates that the site will be revised to provide an internal accessway to the rear of the site, resulting in a net parking reduction.

Considering the site is still within the building and parking parameters approved under AD 519, there are no land use changes or expansions, and the internal site revisions will not impact the traffic distribution on the State highway, the proposed site changes do not require OSTA regulation at this time.

You may use this email for your records. If you need something more formal, please let me know. Thank you

Eamon

Eamon Flannery, P.E. | Transportation Engineer 3
Connecticut Department of Transportation
The Office of the State Traffic Administration
(860) 594 – 3022
[*Eamon.Flannery@ct.gov*](mailto:Eamon.Flannery@ct.gov)



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone: (860) 594-3020

June 5, 2018

Scott F. Hesketh, P.E.
F. A. Hesketh & Associates, Inc.
6 Creamery Brook
East Granby, CT 06026

OSTA #161-1802-01

Dear Mr .Hesketh:

Subject: Town of Wilton
Previously Issued: Certificate 347 Series; Administrative Decision 513
Current Proposal: Add One Level to Parking Garage and Construct Two Building Additions
Street Address: 77 Danbury Road
Current Owner: ASML US, Inc.
Administrative Decision No. 519

A review of your March 1, 2018 request for an Administrative Decision regarding the subject expansion not previously considered under the Certificate 347series and Administrative Decision (AD) 513, including the latest follow-up information received on May 15, 2018, has been completed.

It was determined that the proposed building expansions of 29,278 and 44,731 square feet of manufacturing space, the demolition of 10,349 square feet of existing manufacturing space, and the addition of one level(142 parking spaces) to the parking garage considered under AD 513, will not substantially affect state highway traffic operations in the area. Chief John P. Lynch , the Local Traffic Authority representative for the Town of Wilton, concurred with these findings on April 10, 2018. Consequently, on June 5, 2018 an Administrative Decision was rendered that formal action by the Office of the State Traffic Administration (OSTA) under Section 14-311 of the General Statutes of Connecticut regarding the proposed redevelopment is not required. The decision was based, in part, on the enclosed plan prepared by F.A. Hesketh and Associates entitled "OSTA Master Plan prepared for ASML us, Inc.; 77 Danbury Road; Wilton, Connecticut"," Sheet Number 1 of 1, dated February 19, 2018 and last revised May 28, 2018.

The Administrative Decision shall not be effective unless:

1. A copy of this letter has been filed on the municipal land records, in accordance with the enclosed procedures, **and this office has received a copy of the recorded letter, and**
2. The 29,728 square foot expansion as represented on the referenced plan receives local planning and zoning approval within two (2) years of the date of this letter, **and this office receives written confirmation from the Town regarding such approval.**

Upon satisfaction of item 1 above, this office would have no objection to the issuance of any building or foundation permits associated with additional garage level or the 44,731 square foot building expansion. Upon satisfaction of both items 1 and 2 this office would have no objection to the issuance of building or foundation permits for the additional 29,278 square foot building expansion. The Department's District 3 Maintenance Office at 140 Pond Lily Avenue, New Haven, CT 06515 (Attn: Mr. Daniel A. DiReinzo, (203) 389-3002) must be contacted prior to the start of construction to determine if an encroachment permit will be needed for any incidental work within the State right-of-way.

Subsequent to the expansion, the allowable overall development within the OSTA certifiable area will consist of 378,576 square feet of manufacturing space with 1222 parking spaces. Any future expansion or proposed land use changes shall only be allowed subject to review by this office and, if necessary, formal OSTA action.

Sincerely,

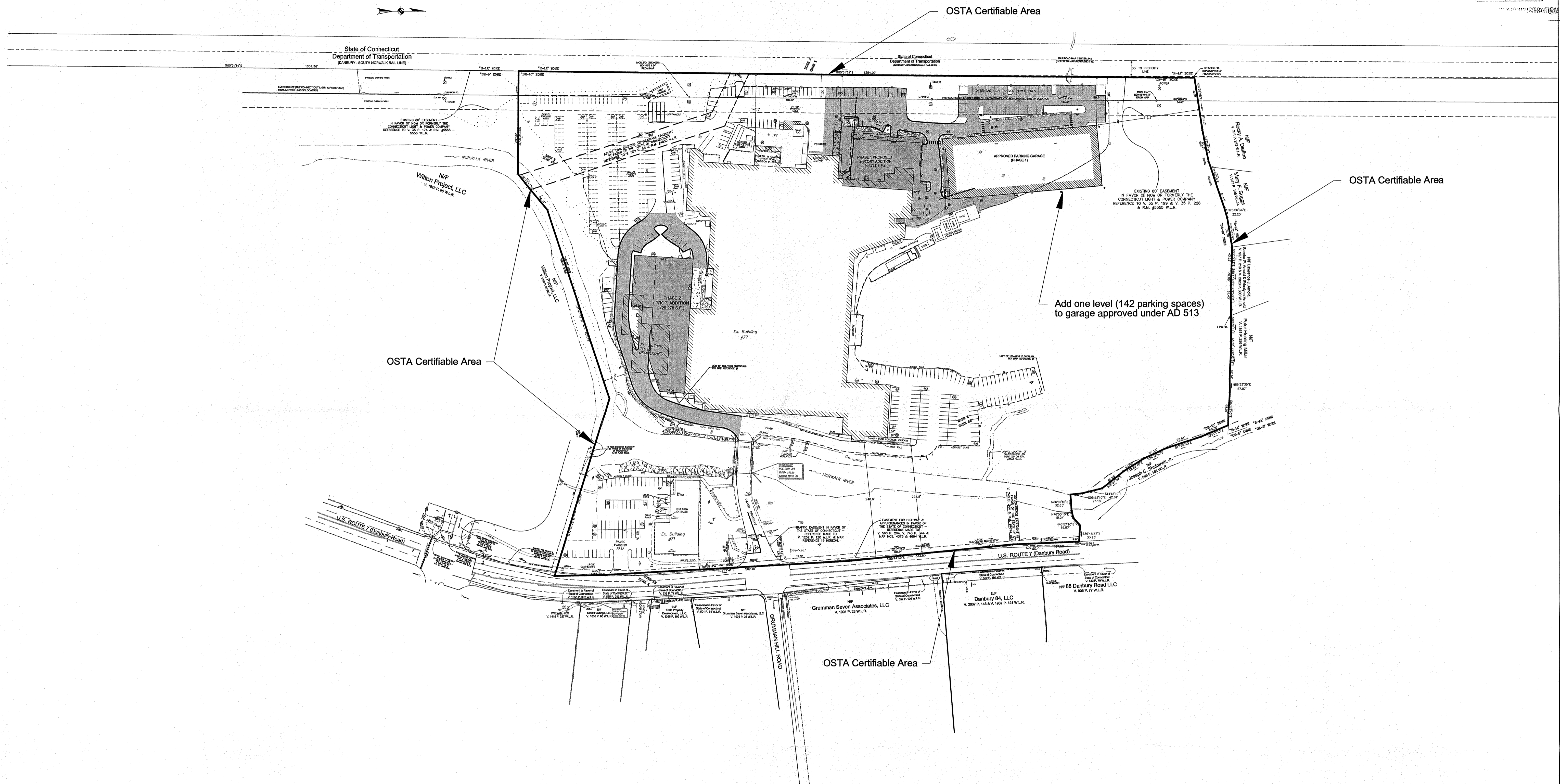


David A. Sawicki
Executive Director
Office of the State Traffic Administration

Enclosures

Copy to: John P. Lynch – john.lynch@wiltonct.org -plan attached
Robert Root – robert.root@wiltonct.org-plan attached
Ervin Ozolins- Ervins.Ozolins@asml.com plan attached
Scott F. Hesketh, P.E. – shesketh@fahesketh.com – original to be mailed

PLAN APPROVED
JUN 0 5 2018



PLAN APPROVED
JUN 0 5 2018
STATE TRAFFIC ADMINISTRATION

LAND USE TABLE			
LAND USE	DEVELOPMENT ALLOWED UNDER CERT. 347-C & AD 513	EXISTING DEVELOPMENT	DEVELOPMENT ALLOWED UNDER PROPOSED A.D.
MANUFACTURING	314,916 S.F.	314,916 S.F.	+74,069 S.F. -10,349 S.F.
PARKING	1,080 SPACES	1,080 SPACES	+142 SPACES
			378,576 S.F. 1,222 SPACES

Revisions:

No.	Date	Description
1	5-07-18	OSTA Comments 5-07-18
2	5-28-18	OSTA Comments 5-28-18

OSTA MASTER PLAN
PREPARED FOR
ASML US, INC.
77 DANBURY ROAD
WILTON, CONNECTICUT
Date: 02/19/18 Drawn by: CAD Job no: 17166
Checked by: SFH Sheet no: 1 OF 1
Scale: 1" = 100'

**OSTA
MP-1**



F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-8600
www.fahsketh.com · malm.fahsketh.com
Civil & Traffic Engineers · Surveyors · Planners · Landscape Architects



STATE OF CONNECTICUT
 OFFICE OF THE STATE TRAFFIC ADMINISTRATION
 DEPARTMENT OF TRANSPORTATION
 2800 BERLIN TURNPIKE, P.O. BOX 317546
 NEWINGTON, CT 06131-7546
 Email: DOT.OSTA@ct.gov



**MAJOR TRAFFIC GENERATOR
 ADMINISTRATIVE DECISION REQUEST/CHECKLIST**

(To be used where no State highway or State railroad right-of-way mitigation/safety measures are proposed)

Date: 9/29/2023

(PLEASE FILL OUT COMPLETELY)

DEVELOPMENT INFORMATION

Name of Facility: ASML - Cafeteria Expansion

Location (complete street address; if none, provide map/block/lot information): 77 Danbury Road (U.S. Route 7)

Town and Zip Code: Wilton 06897

Proposed Gross Floor Area (GSF) and Land Use of Expansion: +20,379 SF

Proposed GSF and Land Use of Land Use Change (i.e. xx retail to xx office, etc.): N/A

Total Gross Floor Area Categorized By Land Use: 388,642 SF of Manufacturing Office Uses

Existing Parking Spaces 1156 Parking Spaces Added by Expansion/Land Use Change: 0

Total Parking Spaces: 1156 Number Designated Handicapped: 27

LAND OWNER INFORMATION

Corporate Name*: ASML US, LLC

Contact for Written Correspondence: Patrick van den Bogaard

Address: 77 Danbury Road

Town, State & Zip Code: Wilton, CT 06897

Phone: 203-451-1839

Land Owner's E-Mail: patrick.van.den.bogaard@asml.com

CONSULTANT INFORMATION

Firm: Tighe & Bond

Name: Craig D. Yannes, PE, PTOE, RSP1

Address: 1000 Bridgeport Avenue, 3rd Floor

Town, State and Zip Code: Shelton, CT 06484

Phone: 203-712-1114

E-Mail: CDYannes@tighebond.com

* As noted in the municipal land records. If there is more than one land owner, a separate form shall be provided for each.

ADMINISTRATIVE DECISION SUBMISSION GUIDELINES

- All of the information listed below shall be submitted for the review of new major traffic generators that do not substantially affect the State highway system or a railroad crossing within the State railroad right-of-way (i.e. mitigation or safety measures regarding State highways or a railroad crossing within the State railroad right-of-way are not necessary to accommodate traffic generated by the new major traffic generator).
- The information is also required for the review of proposed expansions or land use changes to existing major traffic generators that predate the Office of the State Traffic Administration (OSTA) certification process and those that were previously certified that do not substantially affect the state highway system.
- The OSTA considers all lots created from the subdivision of a single larger lot as being used for a single development purpose and thus the subdivision will be subject to OSTA regulation under 14-311c if the sum of the full build development on all the lots will equal or exceed the OSTA MTG square footage or parking triggers. If P&Z approval is not granted for a full build development, then the municipal planner must be consulted to determine what a reasonable full build out is for the vacant lots. In lieu of P&Z approval for the vacant lots, the municipal planner will need to confirm that what is submitted to OSTA represents a reasonable full build. The traffic impact study must be based on this full build for the subdivision.

If improvements or changes to the State highway system or a railroad crossing within the State railroad right-of-way are being proposed to mitigate the impact of the traffic associated with a new major traffic generator or a proposed expansion or land use change to an existing major traffic generator then the development will be considered to have a substantial impact on the state highway system. **DO NOT USE THIS CHECKLIST.** Formal OSTA action will be required and a major traffic generator certificate application and the information on its associated checklist must be submitted.

An electronic copy of the information checked-off below plus any additional information deemed appropriate to the development shall be submitted to the "[DOT OSTA Major Traffic Generator Submission](#)" SharePoint page. All required information shall be electronically submitted in PDF format, and if applicable, any traffic/drainage related files should be provided in the original analysis data format. Electronic submissions should follow OSTA filing naming conventions provided at the end of the document. An additional set of submittals should be forwarded by the developer to the Local Traffic Authority of each involved municipality.

Consultant engineers may request access to the SharePoint page by e-mailing DOT.OSTA@ct.gov.

The request will not be considered complete, and the review of the proposed development will not begin until all applicable information is received.



I. Site Plan

An overall site plan showing the entire OSTA certifiable area, including the Administrative Decision (AD) review area uniquely identified as such, shall be provided, sized to fit on a single 2' x 3' plan sheet, that identifies:

- All buildings (including gross floor area and land use for each);
- Parking spaces;
- Property lines;
- Internal connections to abutting properties;
- Names of all property owners (including the abutting property owners);
- The complete street address(es) for all properties within the certifiable area. If street address information is not available, show map / block / lot information. An aerial photograph may be used; and,
- Intersection Sight Distances (ISD) that will be provided and maintained for any existing and proposed drives onto a State highway that were not part of a previous OSTA certificate or AD. The ISD shall be shown directly on the drives out to its full extent.

The entire OSTA certifiable area shall include all parcels whose traffic must use the review development's access drive(s) and shall be distinguishable by a distinct peripheral property line with the call out "OSTA Certifiable Area". Refer to the [OSTA website](#) to view sample overall site plans.



If any State highway driveway ISD encroaches on property not owned by the AD developer, provide written confirmation from the adjacent property owner that they are willing to grant the easement. The AD will contain a stipulation that no building or foundation permit shall be granted until the sightline easement has been granted.



II. Site Location Plan - show State highways, municipal roads, transit networks (include train stations, bus stops), and any bicycle or pedestrian facilities/routes in the vicinity of the site.



III. Traffic Information – Contact the CTDOT Trip Analysis Unit at Gary.Sojka@ct.gov with any questions regarding trip generation or distribution. The amount of information required will be based on the expected number of new trips associated with the development / expansion / land use change.



If 50 or fewer new trips, submit only information noted in Item D-1 below.



If more than 50 but less than 100 new trips, submit all information noted under Item C below as well as the information noted in Item D-1 and D-2 for all site driveways.



If approximately 100 or more new trips, or 50 or more new trips to an individual intersection left turn movement, then submit all information noted under Items A through G below for site access driveways and any other intersections where approximately 100 or more new trips are being added, or 50 or more new trips to an individual intersection left turn movement.

A. Existing Traffic Volumes

- 1. Flow diagrams showing the appropriate existing peak hour traffic volumes for the proposed development, inclusive of all site drives. Diagrams must indicate date of submission and date of existing traffic count.
- 2. Identify the hours of the day, day of week and how the peak hours were determined in relation to the proposed development.
 - The weekday morning / afternoon and weekend midday peak hours are the most typical time periods analyzed. Depending on the type of proposed development, all or some combination of these hours will be required. In some cases, the peak hour of the generator may be needed (e.g. movie theater – evenings, school – dismissal peak).
 - Approach volumes must be totaled and checked for accuracy before submission. Traffic volumes between intersections shall be balanced or an explanation for the break in traffic flow provided.
 - Areas experiencing a significant recreational peak (i.e. theaters, sporting events, concerts, etc.) shall be counted during the peak season. When this is not possible, traffic volumes may be seasonally adjusted to reflect the heaviest peak hour volume.

B. Background Traffic

- 1. Identify other developments, including those previously approved by the OSTA, or pending, but not yet operational and include their volume in the background traffic.
- 2. Identify any annual growth or seasonal adjustment factors used and justify their selection.
- 3. Provide flow diagrams showing the appropriate background peak hour traffic volumes for the proposed development as determined in the existing condition. Diagrams must indicate date of submission and date of background traffic. Background traffic flow diagrams must be consistent with existing traffic diagrams.
 - Approach volumes must be totaled and checked for accuracy before submission. Traffic volumes between intersections shall be balanced or an explanation for the break in traffic flow provided.
 - If there are overlapping intersections with a recently approved MTG, the combined traffic figures from the prior MTG shall be used as base traffic for the new project.

C. Trip Distribution

1. Provide flow diagrams showing the percent distribution of generated traffic, by direction, for each major road leading to the area and at all access points. Diagrams must include date of submission. Flow diagrams shall be consistent with the peak hours analyzed in the existing and background traffic conditions.
2. Provide a description of the methodology used to develop the trip distribution. Any differences in the approach and departure distribution shall be explained.

D. Site Generated Traffic / Combined Traffic Volumes

1. Submit a narrative regarding logic used for the trip generation.
2. Provide flow diagrams for the applicable peak hour(s) for the generated traffic volumes.
3. Provide flow diagrams for the applicable peak hour(s) for the combined traffic volumes (the sum of the background and generated traffic volumes). Diagrams must include date of submission and date of combined traffic.
- In most cases, trip generation data derived from the latest ITE Trip Generation Report will be acceptable. Approved CTDOT studies are currently utilized to derive trip generation data for super food stores and Dunkin' Donut's locations. Other studies will be taken into consideration but will be subject to approval.
 - Out parcels contained within retail developments shall utilize the most specific land use code available via ITE or other acceptable study data. For restaurants, indicate whether it is a fast-food or sit-down service and if a drive-up window is proposed.
 - Trip generation shall reflect a successful day, not abnormally high-peak periods such as holiday weekends.
 - For retail developments, Friday afternoon and Saturday midday peak are required study periods. For apartments, condominiums, hotels and motels, the number of 1-, 2- and 3-bedroom units, and the square foot area of each type of unit shall be noted. For hotels and motels, list the number of rooms.

E. Capacity Analysis, including all Synchro (Trafficware) files, input data, supportive computation sheets and/or charts shall be submitted. The format for the submitted analysis shall be in accordance with Transportation Research Board's Highway Capacity Manual (HCM 2016 or later). Inquiries about the format of the analysis may be directed to the Division of Traffic Engineering at DOT.TrafficEngineering@ct.gov. Analysis should be provided for intersections, interchanges, or expressways for the following time periods and traffic conditions:

1. Background Traffic and Combined Traffic – Analyze same peak hours as shown in the traffic flow diagrams.
2. Morning and afternoon peak hour of the generator, if different than the morning and afternoon peak hour of the adjacent highway.

F. Storage / Queue Analysis - The submission of a storage and / or queue analysis supporting the background and combined traffic capacity analysis provided under Sections III-E.1 and III-E.2 is usually necessary under the following conditions:

- 1. When exclusive turning lanes exist, there is potential through lane blockage of turn lane or visa verse.
- 2. When there is a potential for vehicular backups affecting operation of nearby intersections, major drives and / or nearby rail crossings.
- 3. When there is limited stopping sight distance on a signalized approach.
- 4. Off-ramp approaches to signalized intersections.
- 5. Other conditions may be identified during the review by the engineer which would require a storage / queue analysis.

G. Provide [UConn Crash Data Repository](#) and/or local police department information on the latest available three years of crash experience. A narrative for all existing site drives and off-site impacted locations on State highways, identifying any potential crash patterns, is required. A table of data or collision diagram may be used to show the crash history.

IV. Complete Streets Checklist (review of Pedestrian & Non-Motorized Road User Facilities)

- The following items shall be submitted for review:
- a. The anticipated pedestrian and/or bicycle travel generation to/from the proposed development.
 - b. A description of all pedestrian and bicycle accommodation features proposed. If no features are proposed, an explanation as to what features were considered and why they are not being pursued shall be provided.
 - c. Information on existing sidewalks and paths in the area and information on any sidewalk requirements.

For all public and private developments: Does the financing include State/Federal funding?
 Yes No

If “Yes”, then the [Connecticut Department of Transportation Bicycle and Pedestrian Travel Needs Assessment Form \(BPTNA\)](#) shall be completed and submitted.

V. Drainage Requirements

For developments not previously certified, that do not have frontage on a state highway or state railroad, no drainage information will be required. For those that do have frontage on a state highway, the amount of information required will be based on an assessment of the drainage impact to the state highway system associated with the development / expansion / land use change. See attached form “*OSTA Administrative Decision Request – Drainage*” to determine if this project will qualify for an exemption or if further drainage information as shown below will be required.

A. Drainage Report - A well-documented Drainage Report will facilitate the drainage review process. Failure to provide the Drainage Report will delay the review and approval process until the document is received. Inquiries regarding submissions may be directed to the Division of Bridges - Hydraulics and Drainage, at Michael.Hogan@ct.gov.

1. Locate the MTG site on an 8.5" x 11" excerpt of a USGS topographic quadrangle map (Scale 1:24,000). Indicate the quadrangle name and number on this plan.

2. Locate the MTG site on the relevant portion of the FEMA Flood Insurance Rate Map (FIRM) and Floodway Map. Indicate the panel number, scale and effective date of the map(s).

3. A detailed narrative specifically relating the proposed drainage design to existing State drainage facilities, (roadways, railroads, etc.), describing any potential impacts consequent to the proposed construction is required. The narrative must contain a definitive conclusion on whether there is any drainage impact to State facilities. The narrative should also include a discussion of existing and proposed drainage patterns.

It is desirable to maintain the existing drainage patterns. Diversions of storm runoff to State drainage facilities are generally not acceptable unless appropriate drainage rights are obtained from all affected downstream owners.

4. Contour plans depicting tributary drainage areas both within and, where applicable, beyond the MTG boundaries are required.

In some cases, the entire MTG site may drain away from the State transportation facility. In this instance, the report narrative identified in Item No. 3 above should so indicate. This will negate the requirement for drainage design computations; however, contour plans are still needed to verify the drainage patterns.

5. Submit drainage layout and details of existing and proposed storm sewer as well as hydraulic structure designs and their relationships to any adjacent State drainage facilities.

All proposed outlets connecting or discharging to State maintained facilities must be clearly indicated. Furthermore, existing State maintained drainage facilities that are located adjacent to development property and / or are potentially affected by the proposed construction must be shown on the plans. Copies of "as-built" plans showing the location of these State systems are acceptable providing that the appropriate pipe sizes, type of pipe, invert elevations, drainage structure types and top of frame elevations are shown, where required.

- 6. Existing and proposed drainage rights and easements of the MTG site and contiguous State properties must be identified on the plans and described in the drainage report narrative. If there are no existing drainage rights or easements recorded for the MTG or contiguous State property, the drainage report narrative must indicate same.

- 7. For development sites that:
 - connect or discharge to existing State drainage facilities – a., b., and c. below are required.
 - receive discharge from existing State drainage facilities – a. and b. below are required.
 - propose pavement widening on State roadways – a., b. and c. below are required.

- a. Supporting computations and electronic data files for gutter flow, storm sewer, hydraulic grade line (water surface profile) and outlet protection, as appropriate for the development.

- b. **An analysis, including computations and electronic data files for gutter flow, storm sewer, hydraulic grade line (water surface profile) and outlet protection, as appropriate for the State facilities, shall be performed to its terminus or to a distinct hydraulic control to verify its adequacy. This analysis must consider the relative times-to-peak of the site and State maintained drainage systems and is required even if a reduction in peak flows from the site itself is anticipated.**

- c. A visual inspection of the existing State drainage facilities (pipes and structures) shall be performed to verify its condition and documented. The condition of existing ditches and outlets of the State drainage systems shall also be field inspected to verify their stability, need for cleaning, and to ensure no erosion or sediment problems exist.

- 8. Design plans and computations (including electronic data files) for any proposed storm water detention (above or below grade), retention or infiltration facilities. These plans must indicate sizes, dimensions, elevations and construction materials for the facility and its proposed outlet. At a minimum, design requirements must meet the standards set forth in the Department's Drainage Manual.
 - Emergency overflows shall not be directed towards State infrastructures.
 - Where failure of these facilities could impact adjoining State systems or structures, an Inspection / Maintenance plan must be prepared by the developer. This plan, together with any formal agreements or related documents, are normally filed in the municipal land records.

- 9. Indicate the location and type of any features included in the proposed drainage design to treat storm runoff and thereby enhance storm water quality. Treatment shall be accomplished prior to discharging to State drainage systems.

- 10. For sites which contain regulated floodplain or floodway areas as defined by the relevant Flood Insurance Study documents, within their boundaries, the applicant must depict the limits of same on the development site plan(s). Additionally, any proposed encroachments within these regulated areas must be evaluated, at least in a qualitative sense, for potential impacts

upon upstream or downstream State facilities. Ultimately, a detailed hydraulic evaluation of floodplain or floodway encroachments may be required.

VI. Planning and / or Zoning Approval

- Provide a copy of local Planning and/or Zoning approval and date received, or documentation that it is not required. **If the Planning and/or Zoning approval does not specify the size of the development, land use and parking which has been approved, or does not reference a site plan with the same information, then written confirmation (e-mail will suffice) from the Planning and/or Zoning Office will also be required, specifically indicating what has been approved.**
- If approval is required, the municipality must be in receipt of an appropriate application prior to the submission of the AD request to the OSTA. If the approval has not been granted, a statement indicating the anticipated schedule for obtaining Planning and/or Zoning approval must be supplied. Upon approval, a copy thereof must be submitted (e-mail will suffice).

VII. Local Traffic Authority Concurrence

- Written confirmation from the Local Traffic Authority indicating concurrence with the assessment of no substantial impact to the state highway system contingent on the Department's agreement with said assessment must be provided (e-mail will suffice).

**OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA)
ADMINISTRATIVE DECISION REQUEST - DRAINAGE**

Name of Facility	Town	State Route(s)
ASML - Cafeteria Expansion	Wilton	U.S. Route 7 (Danbury Rd)

Location (complete street address; if none, provide map/block/lot information)

77 Danbury Road, Wilton, CT 06897

Stormwater Runoff (at least one of the following must be checked to qualify):

- The proposed project will not increase impervious area at the site.
- Stormwater runoff from the site does not drain nor is directed to State property or State owned/maintained drainage facilities.

Diversions (the following must be checked to qualify):

- Proposed drainage patterns on the site are maintained as closely as possible to the existing site conditions. No diversion of stormwater or stream flow is proposed that will potentially affect State or private property.

State Drainage System Modifications (the following must be checked to qualify):

- There are no new connections or modifications to State owned/ maintained drainage systems.
- There are no modifications to the development drainage system that a State drainage connects or discharges to.

Drainage Rights/Easements (Check all that apply. Response will be used to determine if new/additional ROW is required.):

- State drainage facilities are not located on the subject site.
- Runoff from any adjacent State highway or railroad facility does not discharge onto the subject site.
- Existing and/or proposed site drainage does not connect to a State owned/maintained drainage facility.
- Existing site drainage connects to a State owned/ maintained drainage facility. A record of the connection exists / does not exist at the DOT District office.
- Land records were searched and no State drainage rights/ easements were found for the subject site.
- A State "drainage right of way" or "easement" is recorded on the land records for the property.

Description of State drainage right of way or easement (type & location)
A state drainage easement currently exists, but is in the process of being purchased by the property owner.

- The proposed project will not affect an existing State drainage right of way or easement on the subject property.

Flood History (the following must be checked to qualify):

- The subject site does not have a history of flooding or known drainage problems. The applicant has consulted with the municipality and the DOT District Drainage office regarding any flood history or known drainage problems at the site. Copies of the meeting/telephone reports are attached.

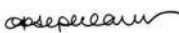
Signoff from District Drainage Engineer attached. Signoff from Town Engineer requested and will be provided upon receipt.

Other Approvals

Has the drainage design and stormwater management for the project been approved at the local level? Yes No

Professional Engineer Certification

I have conducted a site investigation and reviewed the proposed project plans relative to the information required for this document. Based on my review and reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, I hereby certify that the information provided on this document is complete and true.

Name	PE Number
Joseph Canas, PE	20873
	09/01/2023
Signature	Date



Affix P.E. Stamp Here

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

RESOLUTION #1221– 486 SP
December 13, 2021

WHEREAS, the Wilton Planning and Zoning Commission (“the Commission”) has received Special Permit application **SP#486** from ASML US, LLC, to allow the construction of a 20,379 SF rear cafeteria addition on property located at 77 Danbury Road, in a DE-10 District, Assessor’s Map #69, Lot #18, consisting of 28.64+/- acres; owned by ASML US, LLC and shown on the application submitted and plans entitled:

Property Survey entitled “Property Survey & As-Built Map prepared for ASML US, LLC, Revised Area 1,247,668 S.F. / 28.6425 Ac. Danbury Road, Town of Wilton, County of Fairfield, State of Connecticut”, dated July 1, 2021, Scale 1”=50’, sheet BDY.1, prepared by Arthur H. Howard & Associates, P.C. Civil Engineers / Land Surveyors, New Milford.

Site Development Plan entitled “Overall Site Development Plan prepared for ASML US, LLC, Revised Area 1,274,390 S.F. / 29.2548 Ac. Danbury Road, Town of Wilton, County of Fairfield, State of Connecticut”, dated November 11, 2021, Scale 1”=20’, sheet OSD.1 prepared by Arthur H. Howard & Associates, P.C. Civil Engineers / Land Surveyors, New Milford, CT

Architectural Plans entitled “ASML West Addition, 77 Danbury Road, Wilton, CT, 06897”, prepared by H & R Design, Inc., Facilities Design and Planning, 50 Osborne Street, Danbury, CT”, Sheets ARB-P1 – ARB P5 and sheets ARB01 – ARB07, dated November 11, 2021, misc. scale, prepared by H&R Design, Inc, Danbury, CT.

WHEREAS, the Commission conducted a public hearing electronically on December 13, 2021 to receive comment from the applicant and the public, and the Commission fully discussed and considered all submitted evidence at a meeting of December 13, 2021.

WHEREAS, the special permit was reviewed by the Architectural Review Board for comments concerning architectural design, landscaping and site improvements and the Commission has fully considered the findings of the Committee’s Report dated December 2, 2021, which requested the possibility of additional landscaping along the rear property line.

WHEREAS the Commission has received expert testimony from the applicant's civil engineer and building architect and has considered their input.

WHEREAS, the Commission has diligently reviewed the application and accompanying plans and finds it to be in substantial compliance with the Wilton Zoning Regulations and, in particular, those requirements governing Special Permits for manufacturing, research and office in the DE-10 zone.

NOW, THEREFORE, BE IT RESOLVED that the Commission **APPROVES** Special Permit #486, effective **December 21, 2021** to allow the construction of a 20,379 SF rear second floor cafeteria on property located at 77 Danbury Road, subject to the following modifications:

General Modifications:

1. This Resolution does not replace requirements for the owner 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, 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 owner. All required Town agency signoffs shall be provided as required, along with meeting all of the requirements of the State of Connecticut Department of Transportation.
2. In accordance with Section 8-3.(i) of the Connecticut General Statutes, all work or physical improvements required and/or authorized by the approved plan shall be completed within five years of the effective date of this resolution. This five-year period shall expire on December 21 , 2026.
3. The erosion and sedimentation plan shall be installed and such installation approved by the P&Z staff, prior to any work beginning on the site.
4. The applicant's plans shall be submitted and reviewed by the Wilton Water Pollution Control Authority and shall be subject to their policies and the required approval shall be obtained prior to the issuance of a zoning permit.
5. All outdoor lighting shall be properly shielded so as to direct illumination towards the ground.
6. That all drainage and piping shall conform to Department of Public Works standards and an approval shall be obtained prior to a building permit being issued.
7. Any additional site work and changes beyond the approved plans shall be submitted for review and approval prior to any changes.
8. Hours of construction shall be limited to Monday through Friday between the hours of 7:30 AM and 6:00 PM and Saturday between the hours of 8:00 AM and 5:30 PM. No construction

shall be permitted on Sunday or legal holidays; said conditions shall not apply to any construction activity occurring within any fully-enclosed interior of the building.

9. The owner shall file a Land Record Information Form with the Town Clerk (form to be provided by the P&Z staff) and a copy of the filed Land Record Information Form shall be submitted to the P&Z staff, prior to the issuance of a zoning permit.
10. 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, prior to the issuance of a zoning permit. 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 December 21, 2026."
 - b. "For conditions of approval for **Special Permit #486**, see **Resolution #1221 – 486SP.**"
11. The gap in the rooftop screening, facing Danbury Road, shall be screened in accordance with the Zoning Regulations.
12. Proper floodproofing certification shall be provided and any required floodproofing shall be accomplished.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE:

13. The applicant shall furnish the staff with an as-built survey of the property. Said survey shall depict the location of all buildings/structures and parking spaces and shall include building height calculations, building and site coverage calculations, regulatory setbacks and average grade calculations.
14. The operations of the building and associated mechanical shall at all times comply with the noise standards set forth in Section 29.9.H.7 of the zoning regulations.

END RESOLUTION

Craig D. Yannes

From: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>
Sent: Friday, September 29, 2023 2:07 PM
To: Craig D. Yannes
Cc: Jim Murphy Esq (jmurphy@gregoryandadams.com); Kathleen Royle
Subject: RE: Request for ASML Cafeteria Letter
Attachments: 3_Planning and Zoning Approval.pdf

[Caution - External Sender]

Mr. Yannes – This letter will confirm that the Planning and Zoning commission did indeed approve the Cafeteria project at ASML, which was an addition of 20,379 SF, as shown by the Resolution of Approval 1221-486SP, copy attached. I can also confirm that the site has 1,193 parking spaces, on grade and in a parking structure.

If there is anything else you need, please let me know.

Michael

Michael E. Wrinn

Dir.of Planning & Land Use Mgmt.
Town of Wilton
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Michael.Wrinn@WiltonCT.org

Phone 203-563-0185

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

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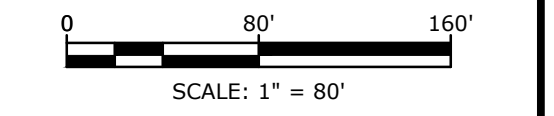
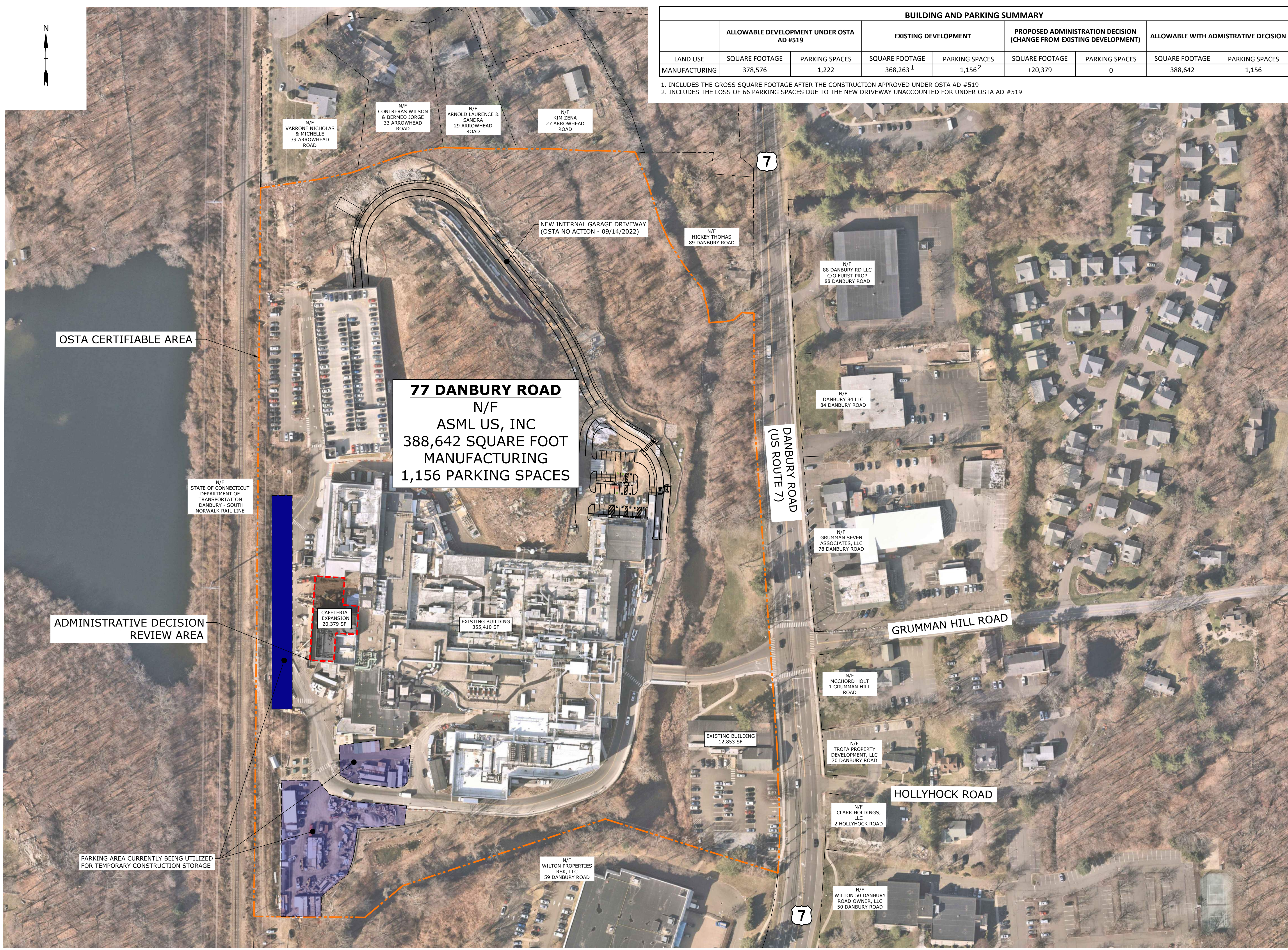
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14. The operations of the building and associated mechanical shall at all times comply with the noise standards set forth in Section 29.9.H.7 of the zoning regulations.

END RESOLUTION

BUILDING AND PARKING SUMMARY								
LAND USE	ALLOWABLE DEVELOPMENT UNDER OSTA AD #519		EXISTING DEVELOPMENT		PROPOSED ADMINISTRATION DECISION (CHANGE FROM EXISTING DEVELOPMENT)		ALLOWABLE WITH ADMINISTRATIVE DECISION	
	SQUARE FOOTAGE	PARKING SPACES	SQUARE FOOTAGE	PARKING SPACES	SQUARE FOOTAGE	PARKING SPACES	SQUARE FOOTAGE	PARKING SPACES
MANUFACTURING	378,576	1,222	368,263 ¹	1,156 ²	+20,379	0	388,642	1,156

1. INCLUDES THE GROSS SQUARE FOOTAGE AFTER THE CONSTRUCTION APPROVED UNDER OSTA AD #519
2. INCLUDES THE LOSS OF 66 PARKING SPACES DUE TO THE NEW DRIVEWAY UNACCOUNTED FOR UNDER OSTA AD #519



CAFETERIA EXPANSION

ASML US, INC

Wilton, CT

MARK	DATE	DESCRIPTION

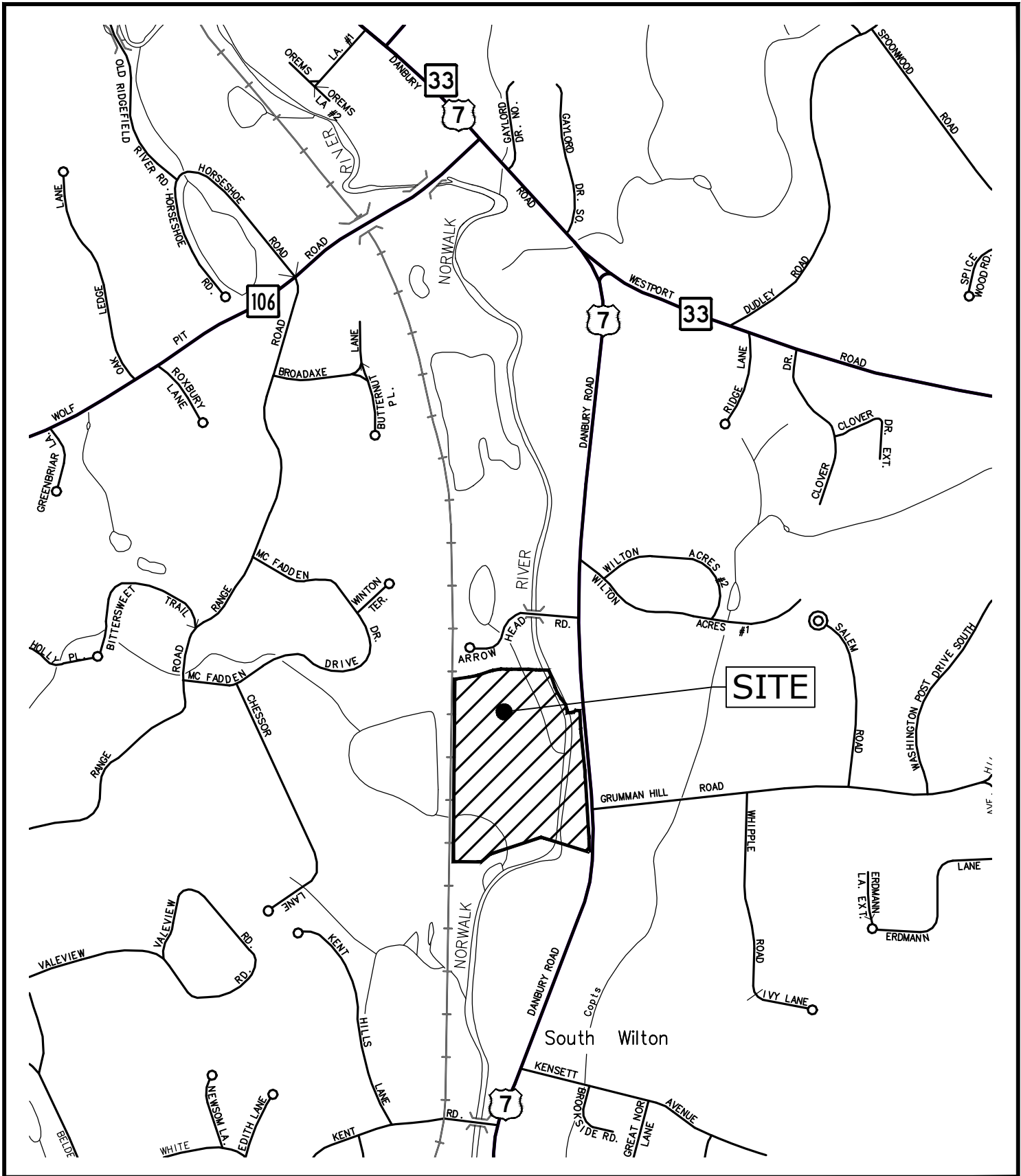
OSTA OVERALL SITE PLAN

SCALE: 1" = 80'

OSP-1


Last Saved: 9/29/2023 10:23:02 AM
 Plotted On: Sep 29, 2023 10:23:02 AM
 By: Kluang
 Tighe & Bond: J:\A0969 ASML\020 Campus Master Plan\Drawings\AutoCAD\Figures\OSTA Overall Site Plan (OSP-1).dwg

Aug 25, 2023-11:22am Plotted By: DFitzgerald
Tighe & Bond, Inc. C:\Users\DFITZG~1\AppData\Local\Temp\AcPublish_5740\Site Location Map.dwg



ASML - MICC EXPANSION
WILTON, CT

SITE LOCATION MAP

NORTH 
1" = 1000'

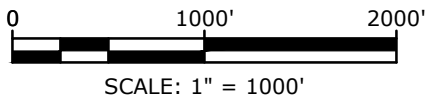


FIGURE 1



**OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA)
ADMINISTRATIVE DECISION REQUEST - DRAINAGE**

Name of Facility	Town	State Route(s)
ASML - MICC & Cafeteria Expansion	Wilton	U.S. Route 7 (Danbury Rd)

Location (complete street address; if none, provide map/block/lot information)

77 Danbury Road, Wilton, CT 06897

Stormwater Runoff (at least one of the following must be checked to qualify):

- The proposed project will not increase impervious area at the site.
- Stormwater runoff from the site does not drain nor is directed to State property or State owned/maintained drainage facilities.

Diversions (the following must be checked to qualify):

- Proposed drainage patterns on the site are maintained as closely as possible to the existing site conditions. No diversion of stormwater or stream flow is proposed that will potentially affect State or private property.

State Drainage System Modifications (the following must be checked to qualify):

- There are no new connections or modifications to State owned/ maintained drainage systems.
- There are no modifications to the development drainage system that a State drainage connects or discharges to.

Drainage Rights/Easements (Check all that apply. Response will be used to determine if new/additional ROW is required.):

- State drainage facilities are not located on the subject site.
- Runoff from any adjacent State highway or railroad facility does not discharge onto the subject site.
- Existing and/or proposed site drainage does not connect to a State owned/maintained drainage facility.
- Existing site drainage connects to a State owned/ maintained drainage facility. A record of the connection exists / does not exist at the DOT District office.
- Land records were searched and no State drainage rights/ easements were found for the subject site.
- A State "drainage right of way" or "easement" is recorded on the land records for the property.

Description of State drainage right of way or easement (type & location)
A state drainage easement currently exists, but is in the process of being purchased by the property owner.

- The proposed project will not affect an existing State drainage right of way or easement on the subject property.

Flood History (the following must be checked to qualify):

- The subject site does not have a history of flooding or known drainage problems. The applicant has consulted with the municipality and the DOT District Drainage office regarding any flood history or known drainage problems at the site. Copies of the meeting/telephone reports are attached.

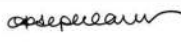
Signoff from District Drainage Engineer attached. Signoff from Town Engineer requested and will be provided upon receipt.

Other Approvals

Has the drainage design and stormwater management for the project been approved at the local level? Yes No

Professional Engineer Certification

I have conducted a site investigation and reviewed the proposed project plans relative to the information required for this document. Based on my review and reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, I hereby certify that the information provided on this document is complete and true.

Name	PE Number
Joseph Canas, PE	20873
	09/01/2023
Signature	Date



Affix P.E. Stamp Here

From: Ingarra, Todd A <Todd.Ingarra@ct.gov>
Sent: Thursday, September 1, 2022 10:20 AM
To: Joseph A. Canas <JACanas@tighebond.com>
Subject: Re: 77 Danbury Road (US Route 7), Wilton - Known Flooding Issues?

[Caution - External Sender]

Joe,

I am unaware of any issues for this parcel.

Thanks.

Todd Ingarra

Drainage Engineer, Special Services Section

District 3 - New Haven

Connecticut Department of Transportation

Email: Todd.Ingarra@ct.gov

Desk: (203) 389-3026

Cell: (860) 841-5469

From: Joseph A. Canas <JACanas@tighebond.com>
Sent: Monday, August 29, 2022 12:39 PM
To: Ingarra, Todd A <Todd.Ingarra@ct.gov>
Subject: 77 Danbury Road (US Route 7), Wilton - Known Flooding Issues?

You don't often get email from jacanas@tighebond.com. [Learn why this is important](#)

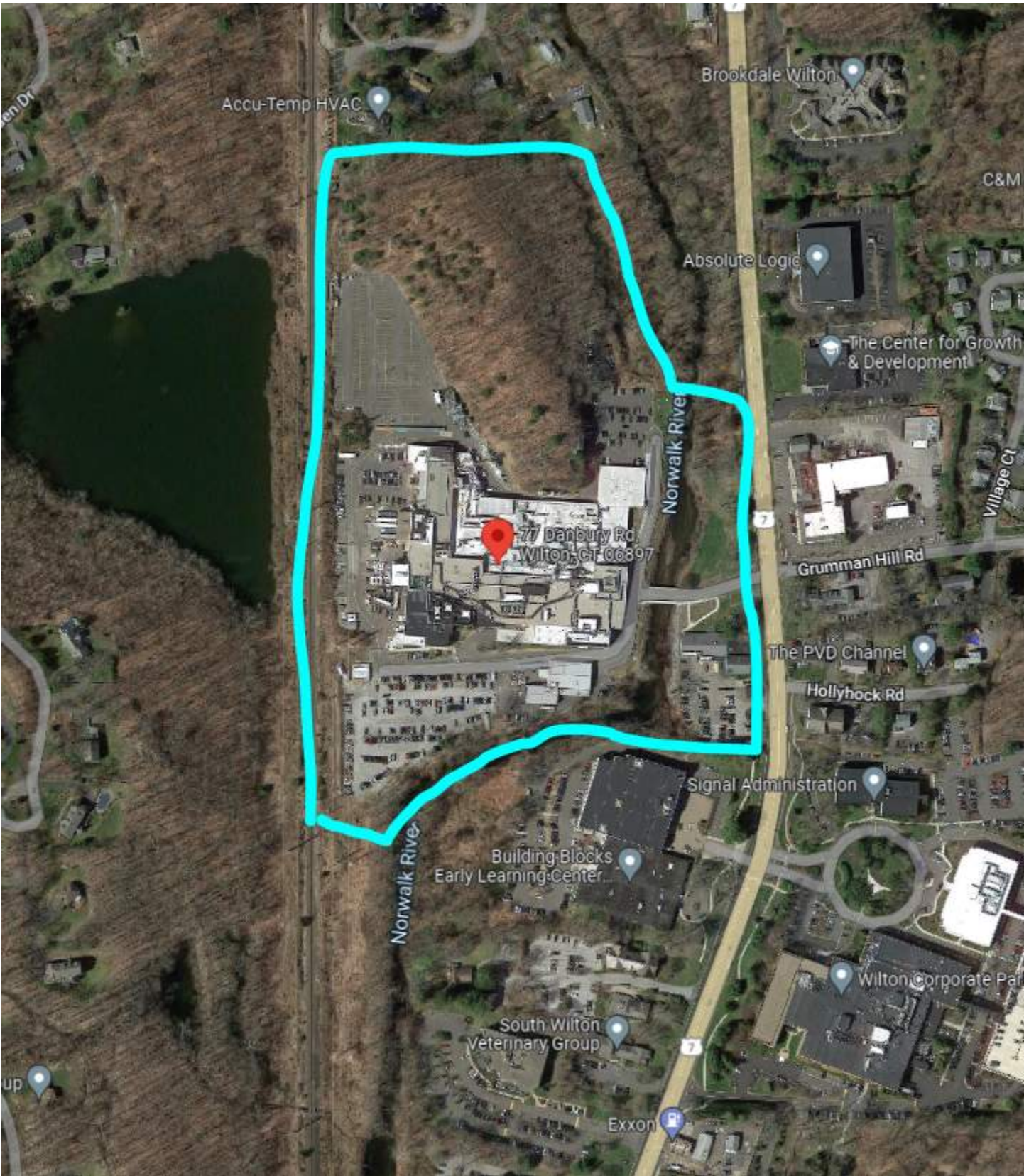
EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Todd-

Good afternoon.

We are preparing an OSTA AD application to the state for minor improvements at 77 Danbury Road in Wilton. One of the requirements is that we consult with the District concerning known flooding issues along the state highway (Route 7) in the vicinity of the site. Would you please provide in an email response so we can include it in our application? A screenshot of the property is shown below.

Thank you for the help, and please advise if you have any questions related to this request.



Joseph Canas, PE, LEED AP, CFM

Principal Engineer