

WILTON PUBLIC WORKS  
DEPARTMENT

(203) 563-0152



TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

**MEMORANDUM**

**TO:** WPCA Commission

**FROM:** Frank Smeriglio, PE, - *F.S.*  
Assistant Director of Public Works/Town Engineer

**DATE:** May 6, 2021

**RE:** 2 Hollyhock Road – Clark Holdings, LLC -  
WPCA – Sanitary Review

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The WPCA received a request to review plans to convert an existing office space building into an 18 unit housing apartment.

A review was completed and a letter dated January 13, 2021 addressed to Daphne White depicts our comments. The developer addressed our comments via a letter dated May 5, 2021 from Redniss & Mead Engineering to Frank Smeriglio.

Based on the review of the documents, the Engineering Department has no objections with the project continuing with the approval process with the following WPCA conditions:

**Sanitary Sewer Related items**

1. Upon obtaining the Certificate of Occupancy, the project will be subject to Sewer Capital Assessment as required by the WPCA regulations.
2. Final design detail depicting the new access point shall be reviewed as part of the Building Permit application review. The access point shall be:
  - a. Coated with asphaltic material similar to Wilton standards.
  - b. Any joints shall have gaskets similar to Wilton standards.
3. Contractor shall obtain a sewer permit prior to any work.

4. Installation of access point shall be under the inspection of Professional Engineer with an as-built and certification letter submitted to the WPCA prior to the issuance of a Certificate of Occupancy.
5. It shall be noted that any potential clogs in the lateral and/or sewer main connection points shall be the responsibility of the property owner to unclog. Property owner shall be responsible for maintenance of the laterals.

If you have any questions, please do not hesitate to call.

q:\site plan reviews\reviews after 1-30-19\hollyhock rd - 2 - wpca 5-6-21 - clark holdings, llc.doc

May 5, 2021

Frank M. Smeriglio, PE  
Assistant Director of Public Works/Town Engineer  
Town of Wilton  
238 Danbury Road  
Wilton, CT 06897

RE: **SDP #1-21,**  
**2 Hollyhock Road, Wilton, CT – Clark Holdings, LLC**

Dear Mr. Smeriglio,

On behalf of Clark Holdings, LLC this letter has been prepared in response to your Memorandum dated January 13, 2021 addressed to Daphne White, Assistant Town Planner with respect to the above referenced property. Following the same numbering system within your Memorandum we offer the following in response to your comments:

1. We understand this application will be before the Wilton WPCA Commission on May 12, 2021 seeking approval to allow additional units to be connected into the sanitary sewer system.
2. It is understood the project may be subject to Sewer Capital Assessment as required by WPCA.
3. The development will result in a nominal increase in the peak rate of effluent discharging into the Town sewer system from 0.005cfs to 0.022cfs post-development. The increase is relatively minor and, in our opinion, negligible. We reviewed the TV inspection video provided to us by Clark Holdings, LLC and found the 6" lateral to be in good condition with an offset approximately 33 feet from the building and a dip in the pipe between 64 to 74 feet from the building. To mitigate the offset our client has agreed to install a sanitary manhole as you recommended to help with any future jetting that may be necessitated with the pipe dip. The TV inspection depicted a pipe slope from the building to the offset between 5 to 10% exceeding the minimum slope of 1/8" per foot. Our client advised they have not experienced any sewer backup into the building which may be attributed to the increased velocity pushing the effluent through the pipe dip into the main. We would anticipate the same to occur with the nominal increase.
4. Except for adding the above noted manhole, to fix the offset joint no additional modifications to the sewer lateral are proposed. The manhole will be located on the subject property.
5. As noted above a manhole will be installed on the property.

We trust this information is satisfactory for consideration. Should you have any questions regarding this matter, please do not hesitate to contact us.

Sincerely,



Ted Milone, P.E. LEED AP BD+C

Enclosures

Cc: Clark Holdings, LLC

WILTON PUBLIC WORKS  
DEPARTMENT

(203) 563-0152



TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

## MEMORANDUM

**TO:** Daphne White, Assistant Town Planner

**FROM:** Frank Smeriglio, PE, *F.S.*  
Assistant Director of Public Works/Town Engineer

**CC:** Michael Wrinn  
Director of Planning & Land Use Management

**DATE:** January 13, 2021

**RE:** 2 Hollyhock Road – Clark Holdings, LLC  
SDP #1-21

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Based on the review of the above mentioned application dated 10/26/2020, the Public Works Department has no objections with this project continuing with the approval process. The following shall be addressed prior to Building Permit Signoff:

### Sanitary Sewer Related items

1. The project is subject to obtaining approvals from Wilton's WPCA Commission to connect additional units into the sanitary sewer system.
2. The project may be subject to Sewer Capital Assessment as required by the WPCA.
3. Design Engineer shall video inspect the existing sewer lateral from the building to the main to ensure that there are no deficiencies in the existing lateral and that it is sufficient to handle the increase in flow generated from the proposed 17 units.
4. If modifications to the existing lateral is needed, the improvements shall be depicted on a plan prior to WPCA commission approval.
5. Based on the number of apartments proposed, a manholes or clean out shall be proposed along the existing lateral pipe run.

If you have any questions, please do not hesitate to call.

WILTON PLANNING AND  
ZONING COMMISSION

ARCHITECTURAL REVIEW BOARD/VILLAGE  
DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION

GREGORY CLARK 245 NEWTOWN TPK, WESTON 06883  
APPLICANT'S NAME ADDRESS

CLARK HOLDINGS, LLC 2 HOLLYHOCK RD WILTON 06897  
OWNER'S NAME ADDRESS

2 HOLLYHOCK RD DE - 5  
PROPERTY LOCATION ZONING DISTRICT

5278 68 30 .4861  
WLR VOLUME PAGE TAX MAP # LOT # ACREAGE

THE FOLLOWING MATERIALS SHALL BE ATTACHED:

- \* Eight (8) complete **COLLATED/FOLDED** sets are required – 11" x 17" Plan Copies
- \* 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.


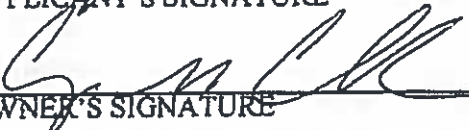
☒ ELECTRONIC SUBMISSION OF ALL APPLICATION MATERIALS (PDF BY EMAIL)

- ☒ 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 (when 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.

	<u>10/26/2020</u>	<u>(203) 515-1122</u>
APPLICANT'S SIGNATURE	DATE	TELEPHONE
	<u>10/26/2020</u>	<u>(203) 515-1122</u>
OWNER'S SIGNATURE	DATE	TELEPHONE

**PROJECT NARRATIVE:**

*ATTACHED*

### **Project Narrative:**

2 Hollyhock Road has functioned as a multi use office building, furniture production studio, and furniture gallery for Gregory Clark Collection since receiving its CO in March of 2006. Due to a shrinking office market in recent years, with the property consistently being "under-Leased", and a change in the home interior design market in Fairfield County the highest and best use of the property going forward is to convert it to residential units. Our proposal is for the conversion of the building into 17 apartment units, pursuant to Section 8-30g of the Connecticut General Statutes, consisting of (7) Studios, (5) one bedroom apartments, and (5) two bedroom apartments. Minimal change will be made to the exterior with the exception of adding windows and customizing some windows to offer egress, additional light, and or air flow. Minor changes will be made to the site including, beautification of landscaping, addition of some green space, and addition of 4 parking spaces through minor alterations to the current parking configuration. The name of the building will be ART HOUSE, conceived with smart efficient design, artisan level finishes, and natural materials consistent with the current construction and standards of the building.

2 HOLLYHOCK ROAD, WILTON, CT



SHRUB PLANTING STAKE DETAIL

PLANT LIST				
SYMBOL	T	BOTANICAL NAME	COMMON NAME	SIZE
A		ANACARDIUM	ALBUCA	20
C		ANACARDIUM	ALBUCA	20
		ANACARDIUM	ALBUCA	20

DRAWING INDEX	
PAGE	DRAWING DESCRIPTION
44	COVER SHEET
	TITLE PAGE
A1	FOUNDATION PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	THIRD FLOOR PLAN

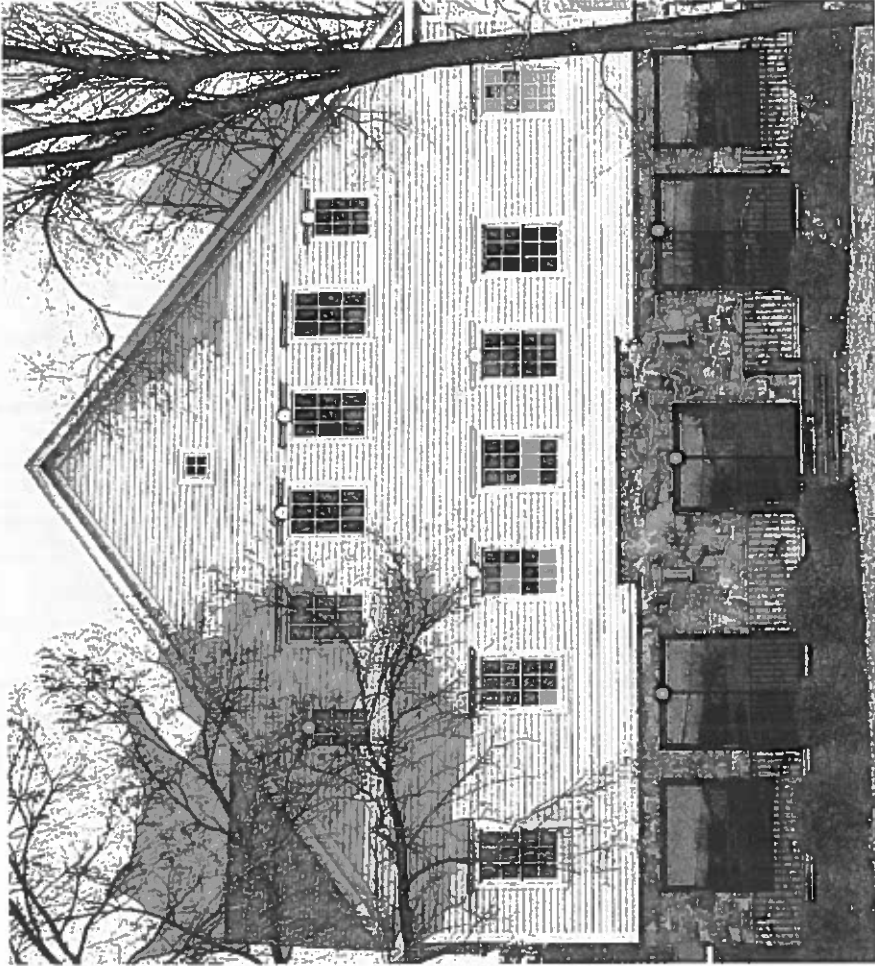
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**CLARK HOLDINGS LLC**  
3 HOLLYWOOD BLVD. SUITE 201  
HOLLYWOOD, FL 33021  
Tel: 305.975.1111  
Fax: 305.975.1112  
www.clarkholdings.com

Drawing Title  
**COVER SHEET / SITE PLAN**  
 Project No.  
 5074-20  
 Client No.  
 143-1-171

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**ALTERATIONS**

1. Second and Third floor windows added, denoted with white dots:
  - Six new windows.
  - Trim to match existing.
  - Faux grilles to match existing
2. Lower terrace front door replaced with sliding doors
  - Framed in mahogany to match existing finish
3. Two lower terrace windows replaced with sliding doors
  - Framed in mahogany to match existing finish

Drawing No.		GC -1	
Project PROPOSED 8-30g AFFORDABLE RESIDENTIAL UNITS CLARK HOLDINGS, LLC 2 HOLLYHOCK ROAD, WILTON CT	Drawing Title <b>ART HOUSE</b> 2 HOLLYHOCK ROAD, WILTON CT		Date Prepared 5/20/2020 Date Revised
	Douglas Cutler Architect, AIA - Code Consultant Gregory Clark Designer, Industrial Designer, RISD	(203)761-9561 (203)515-1122	

