

INLAND WETLANDS  
COMMISSION  
Telephone (203) 563-0180  
Fax (203) 563-0284



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

April 5, 2024

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

131 Danbury Wilton DEV AMS, LLC  
Ryan Sutherland  
1 Bridge Plaza North, Suite 840  
Fort Lee, NJ 07024

Subject: Wetlands Permit Application #2904 – 131 DANBURY WILTON DEV AMS,  
LLC  
131 Danbury Road, Wilton, CT, Map#70 Lot#1

Dear Mr. Sutherland:

The Inland Wetlands Commission of the Town of Wilton has **GRANTED** your application to conduct significant "regulated activities" within the Town of Wilton. Your attention is directed to the enclosed Resolution #0424-22 WET. It contains a description of the permitted work and the terms and conditions attached. Please review it carefully. Your work must conform to your permit. This permit is valid for five years. Refer to General Condition #2 for additional information. The Director of Environmental Affairs must be notified 24 hours prior to commencing on-site work.

If you have not already done so, you should contact the State of Connecticut, Department of Energy and Environmental Protection, Bureau of Water Management, to determine the requirement, if any, for State authorization. If your project involves filling of, or discharge to, Federally regulated wetlands or watercourses, you should contact the U.S. Army Corps of Engineers in Concord, Massachusetts.

For your records, a copy of the Legal Notice of the Commission's decision is enclosed. If you have any questions or comments regarding your permit, please contact this office. Thank you for your cooperation in protecting the valuable natural resources of the Town of Wilton.

Sincerely,

A handwritten signature in black ink, appearing to read "N L", is written over the typed name.

Nick Lee  
Chairman

Encl. Resolution #0424-22 WET  
General Conditions  
Legal Notice of Publication

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TOWN HALL  
238 Danbury Road  
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**Resolution#0424-22 WET  
Permit WET#2904  
April 5, 2024**

Upon Public Hearing, duly noticed and held and upon MOTION duly made, seconded, and carried, the following decision was made:

**RESOLVED:**

that Wetlands Application #2904 to conduct "Significant Regulated Activities," as defined by Section 2.1.z of the Wilton Wetlands and Watercourses Regulations be granted to 131 Danbury Wilton Dev AMS, LLC for proposed 4 ½ story building with 208 apartments with associated parking, driveways, landscape and grading at 131 Danbury Road, Wilton, CT (Map#70 Lot#1) as described in documents entitled:

1. Application for a Significant Regulated Activity, with supporting documentation, dated October 23, 2023, signed by the Agent
2. Letter from Redniss & Mead, dated October 23, 2023, signed by Craig Flaherty
3. Letter from AMS Acquisitions, dated September 28, 2023, signed by Raphael Mitnick, Principal
4. Letter from FGI Realty Corp, dated September 28, 2023, signed by Larry Moskowitz, VP
5. Warranty Deed, January 19, 2018
6. Town of Wilton GIS Map, printed September 26, 2023
7. Wetland and Watercourse Delineation and Impact Assessment, dated October 23, 2023, prepared by SLR, signed by Megan Raymond, Principal Scientist, Chris Robbins, Principal Scientist, and Mike Armstrong, Environmental Scientist
8. USGS Location Map Fig. 1, dated October 10, 2023, prepared by SLR
9. Wetland and Watercourse Delineation Fig. 3, dated October 10, 2023, prepared by SLR
10. Web Soil Survey, dated August 7, 2023, prepared by USDA National Resources Conservation Service
11. Proposed Conditions Fig. 4, dated October 20, 2023, prepared by SLR
12. Photographic Log, dated October 23, 2023, prepared by SLR
13. NBBB Correspondence, dated October 23, 2023, prepared by SLR
14. Letter from William Silveri, LLC, dated October 23, 2023, signed by William Silveri, Principal
15. Preliminary Construction Management Plan, undated, prepared by AMS Construction Management, LLC, unsigned
16. Drainage Report, dated October 23, 2023, prepared by SLR, unsigned, unsealed
17. National Flood Hazard Layer FIRMette, dated 2023, prepared by FEMA
18. Storm Drainage Computations, dated October 23, 2023, prepared by SLR
19. Drainage Area Map, dated October 12, 2023, prepared by SLR, unsigned, unsealed

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20. Water Quality Computations, dated October 23, 2023, prepared by SLR
21. Hydrologic Analysis – Existing Conditions, dated October 23, 2023, prepared by SLR
22. Watershed Map – Proposed Conditions, dated October 12, 2023, prepared by SLR, unsigned, unsealed
23. Watershed Map – Existing Conditions, dated October 12, 2023, prepared by SLR, unsigned, unsealed
24. ALTA/NSPS Land Title Survey Sheet 1 of 2, dated June 19, 2023, last revised October 18, 2023, prepared by BLEW & Associates, signed and sealed by Jerome Brunner, L.S., CT Lic#70495
25. ALTA/NSPS Land Title Survey Sheet 2 of 2, dated June 19, 2023, last revised October 18, 2023, prepared by BLEW & Associates, unsigned, unsealed
26. Title Sheet, dated October 23, 2023, prepared by SLR, signed and sealed by Jason Williams, L.A., CT Lic#1162 and Thomas Daly, P.E., CT Lic#19509
27. Notes & Legend NL, dated October 23, 2023, prepared by SLR, unsigned, unsealed
28. Existing Conditions EX, dated October 23, 2023, prepared by SLR, unsigned, unsealed
29. Site Vicinity Plan SP, dated October 23, 2023, prepared by SLR, unsigned, unsealed
30. Site Plan – Layout LA, dated October 23, 2023, prepared by SLR, unsigned, unsealed
31. Site Plan – Landscaping LS, dated October 23, 2023, prepared by SLR, unsigned, unsealed
32. Site Plan – Grading GR, dated October 23, 2023, prepared by SLR, unsigned, unsealed
33. Site Plan – Utilities UT, dated October 23, 2023, prepared by SLR, unsigned, unsealed
34. Sediment and Erosion Control Plan SE-1, dated October 23, 2023, prepared by SLR, unsigned, unsealed
35. Sediment and Erosion Control Specifications and Details SE-2, dated October 23, 2023, prepared by SLR, unsigned, unsealed
36. Site Details SD-1, dated October 23, 2023, prepared by SLR, unsigned, unsealed
37. Site Details SD-2, dated October 23, 2023, prepared by SLR, unsigned, unsealed
38. Site Details SD-3, dated October 23, 2023, prepared by SLR, unsigned, unsealed
39. Site Details SD-4, dated October 23, 2023, prepared by SLR, unsigned, unsealed
40. Site Details SD-5, dated October 23, 2023, prepared by SLR, unsigned, unsealed
41. Site Plan – Alternative Compared, undated, prepared by SLR
42. First Floor Plan A1.02, dated October 19, 2023, prepared by Beinfield Architecture, P.C., signed and sealed by Bruce Beinfield, LA, CT Lic#05787
43. View from Danbury Road, dated October 13, 2023, prepared by Beinfield Architecture, P.C., signed and sealed by Bruce Beinfield, LA, CT Lic#05787
44. Danbury Road – East A2.23, dated October 19, 2023, prepared by Bruce Beinfield, LA, CT Lic#05787
45. Email correspondence between Agent and Staff, dated October 23, 2023
46. Email correspondence between Agent and Staff, dated October 23, 2023
47. Email correspondence between Agent and Staff, dated October 23, 2023
48. Email correspondence between Agent and Staff, dated October 23, 2023
49. Email 1 of 4 from Staff to Commissioners, dated October 23, 2023
50. Email 2 of 4 from Staff to Commissioners, dated October 23, 2023
51. Email 3 of 4 from Staff to Commissioners, dated October 23, 2023
52. Referral Memo to Dept. of Public Works, Health, and Conservation, dated October 24, 2023

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53. Email correspondence between Agent and Staff, dated November 14, 2023
54. Email correspondence between Agent and Staff, dated November 14, 2023
55. Memo from Dept. of Public Works, dated November 21, 2023, signed by Stephen Santacroce, P.E.
56. Email from Stephen Santacroce, dated November 21, 2023
57. Email from Staff to Commissioners, dated November 21, 2023
58. Legal Notice for Public Hearing, dated November 27, 2023
59. Email correspondence between Agent and Staff, dated December 7, 2023
60. Email correspondence between Agent and Staff, dated December 12, 2023
61. Conservation Commission Memo, dated December 14, 2023
62. Email from Staff to Agent, dated December 14, 2023
63. Email from Staff to Commissioners, dated December 14, 2023
64. Third Party Peer Review Letter, dated December 14, 2023, prepared by Cardinal Engineering Associates, signed by Roy Seelye, P.E. and Darin Lemire, P.E.
65. Email from Staff to Agent, dated December 15, 2023
66. Email from Staff to Commissioners, dated December 15, 2023
67. Referral Memo to Dept. of Public Works, Health, and Conservation, dated December 15, 2023
68. Email from Adam Stolpen (neighbor), to Staff, dated January 8, 2024
69. Email from Staff to Commissioners, dated January 9, 2024
70. Email from Staff to Agent, dated January 9, 2024
71. Letter from Redniss & Mead, dated January 10, 2024, signed by Craig Flaherty
72. Letter from SLR, dated January 9, 2024, signed by Thomas Daly and Jason Williams
73. Letter from SLR, dated January 9, 2024, signed by Thomas Daly
74. Preliminary Geotechnical Engineering Report, dated January 5, 2024, prepared by SLR, signed by Robert Gowisnock and Carl Thunberg
75. Engineering Report – Floodplain Analysis, dated November 27, 2023, prepared by SLR, unsigned
76. Wetland and Watercourse Delineation and Impact Assessment, dated October 23, 2023, last revised January 5, 2024, prepared by SLR, signed by Megan Raymond, Chris Robbins, and Mike Armstrong
77. Drainage Report, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned
78. Site Lighting Photometric Calculation SL-IB, dated November 2, 2023, prepared by Apex Lighting Solutions, unsigned
79. Title Sheet, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned, unsealed
80. Notes and Legend NL, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned, unsealed
81. Site Vicinity Plan SP, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned, unsealed
82. Site Plan – Layout LA, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned, unsealed
83. Site Plan – Landscaping LS, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned, unsealed

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84. Site Plan – Grading GR, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned, unsealed
85. Site Plan – Utilities UT, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned, unsealed
86. Sediment and Erosion Control Plan SE-1, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned, unsealed
87. Sediment and Erosion Control Specifications and Details SE-2, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned, unsealed
88. Site Details SD-1, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned, unsealed
89. Site Details SD-2, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned, unsealed
90. Site Details SD-3, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned, unsealed
91. Site Details SD-4, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned, unsealed
92. Site Details SD-5, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned, unsealed
93. Site Details SD-6, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned, unsealed
94. Site Details SD-7, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned, unsealed
95. Combined Average Building Grade ABG, dated October 23, 2023, last revised November 27, 2023, prepared by SLR, unsigned, unsealed
96. Floodplain Earthwork FP, dated October 23, 2023, last revised November 27, 2023, prepared by SLR, unsigned, unsealed
97. Proposed Site Earthwork EW, dated October 23, 2023, last revised November 27, 2023, prepared by SLR, unsigned, unsealed
98. Vehicle Turning Movement – Fire Truck VH-1, dated October 23, 2023, last revised January 9, 2024, prepared by SLR, unsigned, unsealed
99. Vehicular Turning Movement – SU-30 and 15' Box Truck VH-2, dated October 23, 2023, last revised November 27, 2023, prepared by SLR, unsigned, unsealed
100. Zone Change Map ZC, dated November 27, 2023, prepared by SLR, unsigned, unsealed
101. Email correspondence between Agent and Staff, dated January 10, 2024
102. Email from Staff to Commissioners, dated January 11, 2024
103. Email from Staff to Commissioners, dated January 11, 2024
104. Email from Staff to Commissioners, dated January 11, 2024
105. Letter from Redniss & Mead, dated January 10, 2024, signed by Craig Flaherty
106. Email correspondence between Agent and Staff, dated January 10, 2024
107. Email from Staff to Commissioners, dated January 10, 2024
108. Email from Staff to Third Party Reviewer at Cardinal, dated January 11, 2024
109. Email from Staff to Third Party Reviewer at Cardinal, dated January 11, 2024
110. Email from Staff to Third Party Reviewer at Cardinal, dated January 11, 2024

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111. Email from Agents to Staff, dated January 10, 2024
112. Email from Staff to Agents, dated January 11, 2024
113. Referral Memo to Dept. of Public Works, Health, and Conservation, dated January 12, 2024
114. Email between Ira Bloom, Town Counsel and Owner's Attorney, Joseph Hammer, dated January 18, 2024
115. Email correspondence between Agent and Staff, dated January 18, 2024
116. Letter from Redniss & Mead, dated January 19, 2024, signed by Craig Flaherty
117. Email correspondence between Agent and Staff, dated January 19, 2024
118. Email from Staff to Commissioners, dated January 19, 2024
119. Email from Staff to Third Party Peer Reviewer, dated January 19, 2024
120. Checks from Redniss & Mead for \$214.14 for re-notice of Public Hearing mailing and \$26 for re-notice in the Wilton Bulletin
121. Legal Notice for Public Hearing, dated January 22, 2024
122. Email correspondence between Agent and Staff, dated January 29, 2024
123. Email from Cardinal Engineering to Staff, dated January 19, 2024
124. Letter from Cardinal Engineering to Staff, dated January 19, 2024
125. Email from Staff to Commissioners, dated January 30, 2024
126. Email correspondence between Agent and Staff, dated January 31, 2024
127. Email from Staff to Commissioners, dated January 31, 2024
128. Email from Staff to Third Party Peer Reviewers, dated January 31, 2024
129. Letter of Transmittal, dated February 1, 2024, prepared by Redniss & Mead
130. Letter from Redniss & Mead, dated January 31, 2024, signed by Craig Flaherty
131. Flood Preparedness Plan, dated January 31, 2024, prepared by Redniss & Mead
132. Preliminary Construction Management Plan, dated January 30, 2024, prepared by AMS Construction Management, LLC
133. Referral Memo to Dept. of Public Works, Health, and Conservation, dated February 1, 2024
134. Email correspondence between Neighbor, Scott Gance and Staff, dated February 1, 2024
135. Letter from Scott Gance, dated February 1, 2024, signed by Scott Gance
136. Email from Staff to Agent, dated February 1, 2024
137. Email from Staff to Commissioners, dated February 1, 2024
138. Letter from Frank Lee, dated January 28, 2024, signed by Frank Lee
139. Email from Staff to Commissioners, dated February 2, 2024
140. Email from Staff to Agent, dated February 2, 2024
141. Email from Kyle Shoumlin to Staff, dated February 2, 2024
142. Email correspondence between Staff and Kyle Shoumlin, dated February 5, 2024
143. Email from Kyle Shoumlin to Staff, dated February 5, 2024
144. Email from Staff to Commissioners, dated February 5, 2024
145. Email from Staff to Commissioners, dated February 5, 2024
146. Email from Staff to Commissioners, dated February 5, 2024
147. Email from Staff to Agent, dated February 5, 2024
148. Email from Staff to Agent, dated February 5, 2024
149. Email from Staff to Agent, dated February 5, 2024
150. Letter from Jeffrey Rutishauser, dated February 5, 2024

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151. Email correspondence between Jeffrey Rutishauser and Staff, dated February 6, 2024
152. Email from Staff to Commissioners, dated February 6, 2024
153. Email from Staff to Agent, dated February 6, 2024
154. Email correspondence between Burck Schellenberg and Staff, dated February 12, 2024
155. Letter to Commission, dated February 8, 2024, signed by Arthur Schellenberg
156. Email from Staff to Agents, dated February 12, 2024
157. Email from Staff to Commissioners, dated February 12, 2024
158. Email from Stephen Santacroce to Staff and Agents, dated February 6, 2024
159. Memo from Dept. of Public Works, dated February 7, 2024
160. Email from Staff to Commissioners, dated February 12, 2024
161. Email from Agent to Staff, dated February 8, 2024
162. Letter from Redniss & Mead, dated February 8, 2024, signed by Craig Flaherty
163. Email from Staff to Commissioners, dated February 12, 2024
164. Email from Agent to Staff, dated February 8, 2024
165. Email from Staff to Commissioners, dated February 12, 2024
166. Email correspondence between Third Party Peer Reviewer to Staff, dated February 8, 2024
167. Third Party Peer Review Letter, dated February 8, 2024, prepared by Cardinal Engineering, signed by Roy Seelye and Darin Lemire
168. Email from Staff to Agents, dated February 12, 2024
169. Email from Staff to Commissioners, dated February 12, 2024
170. Email correspondence between Staff and John Gallagher, dated February 12, 2024
171. Letter from John Gallagher, dated February 7, 2024
172. Email from Staff to Agents, dated February 12, 2024
173. Email from Staff to Commissioners, dated February 12, 2024
174. Email correspondence between Staff and Philip Murphy, dated February 12, 2024
175. Email from Staff to Agents, dated February 12, 2024
176. Email from Staff to Commissioners, dated February 12, 2024
177. Email correspondence between Staff and Jennifer Wulff, dated February 12, 2024
178. Email from Staff to Agents, dated February 12, 2024
179. Email from Staff to Commissioners, dated February 12, 2024
180. Email from Agent to Staff and Staff to Commissioners, dated February 12, 2024
181. Site Plan, undated, prepared by SLR
182. Site Plan, Grading, dated October 23, 2023, last revised February 7, 2024, prepared by SLR
183. Floodplain Earthwork, dated October 23, 2023, last revised February 7, 2024, prepared by SLR
184. Email correspondence between Agent and Staff, dated February 16, 2024
185. Email correspondence between Agent and Staff, dated February 16, 2024
186. Email from Staff to Commissioners, dated February 16, 2024
187. Email from Staff to Commissioners, dated February 16, 2024
188. Email from Staff to Third Party Peer Reviewer, dated February 16, 2024
189. Email from Staff to Third Party Peer Reviewer, dated February 16, 2024
190. Letter from Redniss & Mead, dated February 16, 2024, signed by Craig Flaherty
191. Letter from SLR, dated February 13, 2024, signed by Thomas Daly

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192. Letter from SLR, dated February 14, 2024, unsigned
193. Engineering Report – Floodplain Analysis, dated November 27, 2023, last revised February 13, 2024, prepared by SLR, signed and sealed by Thomas Daly, P.E., CT Lic#19503
194. Drainage Report, dated October 23, 2023, last revised February 13, 2024, prepared by SLR, signed and sealed by Thomas Daly, P.E., CT Lic#19503
195. Title Sheet, dated October 23, 2023, last revised February 13, 2024, prepared by SLR, signed and sealed by Thomas Daly, P.E., CT Lic#19503
196. Notes and Legend NL, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
197. Existing Conditions EX, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
198. Site Vicinity Plan SP, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
199. Site Plan – Layout LA, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
200. Site Plan – Landscaping LS, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
201. Site Plan – Grading GR, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
202. Site Plan – Utilities UT, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
203. Sediment and Erosion Control Plan SE-1, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
204. Sediment and Erosion Control Specification and Details SE-2, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
205. Site Details SD-1, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
206. Site Details SD-2, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
207. Site Details SD-3, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
208. Site Details SD-4, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
209. Site Details SD-5, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
210. Site Details SD-6, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
211. Site Details SD-7, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
212. Combined Average Building Grade ABG, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
213. Interpolated Floodplain Earthwork IFP, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
214. Proposed Site Earthwork EW, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
215. Upland Review Area Earthwork UR, dated October 23, 2023, last revised February 13, 2024, prepared by SLR
216. Vehicle Turning Movement – Fire Truck VH, dated October 23, 2023, last revised February 13, 2023, prepared by SLR
217. Referral Memo to Dept. of Public Works, Health, and Conservation, dated February 16, 2024



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218. Email correspondence between Agent and Staff, dated February 21, 2024
219. Letter from Redniss & Mead, dated February 21, 2024, signed by Craig Flaherty
220. Email from Staff to Commissioners, dated February 21, 2024
221. Email from Staff to Third Party Peer Reviewers, dated February 22, 2024
222. Memo from Dept. of Public Works, dated February 22, 2024, signed by Stephen Santacroce
223. Email from Staff to Commissioners, dated February 22, 2024
224. Email from Staff to Agent, dated February 22, 2024
225. Email from Staff to Third Party Peer Reviewers, dated February 29, 2024
226. Email correspondence between Agent and Staff, dated February 29, 2024
227. Email from Staff to Commissioners, dated February 29, 2024
228. Email from Staff to Agent, dated March 1, 2024
229. Letter from SLR, dated February 28, 2024, signed by Thomas Daly
230. Letter from Aquarion Water Company to AMS Acquisitions, dated September 29, 2023, signed by Hannah Swearsky
231. Site Lighting Photometric Calculation, dated February 7, 2024, prepared by Apex Lighting Solutions
232. Plan Title Sheet, dated October 23, 2023, prepared by SLR, unsigned, unsealed
233. Notes and Legend NL, dated October 23, 2023, last revised February 28, 2024, prepared by SLR, unsigned, unsealed
234. Existing Conditions EX, dated October 23, 2023, last revised February 13, 2024, prepared by SLR, unsigned, unsealed
235. Site Vicinity Plan SP, dated October 23, 2023, last revised February 28, 2024, prepared by SLR, unsigned, unsealed
236. Site Plan – Layout LA, dated October 23, 2023, last revised February 28, 2024, prepared by SLR, unsigned, unsealed
237. Site Plan – Landscaping LS, dated October 23, 2023, last revised February 28, 2024, prepared by SLR, unsigned, unsealed
238. Site Plan – Grading GR, dated October 23, 2023, last revised February 28, 2024, prepared by SLR, unsigned, unsealed
239. Site Plan – Utilities UT, dated October 23, 2023, last revised February 28, 2024, prepared by SLR, unsigned, unsealed
240. Sediment and Erosion Control Plan SE-1, dated October 23, 2023, last revised February 13, 2024, prepared by SLR, unsigned, unsealed
241. Sediment and Erosion Control Specifications and Details SE-2, dated October 23, 2023, last revised February 28, 2024, prepared by SLR, unsigned, unsealed
242. Site Details SD-1, dated October 23, 2023, last revised February 28, 2024, prepared by SLR, unsigned, unsealed
243. Site Details SD-2, dated October 23, 2023, last revised February 28, 2024, prepared by SLR, unsigned, unsealed
244. Site Details SD-3, dated October 23, 2023, last revised February 28, 2024, prepared by SLR, unsigned, unsealed
245. Site Details SD-4, dated October 23, 2023, last revised February 28, 2024, prepared by SLR, unsigned, unsealed

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246. Site Details SD-5, dated October 23, 2023, last revised February 28, 2024, prepared by SLR, unsigned, unsealed
247. Site Details SD-6, dated October 23, 2023, last revised February 28, 2024, prepared by SLR, unsigned, unsealed
248. Site Details SD-7, dated October 23, 2023, last revised February 28, 2024, prepared by SLR, unsigned, unsealed
249. Site Details SD-8, dated October 23, 2023, last revised February 28, 2024, prepared by SLR, unsigned, unsealed
250. Combined Average Building Grade ABG, dated October 23, 2023, last revised February 28, 2024, prepared by SLR, unsigned, unsealed
251. Interpolated Floodplain Earthwork IFP, dated October 23, 2023, last revised February 13, 2024, prepared by SLR, unsigned, unsealed
252. Proposed Site Earthwork EW, dated October 23, 2023, last revised February 13, 2024, prepared by SLR, unsigned, unsealed
253. Upland Review Area Earthwork UR, dated October 23, 2023, last revised February 13, 2024, prepared by SLR, unsigned, unsealed
254. Vehicle Turning Movement – Fire Truck VH-1, dated October 23, 2023, last revised February 13, 2024, prepared by SLR, unsigned, unsealed
255. Vehicle Turning Movement – SU-30 and 15’ Box Truck VH-2, dated October 23, 2023, prepared by SLR, unsigned, unsealed
256. Referral Memo to Dept. of Public Works, Health and Conservation, dated March 1, 2024
257. Email correspondence between Agent and Staff, dated March 1, 2024
258. Email correspondence between Third Party Peer Reviewer and Staff, dated March 1, 2024
259. Letter from Cardinal Engineering, dated February 29, 2024, signed by Roy Seelye and Darin Lemire
260. Email from Staff to Agents, dated March 1, 2024
261. Email from Staff to Commissioners, dated March 1, 2024
262. Letter from Redniss & Mead, dated March 1, 2024, signed by Craig Flaherty
263. Preliminary Construction Management Plan, draft date March 1, 2024, prepared by AMS Construction Management, LLC
264. Flood Preparedness Plan, issued on January 31, 2024, revised on March 1, 2024, prepared by Redniss & Mead
265. Email correspondence between Agent and Staff, dated March 4, 2024
266. Email from Staff to Commissioners, dated March 4, 2024
267. Email from Staff to Third Party Peer Reviewers, dated March 4, 2024
268. Referral Memo to Dept. of Public Works, Health, and Conservation, dated March 4, 2024
269. Email from Stephen Santacroce to Staff, dated March 5, 2024
270. Memo from Dept. of Public Works, dated March 5, 2024, signed by Stephen Santacroce
271. Email from Staff to Commissioners, dated March 5, 2024
272. Email from Agent to Staff, dated March 8, 2024
273. Email from Agent to Staff and Third-Party Peer Reviewers, dated March 8, 2024
274. Email response from Third Party Peer Reviewers, dated March 8, 2024
275. Letter of Transmittal, dated March 8, 2024, prepared by Redniss & Mead

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276. Letter from SLR, dated March 8, 2024, signed by Thomas Daly, P.E.
277. Dewatering Underdrain, undated, unknown preparer
278. Utility Sketch Fig. 1, dated March 8, 2024, prepared by SLR
279. Site Plan – Layout LA, dated October 23, 2023, last revised March 8, 2024, prepared by SLR, unsigned, unsealed
280. Sediment and Erosion Control Plan SE-1, dated October 23, 2023, last revised March 8, 2024, prepared by SLR, unsigned, unsealed
281. Interpolated Floodplain Earthwork IFP, dated October 23, 2023, last revised March 8, 2024, prepared by SLR, unsigned, unsealed
282. Referral to Dept. of Public Works, Health, and Conservation, dated March 8, 2024
283. Email correspondence between Agent and Staff, dated March 12, 2024
284. Letter from SLR, dated March 11, 2024, signed by Thomas Daly
285. Engineering Report – Floodplain Analysis, revised March 8, 2024, prepared by SLR
286. Proposed Geom and FEMA Flow tables, undated, unknown preparer
287. Email from Staff to Commissioners, dated March 12, 2024
288. Email correspondence between Agent and Staff, dated March 12, 2024
289. Email from Staff to Commissioners, dated March 12, 2024
290. Referral Memo to Dept. of Public Works, Health, and Conservation, dated March 12, 2024
291. Email correspondence between Third Party Peer Reviewers and Staff, dated March 13, 2024
292. Letter from Cardinal Engineering Associates, dated March 13, 2024, signed by Roy Seelye and Darin Lemire
293. Email from Staff to Agents, dated March 13, 2024
294. Email from Staff to Commissioners, dated March 13, 2024
295. Email from Candace Cole, dated March 13, 2024
296. Email from Staff to Agents, dated March 14, 2024
297. Email from Staff to Commissioners, dated March 14, 2024
298. Email correspondence between Agent and Staff, dated March 14, 2024
299. CV for Megan Raymond
300. CV for Thomas Daly
301. CV for Jason Williams
302. CV for Craig Flaherty
303. Email from Staff to Commissioners, dated March 14, 2024

The permit is subject to the attached General Conditions and the following normal Special Conditions:

1. Prior to the commencement of any on-site permit related activity, the applicant shall submit an estimate for the cost of the erosion and sedimentation control plan and the mitigation planting plan for approval by this commission or its staff for the purpose of determining a bond amount.
2. Prior to the commencement of any on-site permit related activity, the applicant shall post a bond in a form and an amount acceptable to this commission and town counsel. In the event the applicant fails to properly implement and maintain the erosion and sedimentation control plan or

the mitigation planting plan, the Town reserves the right to use the bonded funds to correct such deficiencies.

3. The applicant shall provide an as-built plan of the infiltration/stormwater management system and a letter from the engineer of record attesting to conformance of the constructed system to the approved system.
4. The applicant shall cause to be prepared a foundation as-built plan that depicts building, stone wall, limit of lawn, wetlands, watercourses and their regulated areas. The plan shall also include a note directing the reader to the office of the Inland Wetlands Commission for further information regarding WET#2904. This plan shall be in a form suitable for filing on the Wilton Land Records. The applicant shall file copy of the plan on the Wilton Land Records. The applicant shall submit two copies of the filed document to the office of the Commission. No portion of the bond in Special Condition #2 above may be released until this condition is fully satisfied.
5. The planting plan shall be fully installed within six months of receiving either a permanent or temporary Certificate of Occupancy.
6. Prior to the commencement of any on-site permit related activity, the applicant shall sign and submit the Authorization to Inspect Property Form to allow staff routine access of the property for the purpose of permit conformance inspections to the Office of the Commission.

END

Res#0424-22WET

**GENERAL CONDITIONS IN THE ISSUANCE OF ALL WILTON INLAND WETLANDS COMMISSION PERMITS**

1. The permittee shall notify the Director of Environmental Affairs 24 hours prior to the commencement of work and upon its completion.
2. If the authorized activity is not completed on or before 3/28/2029 said activity shall cease and, if not previously revoked or specifically extended, this permit shall be null and void.
3. No equipment or material including fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit.
4. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.
5. Prior to commencement of any construction, including road, accessways, drainage systems, and lots, each and every general contractor and subcontractor employed by the applicant or subsequent purchaser shall execute a document in the form annexed indicating that the contractor or subcontractor has fully familiarized itself with and understands the Wilton Inland Wetlands and Water Courses Regulations as they apply to its project, and with the terms of the permitted activity, including the general and special conditions which pertain.
6. The permittee shall employ best management practices, consistent with the terms and conditions of this permit, to control storm water discharges, to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Director of Environmental Affairs. The permittee shall immediately inform the Commission of any problems involving wetlands or watercourses which develop during the course of, or which are caused by, the authorized work.
7. In evaluating this application, the Commission has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.
8. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the Town of Wilton, State of Connecticut and the Government of the United States, including any approval required by the Connecticut Department of Energy & Environmental Protection and the U.S. Army Corps of Engineers. Obtaining such assents, permits or licenses is the sole responsibility of the applicant.
9. This permit is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Wilton, conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state and local activity affected hereby.
10. This authorization is not transferable without the written consent of the Wilton Inland Wetlands Commission.
11. Where applicable, the oil tank shall be above ground or in the basement of the dwelling.
12. Prior to the commencement of any on-site permit related activity, the applicant shall sign and submit the Authorization to Inspect Property Form to the Office of the Commission. This will allow commission staff routine access to the property for the purpose of permit conformance inspections.

INLAND WETLANDS  
COMMISSION  
Telephone (203) 563-0180  
Fax (203) 563-0284



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

**CONTRACTOR AGREEMENT**

RESOLUTION NUMBER: #0424-22 WET

WETLANDS PERMIT NUMBER: #2904

As a contractor/subcontractor engaged by \_\_\_\_\_ to perform the regulated activities described in Wilton Inland Wetlands Commission Permit referenced above, I am familiar with the applicable State and Town of Wilton Inland Wetlands and Water Courses Regulations and the Permit, and will comply with all the conditions therein.

Work will commence on or about \_\_\_\_\_ and will be completed within \_\_\_\_\_ weeks.

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

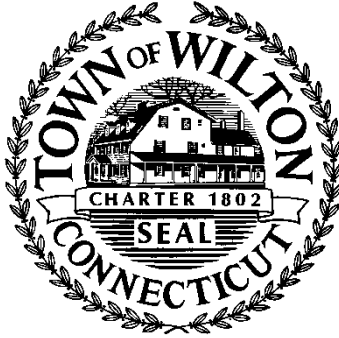
Telephone: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date Signed

MAIL TO: Wilton Inland Wetlands Commission  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897  
(203) 563-0180

INLAND WETLANDS  
COMMISSION  
Telephone (203) 563-0180  
Fax (203) 563-0284



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

#### **LEGAL NOTICE - PUBLISH ONCE**

The Wilton Inland Wetlands Commission took the following ACTION on March 28, 2024

**GRANTED** with conditions, Wetlands Application **WET#2904 - 131 DANBURY WILTON DEV AMS, LLC** – proposed 4 ½ story building with 208 apartments with associated parking, driveways, landscape and grading at 131 Danbury Road, Wilton, CT (Map#70 Lot#1).

The full record of the Commission's action is available for public review at its offices in the Town Hall Annex at 238 Danbury Road, Wilton, CT.

Dated this 5<sup>th</sup> day of April, 2024 at Wilton, CT  
Publish in the WILTON BULLETIN April 11, 2024

A handwritten signature in black ink, appearing to read "Rem Bigosinski". The signature is written in a cursive, somewhat stylized font.

Rem Bigosinski  
Secretary