

OBRIEN PREMIER PROPERTIES, LLC



300 DANBURY ROAD - SUITE 304
WILTON, CONNECTICUT
(203) 822-2524

December 2, 2020

Planning And Zoning Commission
238 Danbury Road
Wilton, CT. 06897
Attn: Town Planner Michael Wrinn

Re: Subdivision Application - 183 Westport Road

Dear Commission,

Attached is a Subdivision Application for my clients 183 Westport LLC. for property they own at 183 Westport Road Wilton, CT. 06897.

Vicinity Sketch, Subdivision Plan and Topographic Map by Roger Stalker Land Surveyors.

SE1 Site Plan, DT1 & DT2 and the Stormwater Management Report by McChord Engineering.

Letter of Title from Brian D. Rosenfeld Attorney at Law.

List of Project Professionals, Letter of Authorization, List of Owners within 500' and a check for \$860.00 from OBrien Premier Properties, LLC.

Respectfully submitted

Kevin E. O'Brien - Authorized Agent

SUBDIVISION/RESUBDIVISION DESCRIPTION: Attach a detailed narrative of the proposed application which describes the existing character, physical attributes and scope of the proposal.

<i>KEVIN E. O'BRIEN</i>	<i>300 DANBURY RD WILTON, CT 06897</i>				
APPLICANT'S NAME	ADDRESS				
<i>183 WESTPORT LLC</i>	<i>183 WESTPORT RD WILTON, CT. 06897</i>				
OWNER'S NAME	ADDRESS				
<i>183 WESTPORT ROAD</i>	<i>R-1A</i>				
PROPERTY LOCATION	ZONING DISTRICT				
<i>3024 2515 0440</i>	<i>41 37 5.863 ± AC</i>				
WLR	VOLUME	PAGE	TAX MAP #	LOT#	ACREAGE
<i>477.38</i>	<i>4</i>	<i>1.465 ± AC</i>	<i>0</i>	<i>0</i>	<i>0</i>
FRONTAGE	# OF LOTS	AVG AREA	OPEN SPACE	CONSV. LAND	LF OF ROAD

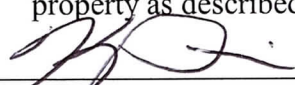
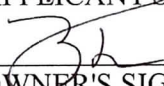
THE FOLLOWING MATERIALS SHALL BE ATTACHED:

- * Fifteen (15) complete **COLLATED/FOLDED** sets are required.
- * 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.

- _____ **VICINITY SKETCH** at a scale of 1"=100' or 1"=200'. Said map shall show all existing zone boundaries, existing buildings and parcels, labeled by their corresponding Tax Map and Lot Number, within 500' of the subject property.
- _____ **CLASS A-2 SURVEY MAP** of the subject property.
- _____ **SUBDIVISION/RESUBDIVISION PLAN** pursuant to Land Subdivision Regs.
- _____ **SUPPORTING INFORMATION AND PLANS** pursuant to Land Subdivision Regs.
- _____ **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone.
- _____ **LETTER OF TITLE** certifying owner of record as of date of the application.
- _____ **PROOF OF APPLICANT'S LEGAL INTEREST** in property.
- _____ **LIST OF ABUTTING PROPERTY OWNERS** sorted by Tax Map and Lot Number.
- _____ **ANY OTHER PLAN OR DOCUMENT AS REQ'D BY ZONING OR SUBDIVISION REGULATIONS**
- _____ *****ELECTRONIC SUBMISSION OF ALL APPLICATION MATERIALS (e.g. Flash drive, PDF email)****
- _____ **ENVELOPES** addressed to each abutting property owner (see "Envelopes Instructions" online)
- _____ **TWO #10 (4"x 9.5") PLAIN ENVELOPES** addressed to the applicant (No Return Address)
- _____ **\$460 PLUS \$100/LOT FILING FEE** payable to: Town of Wilton.

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.

	<i>11/16/2020</i>	<i>kevin@obrienpp.com</i>	<i>(203) 943-9586</i>
APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
	<i>12-2-2020</i>		<i>203-219-1369</i>
OWNER'S SIGNATURE	DATE		TELEPHONE

OBRIEN PREMIER PROPERTIES, LLC



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(203) 822-2524

List of Project Professionals

Roger Stalker, L.S.
Stalker Land Surveyors
503 Danbury Road
Wilton, Ct. 06497
(203) 563-0048

Kevin E. O'Brien
OBrien Premier Properties, LLC
300 Danbury Road – Suite 304
Wilton, CT. 06897
(203) 822-2524

Holt McChord
McChord Engineering Associates, Inc.
1 Grumman Hill Road Suite 200
Wilton, CT. 06897
(203) 834-0569

Attorney Brian D. Rosenfeld
16 River Street Suite 2
Norwalk, CT. 06850
(203) 853-3888

BRIAN D. ROSENFELD
Attorney at Law

16 River Street
Norwalk, CT 06850
Telephone 203-853-3888
Facsimile 203-853-5794
E-Mail: BDRosenfeld@aol.com

November 18, 2020

Michael Wrinn
Director of Planning and Zoning
Town of Wilton
238 Danbury Road
Wilton, CT 06897

Re: Subdivision Application for 183 Westport Road, Wilton, CT

Dear Mr. Wrinn:

With respect to the above referenced application, please be informed that as of this date, title to the property is held by 183 Westport LLC.

Please give me a call if you should have any questions.

Yours truly,



Brian D. Rosenfeld

BDR

O'BRIEN PREMIER PROPERTIES, LLC



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WILTON, CONNECTICUT
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LETTER OF AUTHORIZATION

To Whom It May Concern:

I hereby declare the following:

- That I am the owner of the premises described as follows:
183 Westport Road Wilton, CT. 06897 – R-1A zone
- That **Kevin E. O'Brien** is duly authorized for and on behalf of the owners to execute an application for Subdivision to the Planning and Zoning Commission.
- That **Kevin E. O'Brien** is hereby designated as the owner's representative with whom all town departments may deal with in respect to the work involved.

Date: 12.2.2020

Owner: 
Signature for 183 Westport LLC

Cynthia Brook Terry
Print Name for 183 Westport LLC

OWNERS WITHIN 500' OF 183 WESTPORT ROAD

41-36-3 TOURNAS MARY 189 WESTPORT RD WILTON CT 06897	29-17 SAXENA NIKITA & 159 HEATHER LA WILTON CT 06897	29-18 RICCIO ROBERT & MARY 151 HEATHER LA WILTON CT 06897
29-19 SHEERAN CHRISTOPHER J & 143 HEATHER LA WILTON CT 06897	29-27 BAKKEN KEVIN J & JILL E 27 CARDINAL LA WILTON CT 06897	29-28 RULLI ROBERTO & ADELINA 28 CARDINAL LA WILTON CT 06897
41-18 JAYAWARDHANE RAJIVE & 213 WESTPORT RD WILTON CT 06897	41-30 SIGNORE ERASMO & ANGELINA B 215 WESTPORT RD WILTON CT 06897	41-33 DECORE JARED & NICOLE 205 WESTPORT RD WILTON CT 06897
41-34 FOX JEFFREY E & LAURA M 201 WESTPORT RD WILTON CT 06897	41-35 JU JIAYAN 199 WESTPORT RD WILTON CT 06897	41-36 SNYDER HENRY 191 WESTPORT RD WILTON CT 06897
41-36-1 WALSH JOSEPH A & PEGGY J 55 DIRKSEN DR WILTON CT 06897	41-36-2 HATVANI, IZABELLA 53 DIRKSEN DR WILTON CT 06897	41-37 183 WESTPORT LLC 183 WESTPORT RD WILTON CT 06897
41-38 RENDE DEAN & GLENDA P 6 DOWNE LA WILTON CT 06897	41-39 KONRAD BRUCE & NOEL 16 DOWNE LA WILTON CT 06897	41-40 BHUTANI SANDEEP & 24 DOWNE LA WILTON CT 06897
41-41 EGGLESTON DANIEL & DEBRA 40 WASHINGTON POST DR WILTON CT 06897	41-43 KALAMARIDES JOHN J JR & KATHLEEN 180 WESTPORT RD WILTON CT 06897	41-43-1 RAMAN THIRUNAVUKKARASU & 184 WESTPORT RD WILTON CT 06897
41-45 MIRBACH CYNTHIA G 190 WESTPORT RD WILTON CT 06897	41-46 DONAHUE MARGARET & STEPHEN 172 HEATHER LA WILTON CT 06897	41-47 POREMAN MARK T & SUSAN M 167 HEATHER LA WILTON CT 06897
41-54 COOPER PATRICK J & BETHANY K 20 DIRKSEN DR WILTON CT 06897	41-55 STOLTING RICHARD R & JEAN M 24 DIRKSEN DR WILTON CT 06897	41-56 FLYNN CHRISTOPHER J 2019 TRUST 30 DIRKSEN DR WILTON CT 06897
41-57 PARRIS NOREEN F 34 DIRKSEN DR WILTON CT 06897	41-57-1 WIENER ERIC H & KIMBERLY I AS TR 42 DIRKSEN DR WILTON CT 06897	41-57-2 ROSOLEN VINCENT & CATHERINE 51 DIRKSEN DR WILTON CT 06897

41-57-3
VOGEL KENNETH & JERUSHA J
45 DIRKSEN DR
WILTON CT 06897

41-57-4
WILLIAMS WARREN S
39 DIRKSEN DR
WILTON CT 06897

41-58
RICHMAN LORI E TRUSTEE
25 DIRKSEN DR
WILTON CT 06897

41-58-1
CODY WILLIAM M & LAURA
17 DIRKSEN DR
WILTON CT 06897

42-1
SMITH DRUMMOND C &
11 DOWNE LA
WILTON CT 06897

42-2
HOLMGREN MICHAEL & NINA
163 WESTPORT RD
WILTON CT 06897

42-3
GRIMALDI RICHARD A
14 BRIDGE ST
WESTPORT CT 06880

42-3-2
EVERSON IDA
145 WESTPORT RD
WILTON CT 06897

42-3-3
WOOD PETER J & ANGELA S
143 WESTPORT RD
WILTON CT 06897

42-24
GAMER PAULINE CILLEY & NANCY CAR
150 WESTPORT ROAD
WILTON CT 06897

42-30
SAYEGH MIRIAM HELENE
166 WESTPORT RD
WILTON CT 06897

42-31
FRITZ JULIANNA M
168 WESTPORT RD
WILTON CT 06897

42-32
LIGGIO KRISTINE E & VINCENT J
172 WESTPORT RD
WILTON CT 06897