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PLEASE REPLY TO SENDER:
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May 21, 2021

By E-mail and Hand Delivery

Architectural Review Board

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

Attn: Mr. Michael E. Wrinn – Director of Planning and Land Use Management

Re: Connecticut Humane Society – Application for Architectural Review Board Review and Report
Premises: 863-875 Danbury Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Board:

This firm represents the Connecticut Humane Society (CHS), a 501(c)(3) non-profit organization, which operates a number of shelters, adoption sites and both in-house veterinary medical facilities and reduced-fee public veterinary clinics in Connecticut to support the health and well-being of companion animals.

The CHS mission is to:

- (a) find companion animals permanent, compassionate homes
- (b) enrich communities by enhancing the special bond between people and animals; and
- (c) to serve as an avenue to end animal cruelty.

CHS's vision for the property is to create a warm and inviting space to provide an innovative animal care facility, a public veterinary medical clinic, a community engagement center (to foster companion pet adoptions) and a low stress transition environment for companion pets between homes that will service both Wilton and the greater Fairfield County community. The CHS exterior design and siting on the 18.32-acre site are intended to convey the organization's purposes to visitors (and the many potential

visitors passing by on Route 7). The design is also intended to respect and work with the property's unique attributes: very large acreage, varied topography, steep slopes and a watercourse and wetlands.

Although the underlying zoning is one acre residential (R-1A), CHS proposes to build a 14,846sf building as a Special Permit Use under the provisions of Wilton Zoning Regulations Section 29-5.A.3.r. That section allows a Charitable Organization such as CHS to construct a building of up to 10,000 sf of Gross Floor Area; CHS intends to ask the Planning & Zoning Commission for a text change when requesting Special Permit and Site Plan review to allow the larger proposed building.

With this background, and in support of the application for a review and report by the Architectural Review Board, we submit the following:

1. Application Form.
2. Sheet Index prepared by Amenta/Emma Architects ("A/E") dated May 21, 2021.
3. Design Narrative prepared by A/E dated May 21, 2021.
4. Property and Topographic (A-2) Survey prepared by Ryan and Faulds dated January 20, 2021.
5. Site Development Plan (SE-1) prepared by Redniss & Mead dated May 20, 2021.
6. Site Plan prepared by A/E dated May 21, 2021.
7. 3D Printed Preliminary Massing Study prepared by A/E dated May 21, 2021.
8. Surrounding Context prepared by A/E dated May 21, 2021.
9. Floor Plan/Roof Plan prepared by A/E dated May 21, 2021.
10. East, North, West, and South Elevations prepared by A/E dated May 21, 2021.
11. Perspectives prepared by A/E dated May 21, 2021.
12. Elevations, Materials, Lighting Narrative prepared by A/E dated May 21, 2021.
13. Signage prepared by A/E dated May 21, 2021.
14. Rendering prepared by A/E dated May 21, 2021.
15. Landscape Design by Kate Throckmorton, Environmental Land Solutions, LLC under development (not enclosed; under development).
16. Authorization letter signed by Connecticut Humane Society authorizing Gregory and Adams to act as its Agent in connection with this matter.

17. List of Project Professionals.

If you have any questions, please contact me.

Respectfully submitted,
Gregory and Adams, P.C.

James D'Alton Murphy
By: _____
James D'Alton Murphy

JD'AM/ko

Enclosures

cc: Mr. James Bias – Connecticut Humane Society

Mr. Thomas Quarticelli, Mr. Michael Tyre and Ms. Debra Seay – Amenta Emma Architects

Mr. Craig Flaherty and Mr. Vincent Hynes – Redniss & Mead

Ms. Kate Throckmorton – Environmental Land Solutions

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WILTON PLANNING AND ZONING COMMISSION

ARCHITECTURAL REVIEW BOARD/VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION

Connecticut Humane Society		c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT			
APPLICANT'S NAME		ADDRESS			
Contract Purchaser: Connecticut Humane Society		c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT			
OWNER'S NAME		ADDRESS			
863-875 Danbury Road		R-1A			
PROPERTY LOCATION		ZONING DISTRICT			
831 @ 163					
2513 @ 463		11	47, 47-1, 47-2	18.32± acres	
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.

X **ELECTRONIC EMAILED SUBMISSION OF ALL APPLICATION MATERIALS (CONSOLIDATED INTO ONE OR TWO PDFS MAXIMUM)**

- X i. An application form;
- X ii. A statement describing the proposed project (use page 2 or attach separate sheet);
- X iii. The following plans, where applicable, based on the nature of the proposed project:
 - X 1. An A-2 survey for any proposal involving the physical enlargement of a building, structure, parking area and/or vehicle access aisle.
 - X 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.

- x 3. Floor plans at each level showing the basic divisions of the building, all entrances, exits and loading and service areas.
- x 4. A description of the architectural vernacular of proposed construction and its architectural relationship to other buildings within 500 feet.
- x 5. Elevation drawings of all sides of the building, with dimensions, finish materials, fixtures, lighting, signage, landscape and colors indicated.
- x 6. Samples of all finish materials to be used on the exterior of the building.
- x 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.
- x 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.

Connecticut Humane Society by Its Agent Gregory and Adams, P.C.	May 21, 2021	203-571-6309
APPLICANT'S SIGNATURE	DATE	TELEPHONE
Contract Purchaser: Connecticut Humane Society by its Agent, Gregory and Adams, PC by:		
OWNER'S SIGNATURE	DATE May 21, 2021	TELEPHONE 203-571-6309

PROJECT NARRATIVE:

See attached letter.