



August 21, 2023

Via email delivery

Richard Tomasetti, Chairman
Planning and Zoning Commission
c/o Michael Wrinn
Director of Planning and Land-Use Management/Town planner
Town of Wilton, Town Annex
238 Danbury Road. Wilton, CT 06897

Re: request for an informal pre-application meeting with the planning and zoning commission to discuss, on a preliminary basis, proposed multi-family residential development at 64 Danbury Rd.

Dear Chairman Tomasetti, members of the commission and Mr. Wrinn,

I am writing to respectfully request to be put on the next agenda in early September for a pre-application meeting with the Commission to discuss our concept plan.

Attached are draft architectural plans and an engineering layout for our proposed plan for 100 rental apartments as a replacement for the northern-most building of the Wilton Corporate Park. These plans are very similar to the plans we discussed over two years ago at a working session with the P&ZC.

Our goal at this meeting will be to:

1. Re-familiarize the PCZ members with site.
2. Show our latest conceptual plans.
3. Discuss the DE 5 multifamily residential zoning overlay.
4. Discuss the "steep slopes" section of the regs and its applicability to this site.
5. Discuss the architectural character of the buildings.
6. Receive comments from commission members.

We look forward to discussing our plan with the Commission. Thank you for your consideration.

Very truly yours,

Fuller Development, LLC

A handwritten signature in blue ink that reads "Samuel B. Fuller".

Samuel. B. Fuller
President

64 Danbury Road Development Narrative

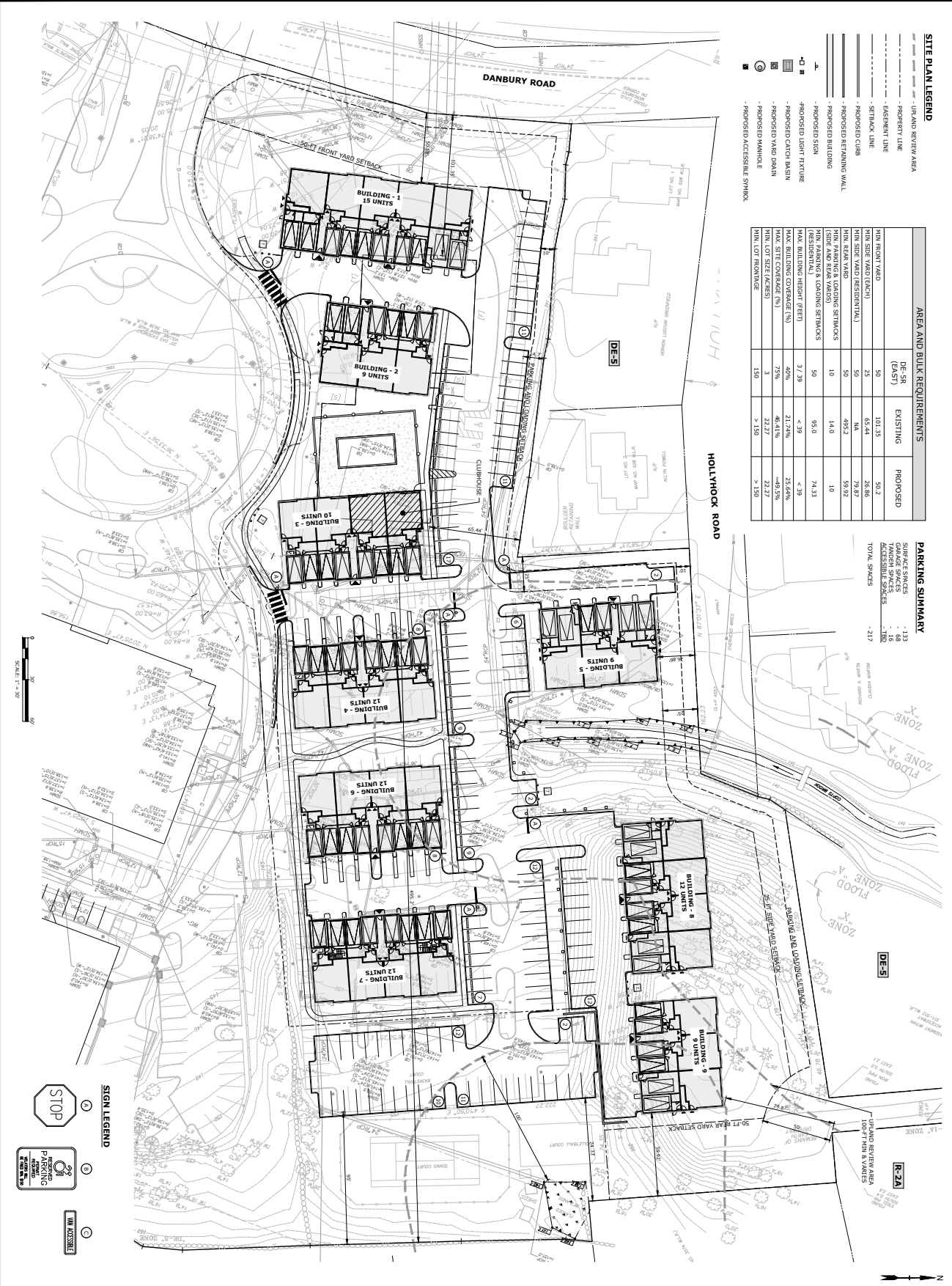
64 Danbury Road is a Condominium parcel representing the northernmost office building of the Wilton Corporate Park.

The site is constrained by its narrow width with a 20' grade change from east to west, very steep slopes, a watercourse, stormwater pipes that drain this watercourse and the adjacent office properties.

The proposed schematic plan addresses these site constraints and provides a unique design consisting of 3-unit modules featuring two garages, a single story "flat" apartment with two back-to-back townhomes over the garages and the flat. The buildings are 3 stories tall. These modules can be connected to form buildings with 8 to 18 apartments in each building. Having multiple buildings allows for grade changes to be made up between the buildings.

This plan has 100 total apartments consisting of 32 one-bedroom, 28 two-bedroom, 34 two-bedroom + den and 6 three-bedroom apartments. There are 68 garages with 16 tandem spaces in front and 133 surface spaces for a total of 217. Assuming 2 parking spaces per unit, 200 spaces would be needed. The plan would be to share parking (49 spaces) with the adjacent office buildings under a long-term parking agreement. A 1,500 square foot clubhouse and pool is also planned.

This plan conforms with the requirements in the zoning regulations for the DE-5 zone which the commission adopted in parallel with our approvals for our development at 141 Danbury Road. This proposal would include 10% of the homes to be deed restricted as affordable to persons earning no more than 80% of the Area Median Income.



SITE PLAN LEGEND

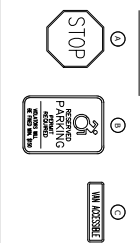
- URBAN REVIEW AREA
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED CURB
- PROPOSED CLIMB
- PROPOSED RETAINING WALL
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT FIXTURE
- PROPOSED CATCH BASIN
- PROPOSED YARD DRAIN
- PROPOSED MANHOLE
- PROPOSED ACCESSIBLE SYMBOL

AREA AND BULK REQUIREMENTS

DE-5R (EAST)	EXISTING	PROPOSED
MIN. FRONT YARD	50	50.2
MIN. SIDE YARD (R/C/D)	20	32.66
MIN. SIDE YARD (RESIDENTIAL)	50	29.87
MIN. REAR YARD	50	59.92
MIN. FRONT & REAR YARDS	10	14.0
MIN. PARKING & LOADING STRECKS (RESIDENTIAL)	50	74.33
MAX. BUILDING HEIGHT (FEET)	< 39	< 39
MAX. BUILDING COVERAGE (%)	48%	25.84%
MIN. SITE COVERAGE (%)	75%	46.41%
MIN. LOT SIZE (SQUARE FEET)	3	22.27
MIN. LOT FRONTAGE	150	> 150

PARKING SUMMARY

TYPE	QUANTITY
SURFACE SPACES	133
GAUGE SPACES	68
ACCESSIBLE SPACES	180
TOTAL SPACES	381



64 Danbury Road
 Fuller Development
 Wilton, CT

PRELIMINARY

Titus & Bond
 1100 Bridgeport Avenue
 Shelton, CT 06484
 (203) 712-1100

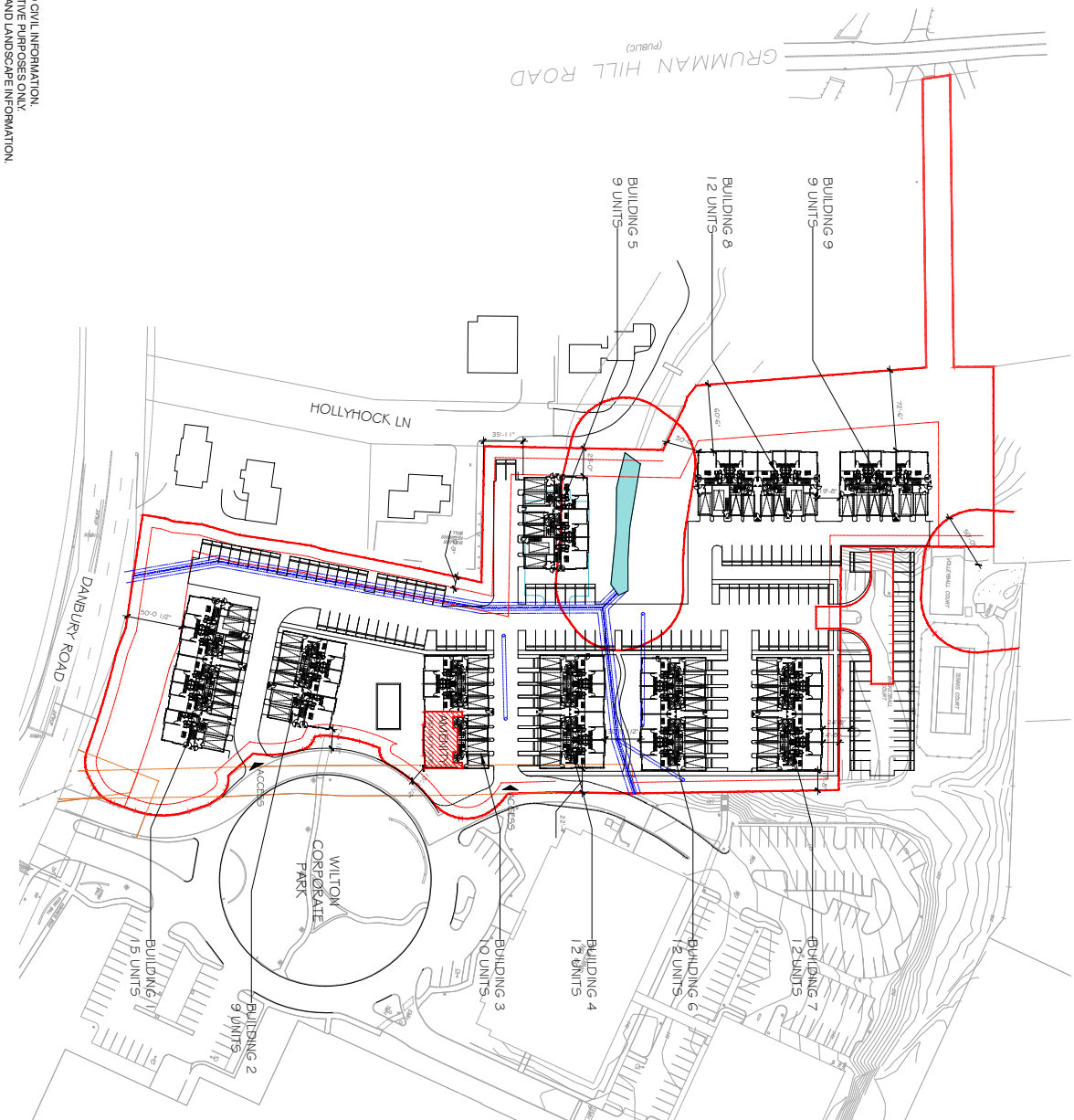
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

DATE: 08/09/2023
 TIME: 1:44 PM
 PROJECT: 17-FD73 Fuller001 64 Danbury Rd Drawings
 DRAWING: 17-FD73 Fuller001 64 Danbury Rd Drawings
 SHEET: 17-FD73 Fuller001 64 Danbury Rd Drawings

SITE PLAN
 SCALE: 1" = 30'



UNITS: 100

1 BR:	32	32 %
2 BR:	28	28 %
2 BR + DEN:	34	34 %
3 BR:	6	6 %

PARKING
GARAGES: 68 + 16 TANDEM
SURFACE: SEE CIVIL ENG. PLAN

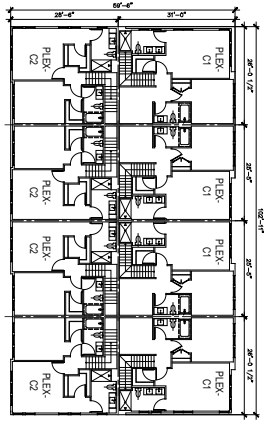
AMENITY
+/- 1,516 SQ. FT.

*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

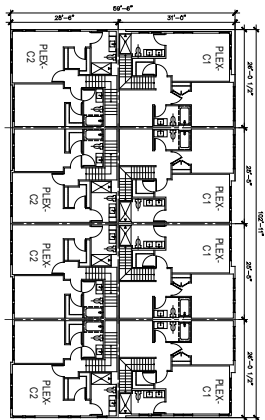
ILLUSTRATIVE SITE PLAN
SITE PLAN SUBMISSION

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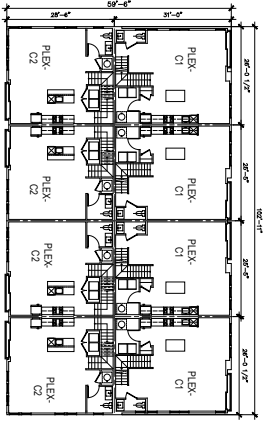
64 DANBURY RD
WILTON, CT
FULLER DEVELOPMENT



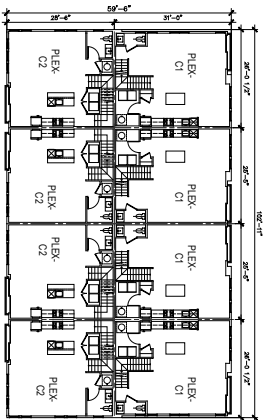
PLEX - BUILDINGS 4, 6, AND 7
3RD FLOOR



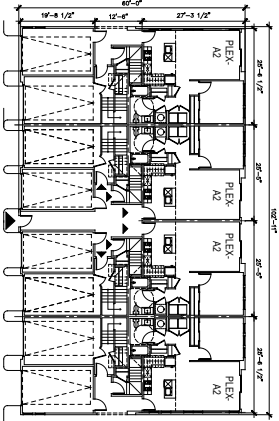
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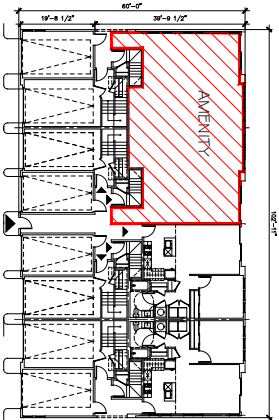
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2ND FLOOR



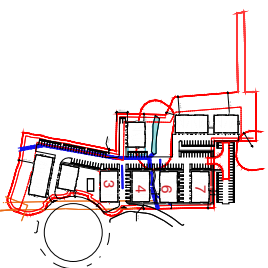
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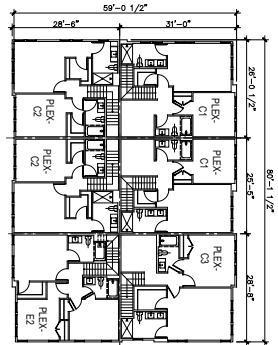
PLEX - BUILDINGS 4, 6, AND 7
1ST FLOOR



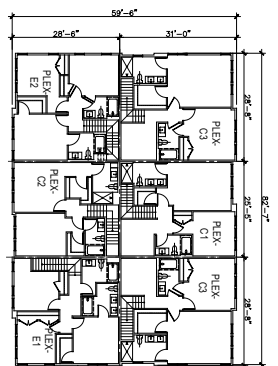
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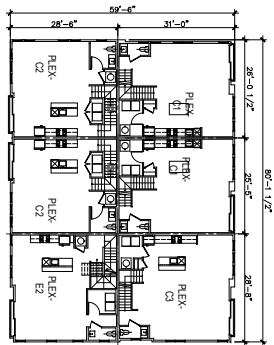
KEY PLAN



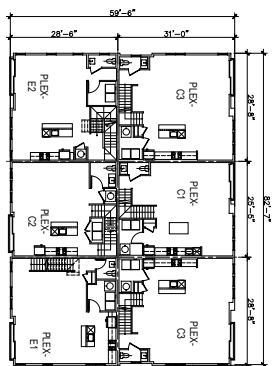
PLEX - BUILDING 2 (AND 9)
3RD FLOOR



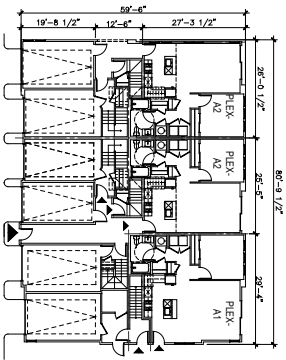
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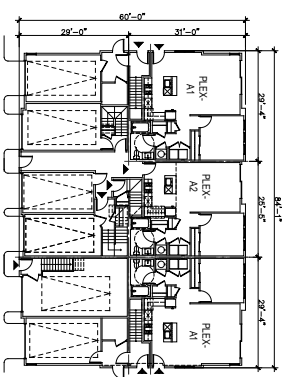
PLEX - BUILDING 2 (AND 9)
2ND FLOOR



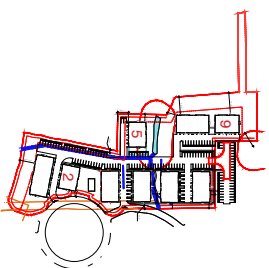
PLEX - BUILDING 5
2ND FLOOR



PLEX - BUILDING 2 (AND 9)
1ST FLOOR



PLEX - BUILDING 5
1ST FLOOR



KEY PLAN

FLOOR PLANS

SITE PLAN SUBMISSION

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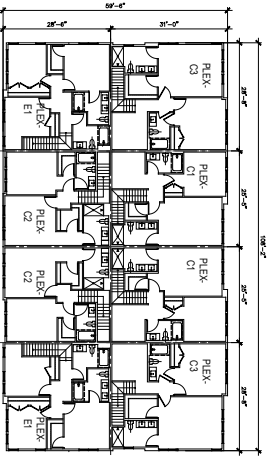
64 DANBURY RD
WILTON, CT

FULLER DEVELOPMENT

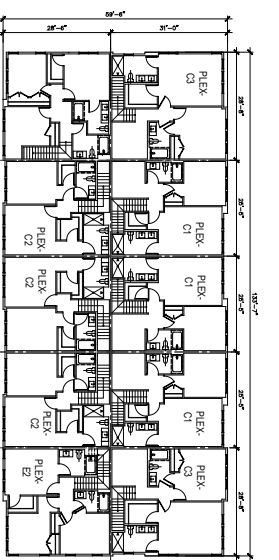
AUG 09, 2023
R.L.003

A.03

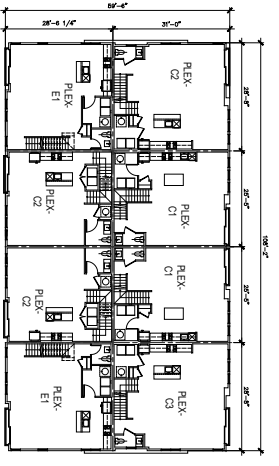




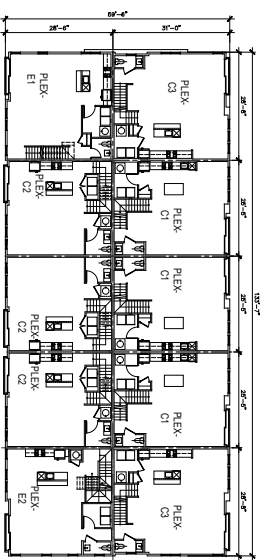
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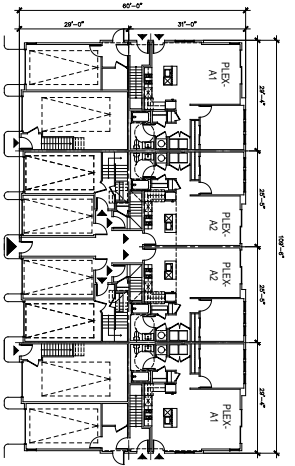
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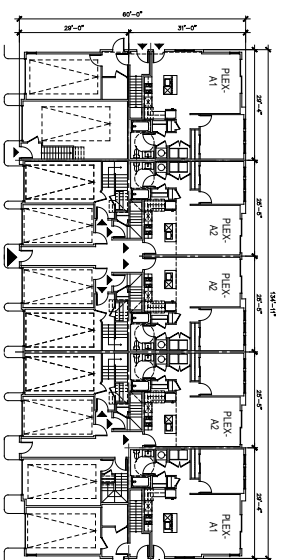
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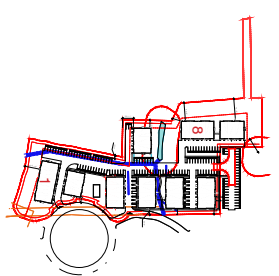
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2ND FLOOR



PLEX - BUILDING 8
1ST FLOOR

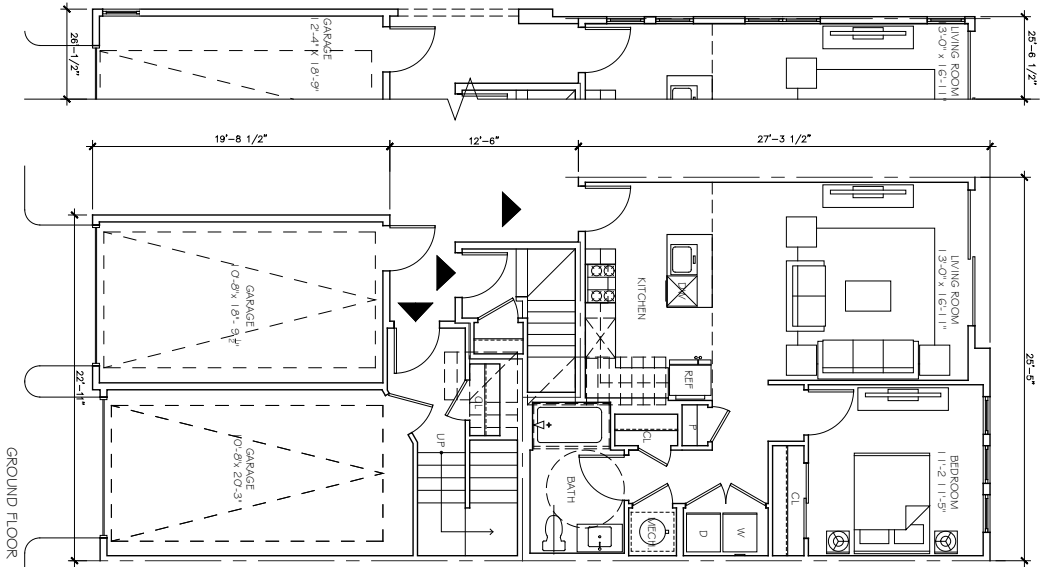


PLEX - BUILDING 1
1ST FLOOR

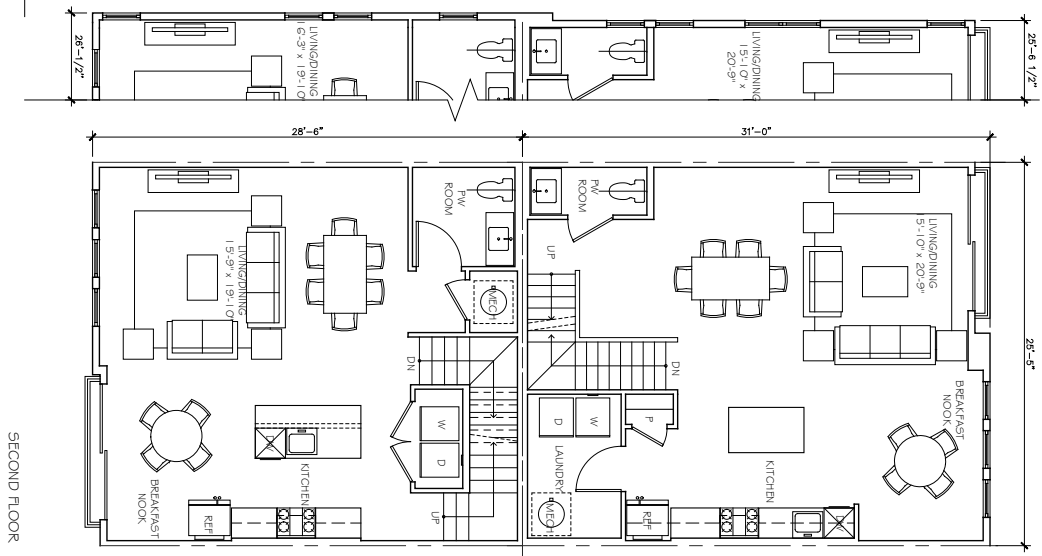


KEY PLAN

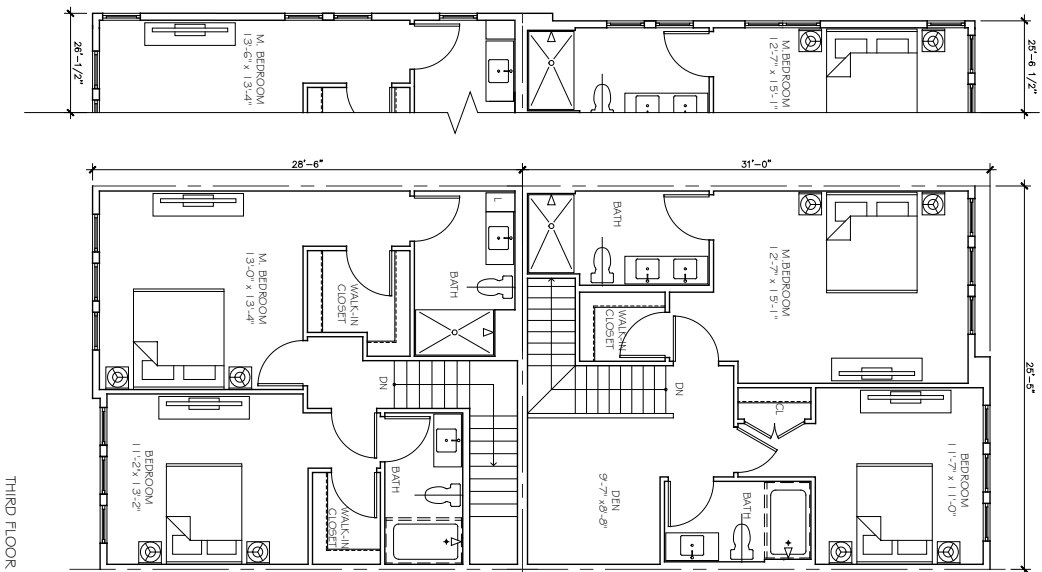
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UNIT PLEX A-2
721 NSF



UNIT PLEX C-1
1,605 NSF



UNIT PLANS - MODULE 1

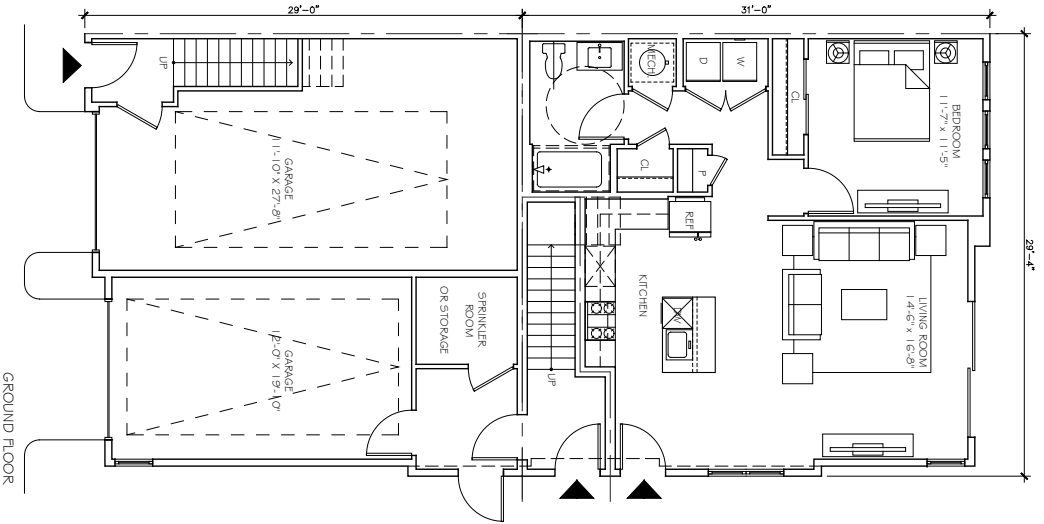
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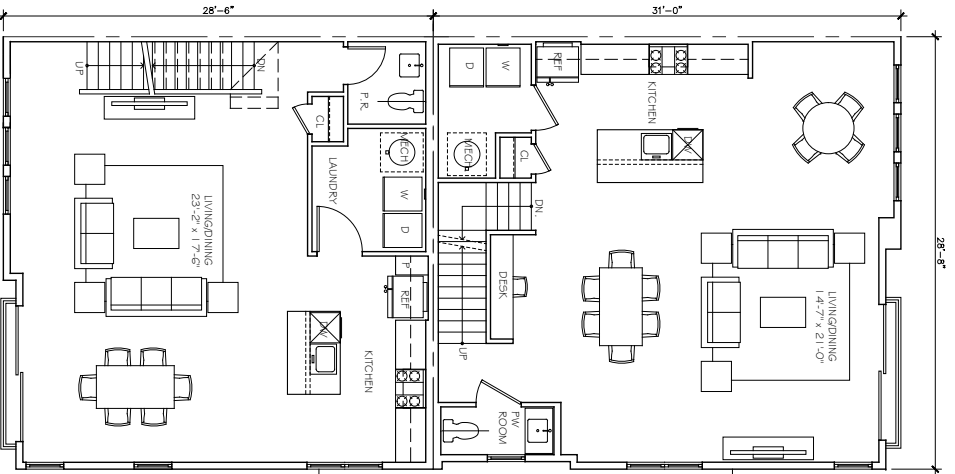
64 DANBURY RD
WILTON, CT

AUG 09, 2023
R.L.003
SCALE: 1/4" = 1'-0" (8' x 11")

UNIT PLEX A-1
203 NSF

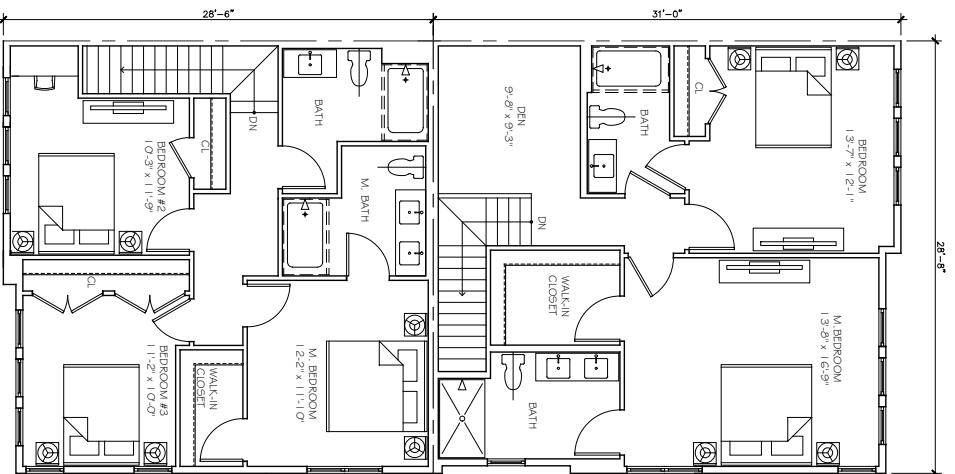


UNIT PLEX C-3
1,799 NSF



SECOND FLOOR

UNIT PLEX E1
1,847 NSF



UNIT PLANS - MODULE 2A

SITE PLAN SUBMISSION

REVISIONS: 01/2023: SEE SHEET 64 FOR UNIT PLANS. 02/2023: SEE SHEET 64 FOR UNIT PLANS. 03/2023: SEE SHEET 64 FOR UNIT PLANS. 04/2023: SEE SHEET 64 FOR UNIT PLANS. 05/2023: SEE SHEET 64 FOR UNIT PLANS. 06/2023: SEE SHEET 64 FOR UNIT PLANS. 07/2023: SEE SHEET 64 FOR UNIT PLANS. 08/2023: SEE SHEET 64 FOR UNIT PLANS. 09/2023: SEE SHEET 64 FOR UNIT PLANS. 10/2023: SEE SHEET 64 FOR UNIT PLANS. 11/2023: SEE SHEET 64 FOR UNIT PLANS. 12/2023: SEE SHEET 64 FOR UNIT PLANS.

64 DANBURY RD
WILTON, CT

AUG 09, 2023
RLL003

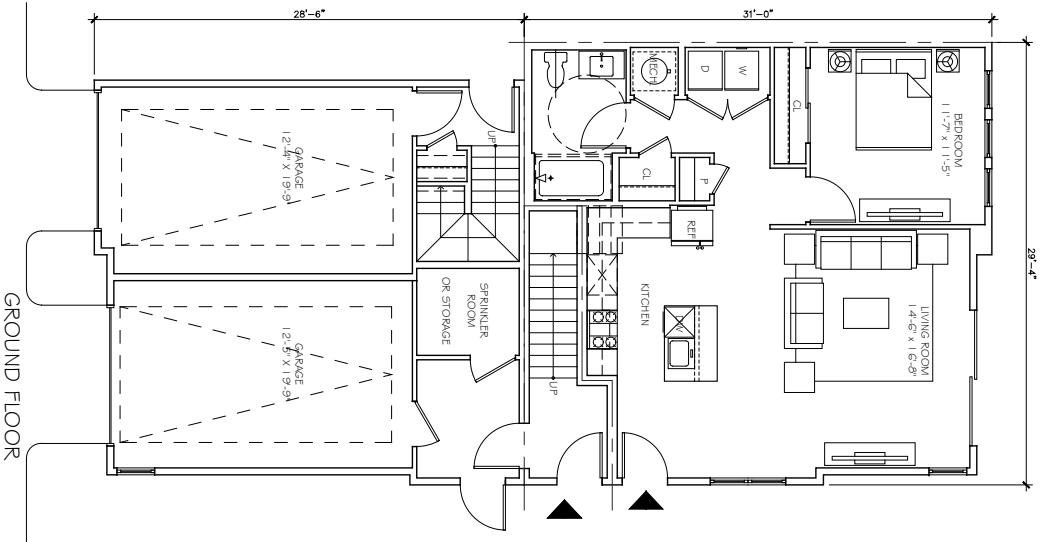
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A.06

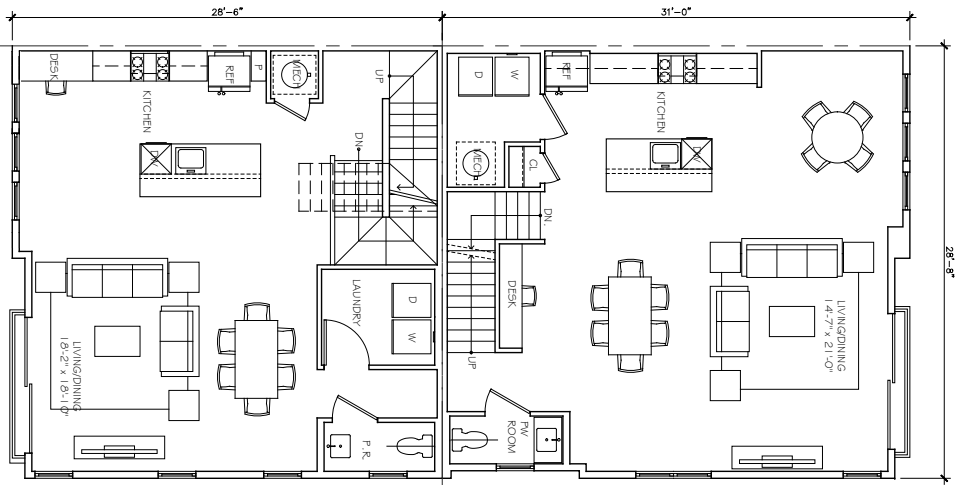


8821 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.850.1800 | F: 571.850.1801 | WWW.LESSARDDESIGN.COM

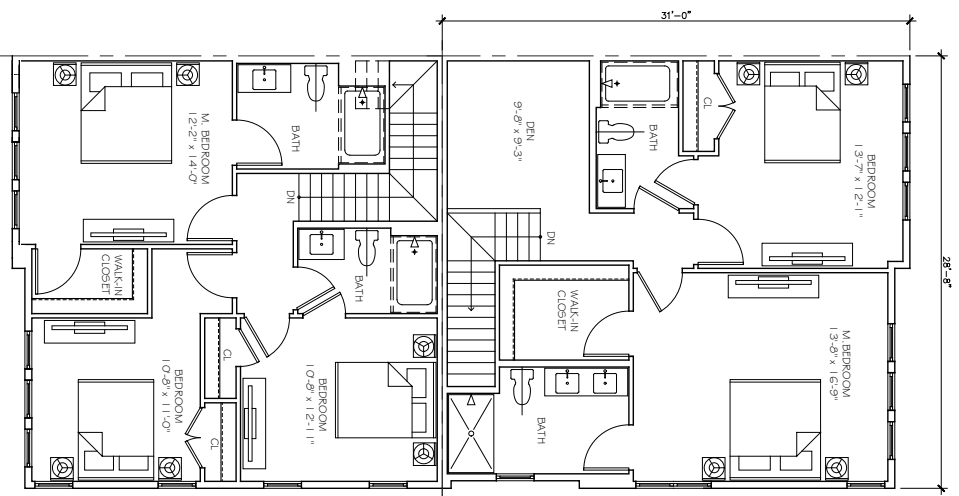
UNIT PLEX A-1
603 NSIF



UNIT PLEX C-3
1,795 NSIF



SECOND FLOOR
UNIT PLEX E2
1,637 NSIF



THIRD FLOOR

UNIT PLEX - MODULE 2B

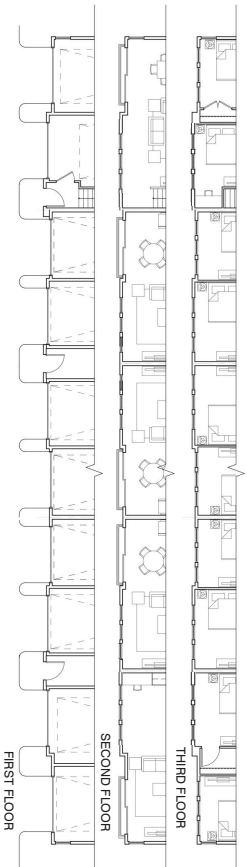
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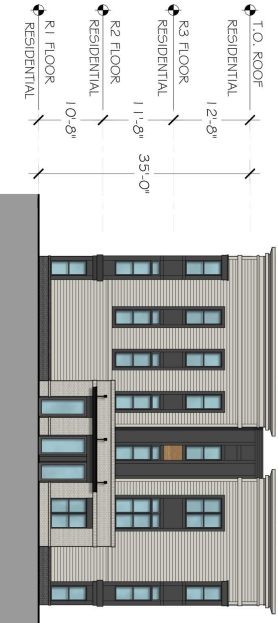
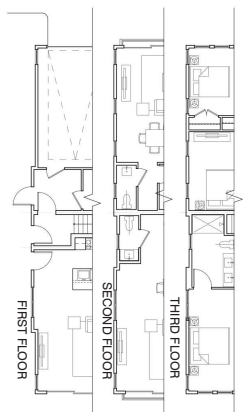
64 DANBURY RD
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R.L.O.03

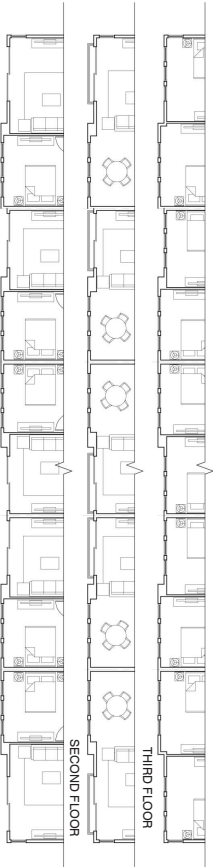
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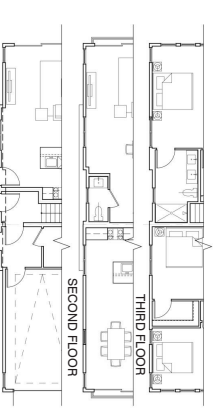
BUILDING ELEVATION 1



BUILDING ELEVATION 2



BUILDING ELEVATION 3



BUILDING ELEVATION 4

1 - BUILDING ELEVATIONS

SITE PLAN SUBMISSION

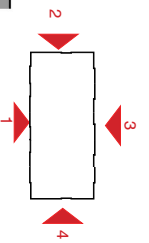
FULLER DEVELOPMENT

64 DANBURY RD
WILTON, CT

A.08

AUG 09, 2023
FULL 03
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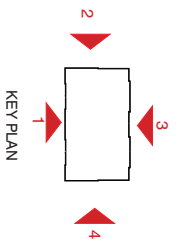
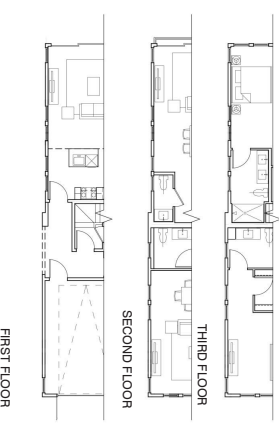
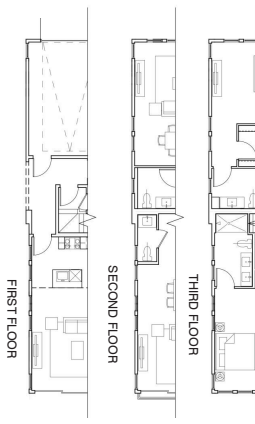
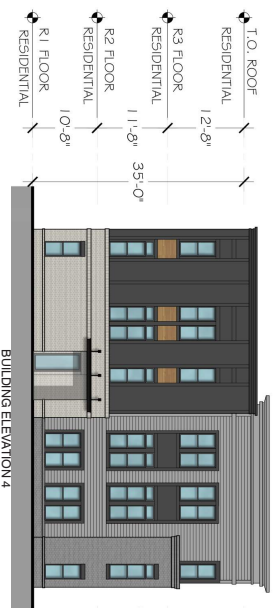
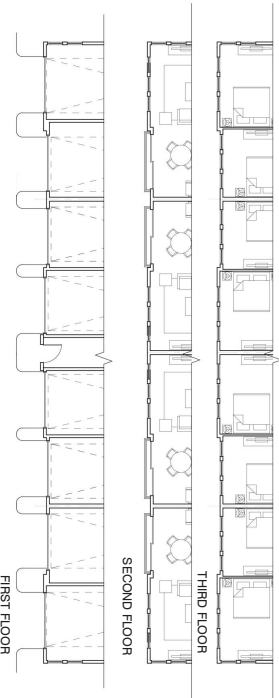
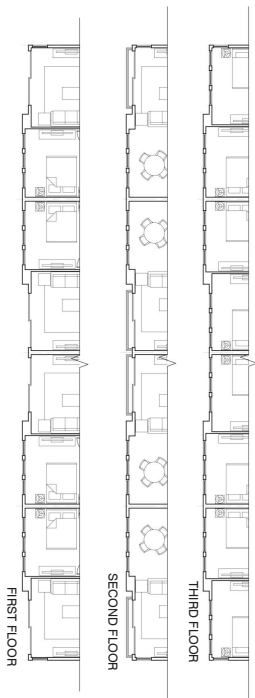
KEY PLAN



4, 6 AND 7 - BUILDING ELEVATIONS

SITE PLAN SUBMISSION

CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VIENNA'S ZONING REGULATIONS AND THE CITY OF VIENNA'S SUBDIVISION REGULATIONS. THE CITY OF VIENNA'S ZONING REGULATIONS AND THE CITY OF VIENNA'S SUBDIVISION REGULATIONS ARE THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT. THE CITY OF VIENNA'S ZONING REGULATIONS AND THE CITY OF VIENNA'S SUBDIVISION REGULATIONS ARE THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT.



64 DANBURY RD
WILTON, CT

FULLER DEVELOPMENT

AUG 09, 2023
FULL 03
SCALE: 1" = 10' @ 27"x41"

A.09