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MICHAEL LAMAGNA*
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* ALSO ADMITTED IN NEW YORK
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JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

PLEASE REPLY TO SENDER:
JAMES D'ALTON MURPHY
DIRECT DIAL: 203-571-6309
jmurphy@gregoryandadams.com

March 22, 2023

By E-mail and Hand Delivery

Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

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

Re: ASML US, LLC – Informal Review (Expansion of MICC Building)
Premises: 77 Danbury Road, Wilton, Connecticut

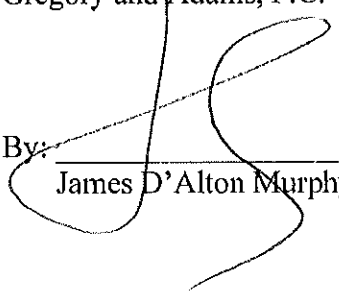
Dear Mr. Chairman and Members of the Commission:

As attorneys for ASML, we hereby submit for informal review materials prepared in support of its proposed application for special permit and site development plan approval to allow the expansion of the MICC (Materials Intake Contamination Control) building.

1. Presentation prepared by HDR, Inc. dated March 20, 2023.
2. Zoning Location Survey (ZLS.1) prepared by Arthur H. Howland Associates, P.C. dated November 11, 2021.
3. Existing Conditions Plan (EX-01) prepared by Tighe & Bond, Inc. ("T&B") dated October 21, 2022.
4. Master Plan (MP-01) prepared by Tighe & Bond, Inc. ("T&B") dated March 10, 2023.
5. Site Limitations Plan – Slopes over 15% (SL-06) prepared by T&B received March 19, 2023.
6. View Study Plans (PP-01 through PP-04) prepared by T&B dated February 24, 2023 (main entry).
7. Authorization letter signed by ASML authorizing Gregory and Adams to act as its Agent in connection with Land Use applications to the Town of Wilton.

We look forward to presenting this information to the Commission.

Respectfully submitted,
Gregory and Adams, P.C.

By: 
James D'Alton Murphy

JD'AM/ko
Enclosures

cc: Mr. Patrick van den Bogaard and Ms. Kriti Sharma – ASML US, LLC
John W. Block, P.E. and Joseph A. Canas, P.E. – Tighe & Bond, Inc.
Kate Throckmorton, L.A. – Environmental Land Solutions, LLC
Mark Debrauske, AIA and Mohammed Ayoub, D.Arch, AIA, ARB, RIBA - HDR, Inc.
Daniel L. Conant, Esq.

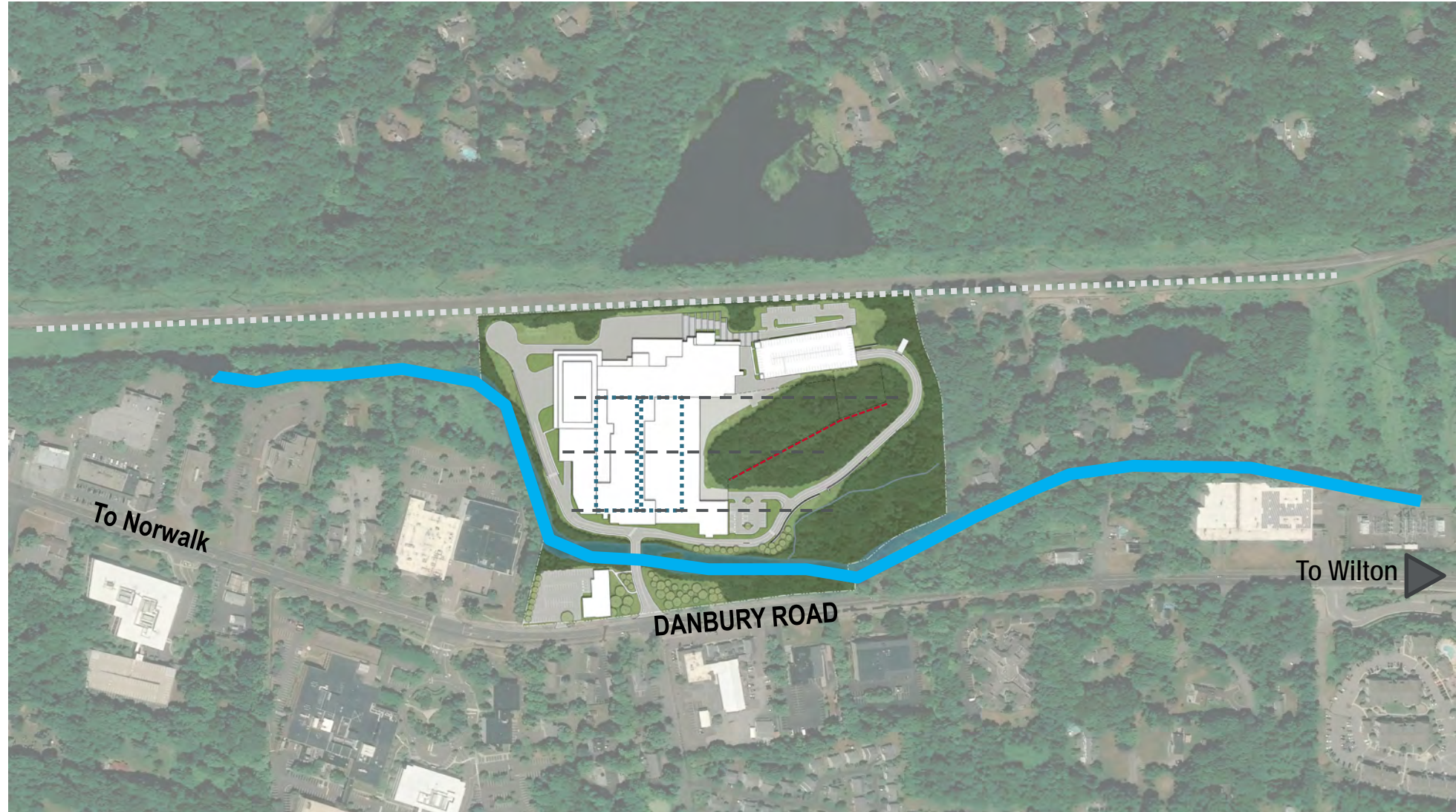
ASML - Wilton Masterplan

Current and Future Expansion Studies

March 20th, 2023



ASML WILTON
77 CAMPUS CONTEXT



ASML WILTON Planned Expansion 2025

- New MICC
- New Servery / Café
- Expanded Lobby and Entrance



ASML WILTON
SOUTH ELEVATION

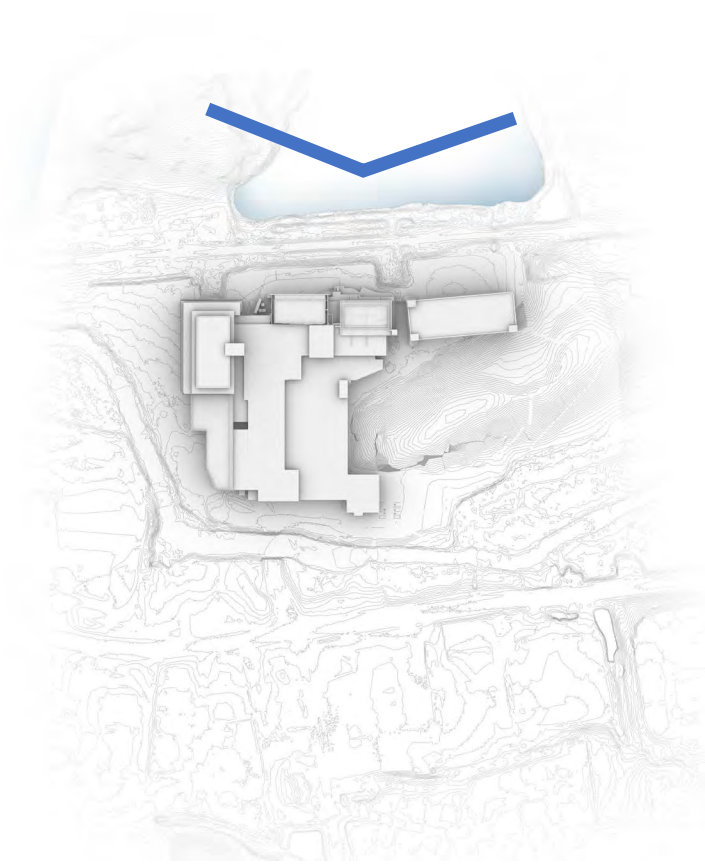


NEW MICC

EXISTING ASML BLDG 77



ASML WILTON WEST ELEVATION



EXISTING PARKING DECK

EXISTING BLDG.

NEW ENTRANCE

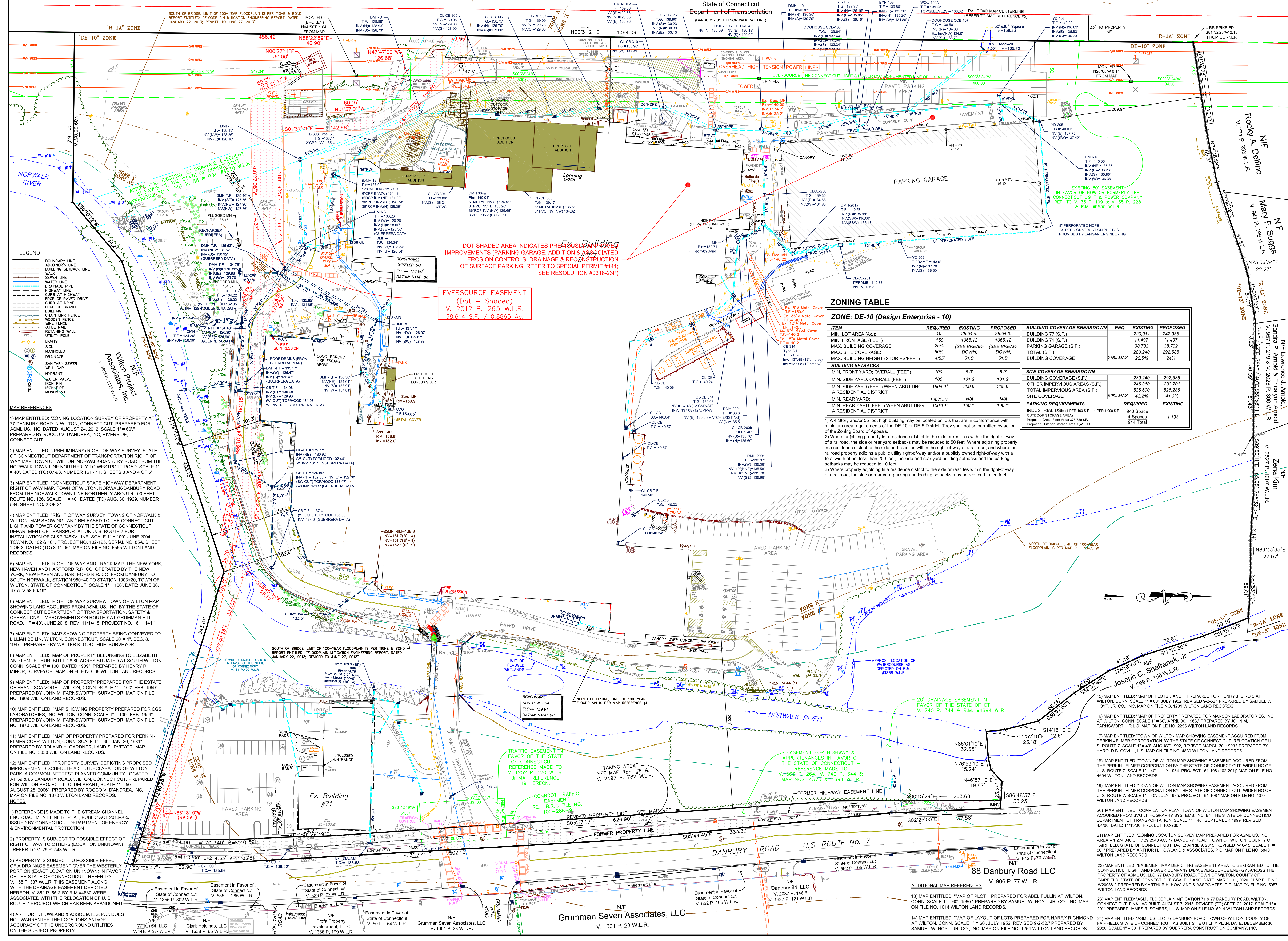
NEW CAFE

NEW MICC









1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE RENDERED NULL AND VOID.

2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND, P.C. SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND, P.C. SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:

PROPERTY DESCRIPTION DEED REFERENCES: V. 2494 P. 293, V. 1348 P. 202 & V. 1002 P. 329 WILTON LAND RECORDS.

** FRONT SETBACK VARIANCE FOR PARKING TO 4.0 FEET AND BUILDING TO 5.0 FEET, REFER TO V. 2496 P. 366 WILTON LAND RECORDS.

REFERENCE IS MADE TO VARIOUS SPECIAL PERMIT VARIANCES FOR THE BUILDING AND SITE ON FILE IN THE WILTON LAND RECORDS.

PROPERTY IS LOCATED WITHIN THE DE-10 ZONE DISTRICT.

ELEVATION DATUM IS NAVD 88.

REFER TO CONNECTICUT GENERAL STATUTES SEC. 8-13 REGARDING THE NONCONFORMING LOCATIONS OF BUILDINGS THAT HAVE EXISTED FOR MORE THAN THREE YEARS.

Underground utility, structure and facility locations shown have been determined from records made provided by utility companies, governmental agencies, testimony, field locations, and other sources. Other utilities may exist on site or in the area shown. The size, location, and existence of all underground features must be field verified by the appropriate providers prior to construction Call Before You Dig, 1-800-922-4455.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES SECTIONS 20-300-1 THRU 20-300-20, EFFECTIVE OCTOBER 28, 2018, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT," AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

TYPE OF SURVEY:
ZONING LOCATION SURVEY

BOUNDARY DETERMINATION CATEGORY:
RESURVEY

CLASSES OF ACCURACY:
A-2 HORIZONTAL
1-2 VERTICAL

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

JAMES M. MCTIGUE #031032

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
143 WEST STREET, SUITE 1, NEW MILFORD, CONNECTICUT 06757
PHONE: (860) 324-9349 • (860) 485-6526 • (860) 524-1017
FAX: (860) 324-4410 • WEB: WWW.AHHOWLAND.COM

Zoning Location Survey - Proposed Additions

prepared for
ASML US, LLC

Revised Area = 1,247,668 S.F. / 28,6425 Ac.

77 Danbury Road
Town of Wilton
County of Fairfield
State of Connecticut

DATE:
November 11, 2021

SCALE:
1" = 50'

SHEET:
ZLS.1

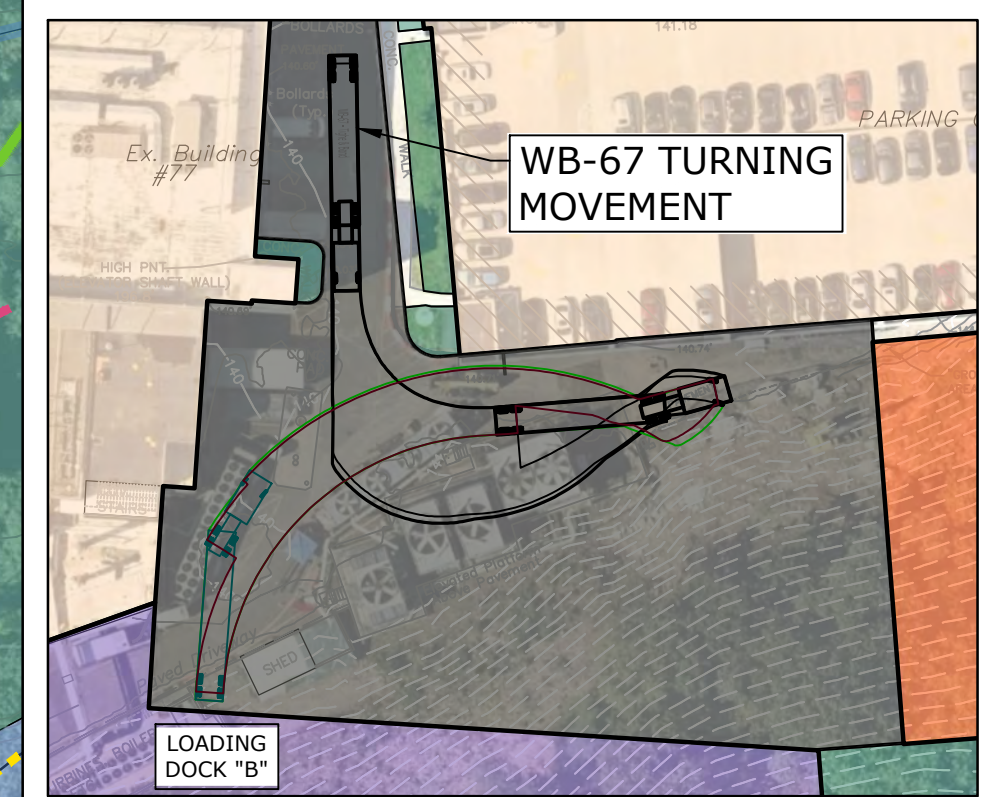
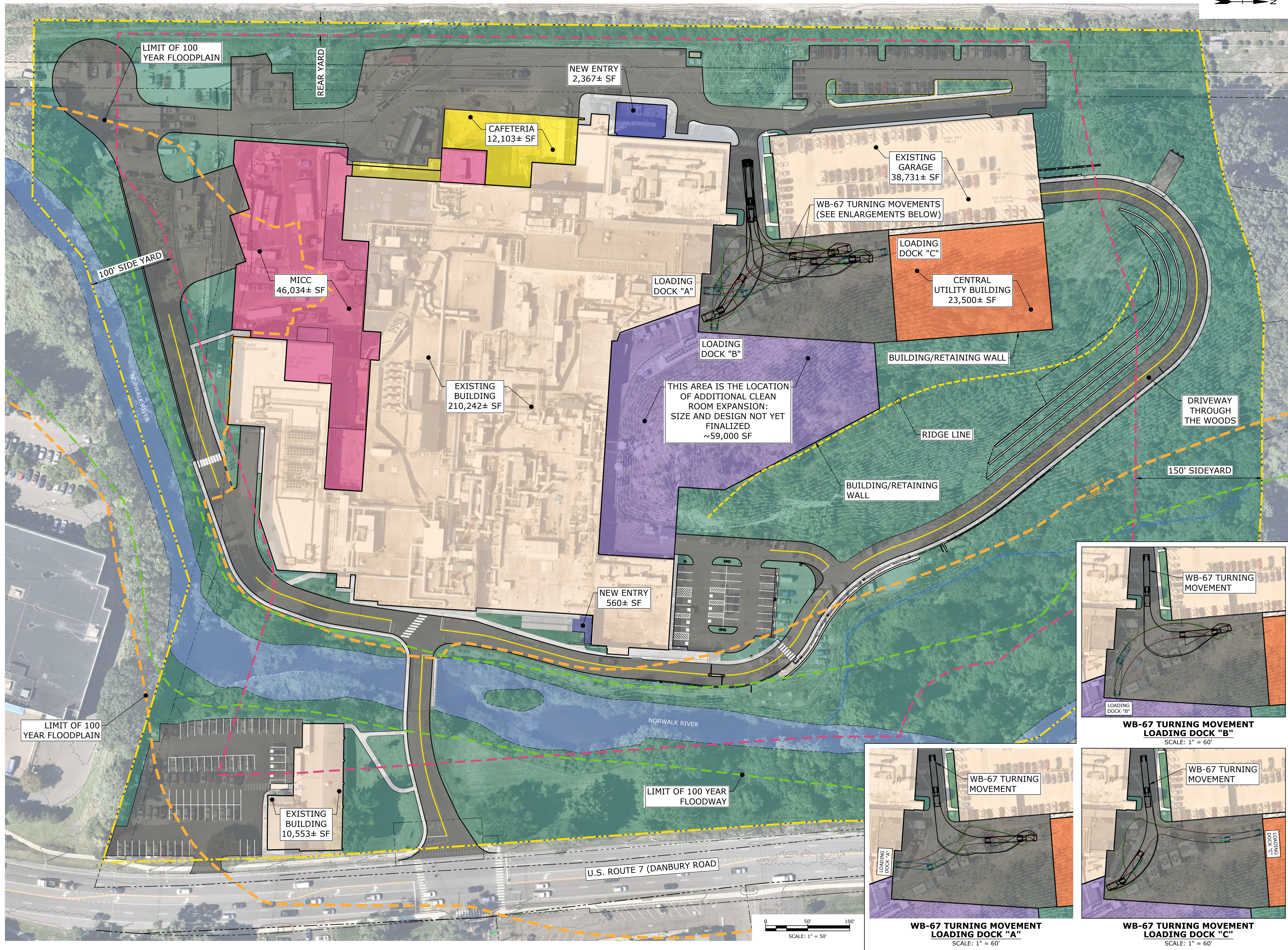
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FILE:	A0969-020-C-000-REND-EXCN.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	JAC	
APPROVED BY:	JWB	

EXISTING
CONDITIONS

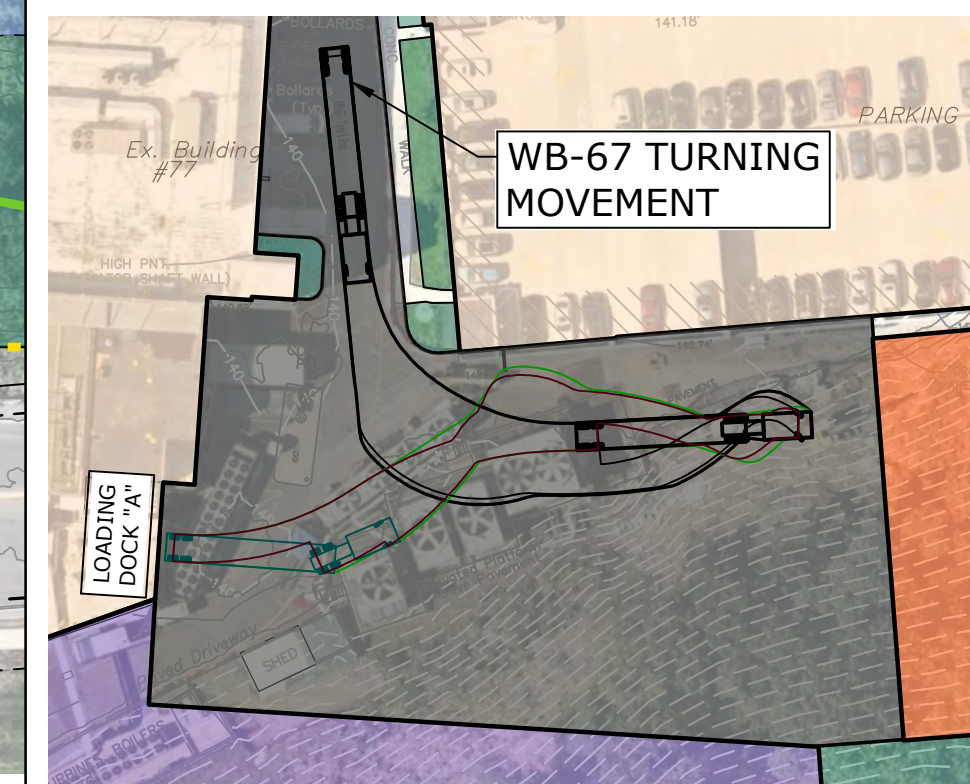
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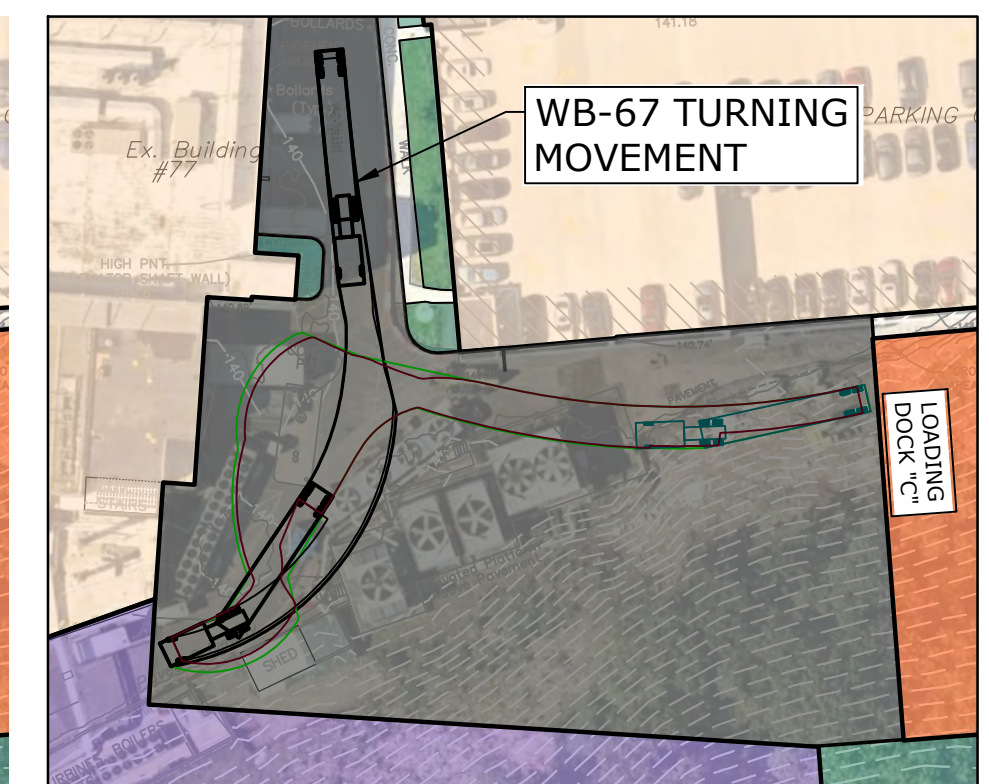
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Tighe & Bond: \\VA0969\ASML\020_Campus Master Plan Drawings\AutoCAD\Sheet\A0969-020-C-000-REND-EXCN.dwg



**WB-67 TURNING MOVEMENT
 LOADING DOCK "B"**
 SCALE: 1" = 60'



**WB-67 TURNING MOVEMENT
 LOADING DOCK "A"**
 SCALE: 1" = 60'



**WB-67 TURNING MOVEMENT
 LOADING DOCK "C"**
 SCALE: 1" = 60'

ASML

**Campus
 Master Plan**

77 Danbury Road
 Wilton, Connecticut

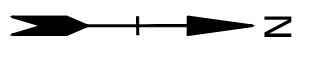
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DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	JAC	
APPROVED BY:	JWB	

MASTER PLAN

SCALE: 1" = 50'

MP-01

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NON-BUILDABLE AREA:

- SETBACKS
355,287 s.f.
- EVERSOURCE EASEMENT
73,379 s.f.
- FLOODWAY
80,294 s.f.
- WETLANDS
26,517 s.f.
- SLOPES OVER 15%
175,824 s.f.

TOTAL = 711,301 s.f. (16.32 acres)

ASML

Campus
Master Plan

77 Danbury Road
Wilton, Connecticut

MARK	DATE	DESCRIPTION
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FILE:	A0969-020-C-000-NON-BUILDABLE.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	JAC	
APPROVED BY:	JWB	

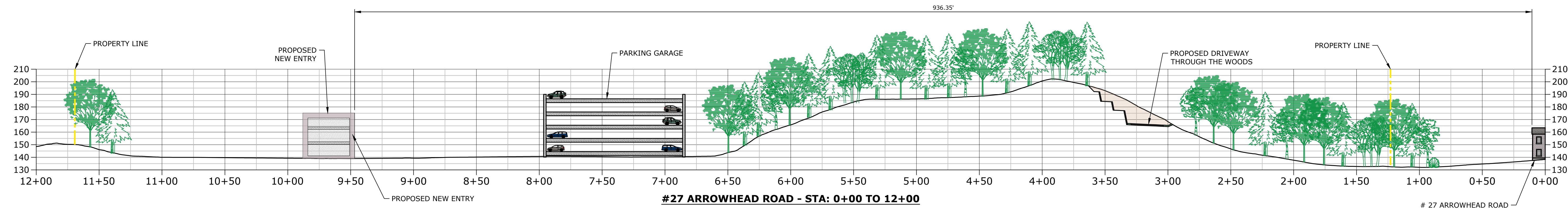
SITE
LIMITATIONS PLAN
SLOPES OVER 15%

SCALE: 1" = 50'

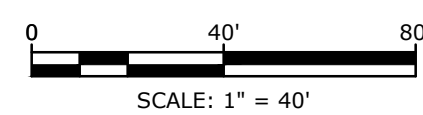
SL-06



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PROFILE VIEW
 SCALE: 1" = 40'



PRELIMINARY

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR PROGRESS REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.



PLAN VIEW
 SCALE: 1" = 40'



ASML

Main Entrance
 Expansion

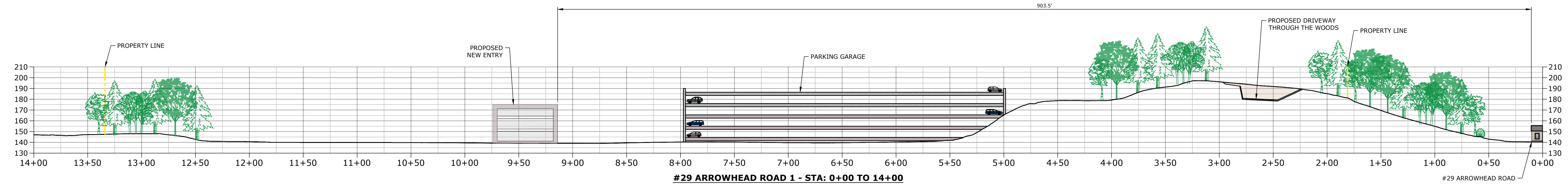
77 Danbury Road
 Wilton, Connecticut

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DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	JAC	
APPROVED BY:	JWB	

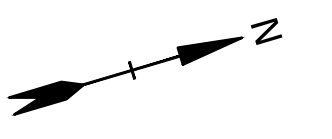
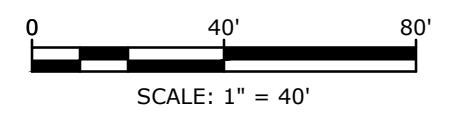
NEW ENTRY SIGHT LINE
 PLAN AND PROFILE
 #27 ARROWHEAD ROAD

SCALE: 1" = 40'

PP-01



PROFILE VIEW
 SCALE: 1" = 40'



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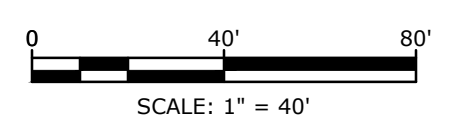
ASML

Main Entrance Expansion

77 Danbury Road
 Wilton, Connecticut



PLAN VIEW
 SCALE: 1" = 40'

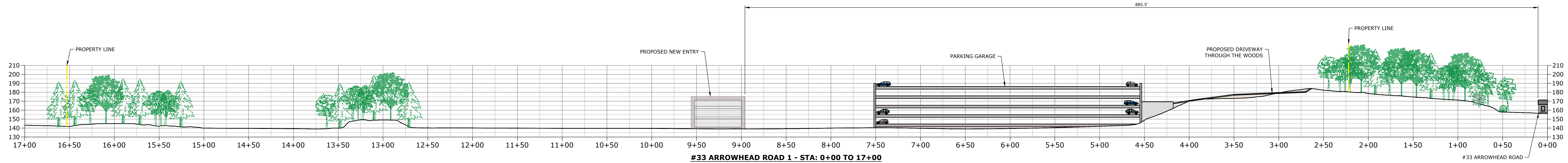


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DESIGNED/CHECKED BY:	JAC	
APPROVED BY:	JWB	

**NEW ENTRY SIGHT LINE
 PLAN AND PROFILE
 #29 ARROWHEAD ROAD**

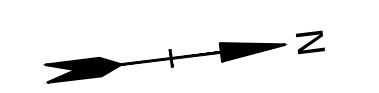
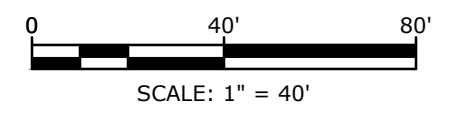
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 Tighe & Bond: \\A:\AD969-024-C-SIGHTLINE.dwg



#33 ARROWHEAD ROAD 1 - STA: 0+00 TO 17+00

PROFILE VIEW
 SCALE: 1" = 40'



PRELIMINARY

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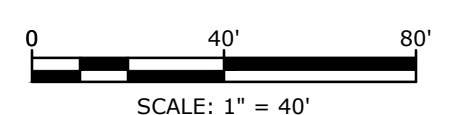
ASML

Main Entrance Expansion

**77 Danbury Road
 Wilton, Connecticut**



PLAN VIEW
 SCALE: 1" = 40'



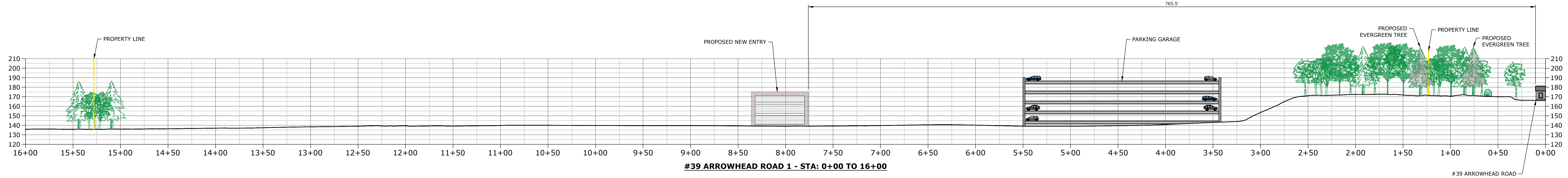
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FILE:	AD969-024-C-SIGHTLINE.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	JAC	
APPROVED BY:	JWB	

**NEW ENTRY SIGHT LINE
 PLAN AND PROFILE
 #33 ARROWHEAD ROAD**

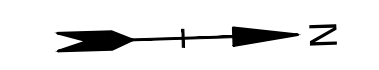
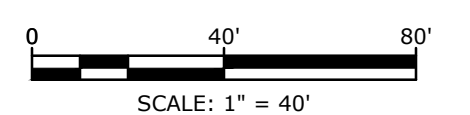
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PP-03

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PROFILE VIEW
 SCALE: 1" = 40'



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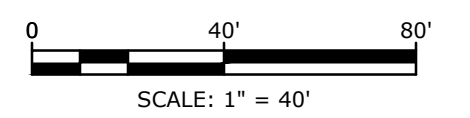
ASML

Main Entrance Expansion

77 Danbury Road
 Wilton, Connecticut



PLAN VIEW
 SCALE: 1" = 40'



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PROJECT NO:	AD969-024	
DATE:	02/24/2023	
FILE:	AD969-024-C-SIGHTLINE.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	JAC	
APPROVED BY:	JWB	

**NEW ENTRY SIGHT LINE
 PLAN AND PROFILE
 #39 ARROWHEAD ROAD**

SCALE: 1" = 40'

Plot Date: 3/7/2023
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⊗ ALSO ADMITTED IN VERMONT

WWW.GREGORYANDADAMS.COM

October 28, 2021

By E-Mail Only

ASML US, LLC

Attn: Mr. Jason Domena, Senior Project Leader AM CRE Facility Management

Re: ASML US, LLC– Land Use Applications
Premises: 77 Danbury Road, Wilton, Connecticut

Dear Mr. Domena:

As you know, we are in the process of preparing land use applications to various Town of Wilton and State of Connecticut and other government agencies, if applicable. These agencies require written authorization from the applicant and the property owner authorizing Gregory and Adams, P.C to act as its agent in connection with any and all land use matters involving the subject property. Please sign a copy of this letter as applicant and owner and return it to me by email.

Very truly yours,

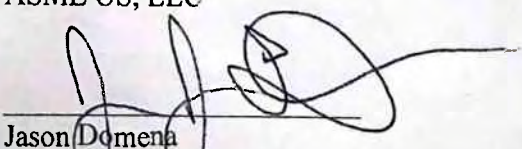
James D'Alton Murphy
James D'Alton Murphy

JD'AM/ko

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with the above-referenced matters.

ASML US, LLC

By:


Jason Domena
Its: Senior Project Leader
AM CRE Facility Management
Duly Authorized