

February 15, 2023

Hand Delivered

Michael Wrinn
Director of Planning and Land Use Management
Town of Wilton
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

**Re: 12 Godfrey Place, Wilton, CT
Request for Pre-Application meeting with Town of Wilton Planning & Zoning Commission
Proposed multi-family, CGS 8-30g development**

Dear Mr. Wrinn:

As you are aware, this firm represents Greenwich Realty Development, LLC (“GRD”), owner of real property with the improvements thereon, located at 12 Godfrey Place in Wilton, Connecticut (Map 73, Lot 33) (the “Property”). Located on the eastern side of Hubbard Road and the northern side of Godfrey Place, the Property is 0.62± acres and is located within the Wilton Center (“WC”) zone. The Property is improved with a three-story, 9,768± sq. ft. office building constructed in the early 1980s, and with on-grade parking spaces. Various office tenants have occupied space in the building over the years including a dentist and marketing company. In addition, a small parcel of land located on the western side of Hubbard Road is associated with the 12 Godfrey Place parcel and is improved with eight parking spaces.

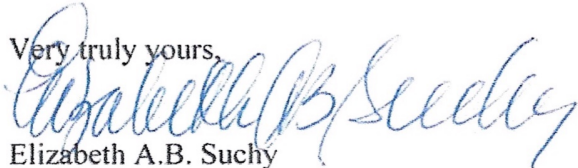
My client herewith submits this pre-application request to the Town of Wilton Planning & Zoning Commission to redevelop the property with a new, multi-family structure containing 42 units pursuant to Connecticut General Statutes Sec. 8-30g. The proposed structure is a 5-story building with 34 on-grade spaces. An additional 8 spaces are located across the street. The concept proposes 13 one-bedroom, 19 two-bedroom and 10 three-bedroom units, each with a terrace. Thirty (30%) percent of the units (13 units) will be classified and deed restricted as affordable pursuant to CGS 8-30g.

Enclosed please find one (1) copy of the following documents, which will also be sent to you via email:

1. "Architectural Site Plan & Zoning Information (AS100)" dated 9/30/22 revised to 2/7/23 prepared by Granoff Architects;
2. "Landscape Plan (L100)" dated 9/30/22 revised to 2/6/23 prepared by Granoff Architects;
3. "Ground Floor Plan (A100)" dated 9/30/22 revised to 2/7/23 prepared by Granoff Architects;
4. "Typical First & Second Floor Plan (A101)" dated 9/30/22 revised to 2/7/23 prepared by Granoff Architects;
5. "Third Floor Plan (A102)" dated 9/30/22 revised to 2/7/23 prepared by Granoff Architects;
6. "Penthouse Floor Plan (A103)" dated 9/30/22 revised to 2/7/23 prepared by Granoff Architects;
7. "Roof Plan (A104)" dated 9/30/22 revised to 2/7/23 prepared by Granoff Architects;
8. "West & East Elevation (A300)" dated 9/30/22 revised to 2/7/23 prepared by Granoff Architects;
9. "Exterior Renderings (A302)" dated 9/30/22 revised to 2/7/23 prepared by Granoff Architects;
10. "Exterior Renderings (A302A)" dated 9/30/22 revised to 2/7/23 prepared by Granoff Architects;

Kindly let me know when this pre-application request will be scheduled for informal review and discussion by the Planning & Zoning Commission. Should you have questions or require additional documentation, please do not hesitate to contact me.

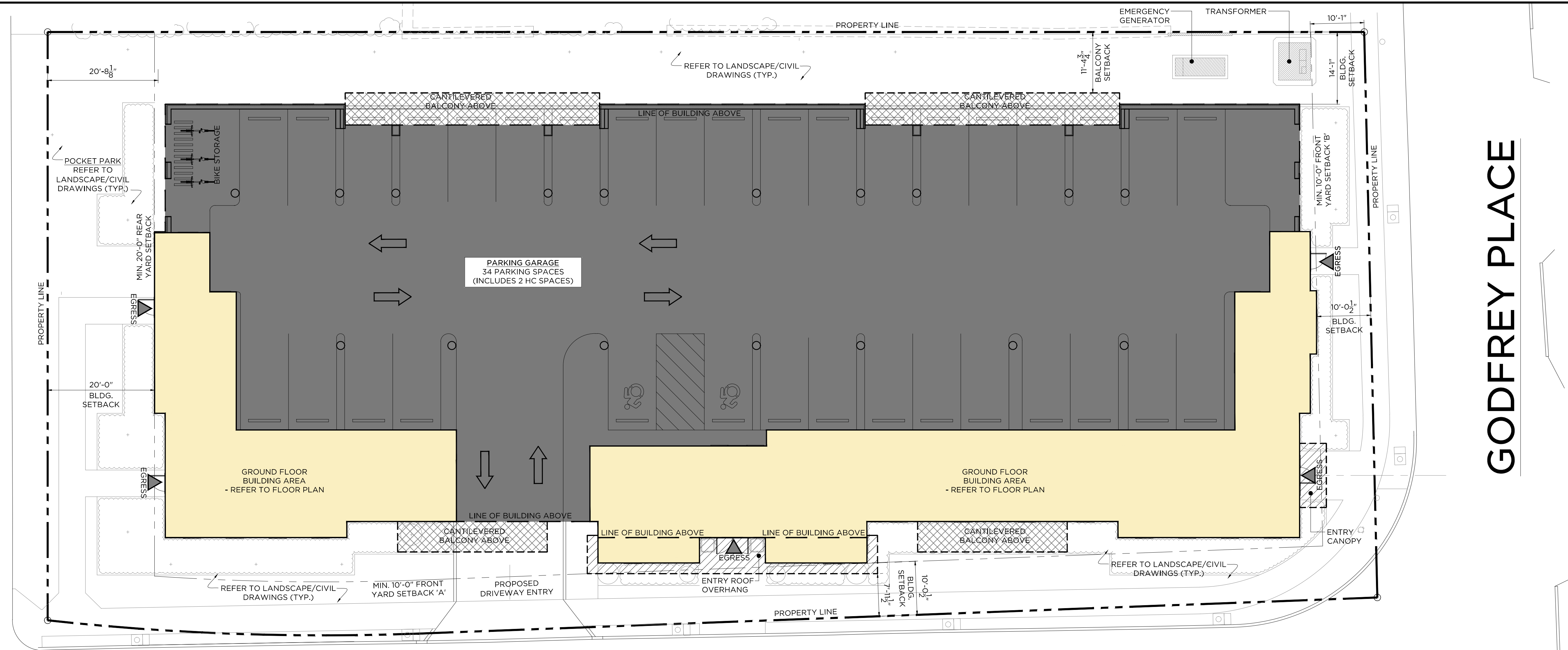
Very truly yours,


Elizabeth A.B. Suchy

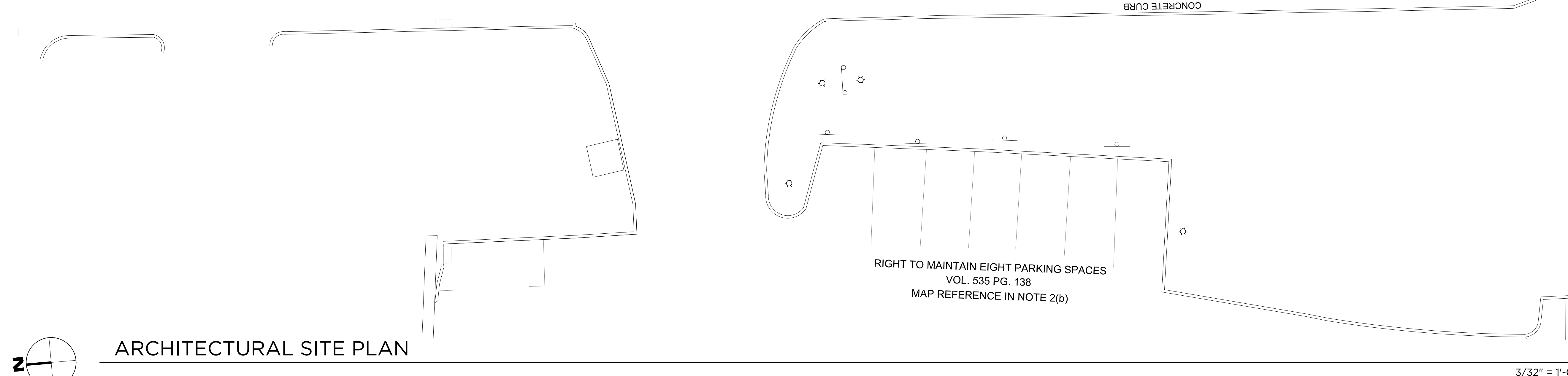
EABS
Encl.

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HUBBARD ROAD



ARCHITECTURAL SITE PLAN

WILTON CENTER LOFTS BUILDING & ZONING INFORMATION

WILTON CENTER LOFTS ZONING CHART		
ZONING DISTRICT: WC WILTON CENTER		
ITEM	REQUIRED	PROPOSED
FRONT YARD SETBACK 'A' (MIN./MAX.)	10' / 20'	10'-0 1/2"
FRONT YARD SETBACK 'B' (MIN./MAX.)	10' / 20'	10'-0 1/2"
SIDE YARD SETBACK	0' MIN.	11'-4 3/4"
REAR YARD SETBACK	20' MIN.	20'-0"
PARKING/LOADING SETBACK	0' MIN.	14'-1"
BUILDING HEIGHT (STORIES/FEET)	3 STORIES/42' MIN.	5/62'-5"
BUILDING COVERAGE (%)	30% MAX.	62%*
SITE COVERAGE (%)	80% MAX.	73%*
LOT SIZE	N/A	27,246 SF
LOT FRONTAGE	N/A	N/A
LOT WIDTH	N/A	N/A
FLOOR AREA RATION (F.A.R.)	0.5 MAX.	2.50

WILTON CENTER LOFTS FLOOR AREA CALCULATIONS			
FLOOR	NON-RENTABLE AREA (SF)	RENTABLE AREA (SF)	TOTAL GROSS FLOOR AREA (SF)
GROUND	3,954.0	661.0	4,615.0
FIRST	1,729.0	14,583.7	16,312.7
SECOND	1,729.0	14,583.7	16,312.7
THIRD	1,729.0	14,583.7	16,312.7
PENTHOUSE	1,722.5	12,826.5	14,549.0
TOTAL	10,863.5	57,238.6	68,102.1

FLOOR AREA RATIO (F.A.R.) = TOTAL GROSS FLOOR AREA / LOT AREA
 FLOOR AREA RATIO (F.A.R.) = 68,240.9 SF / 27,246.6 SF
FLOOR AREA RATIO (F.A.R.) = 2.50

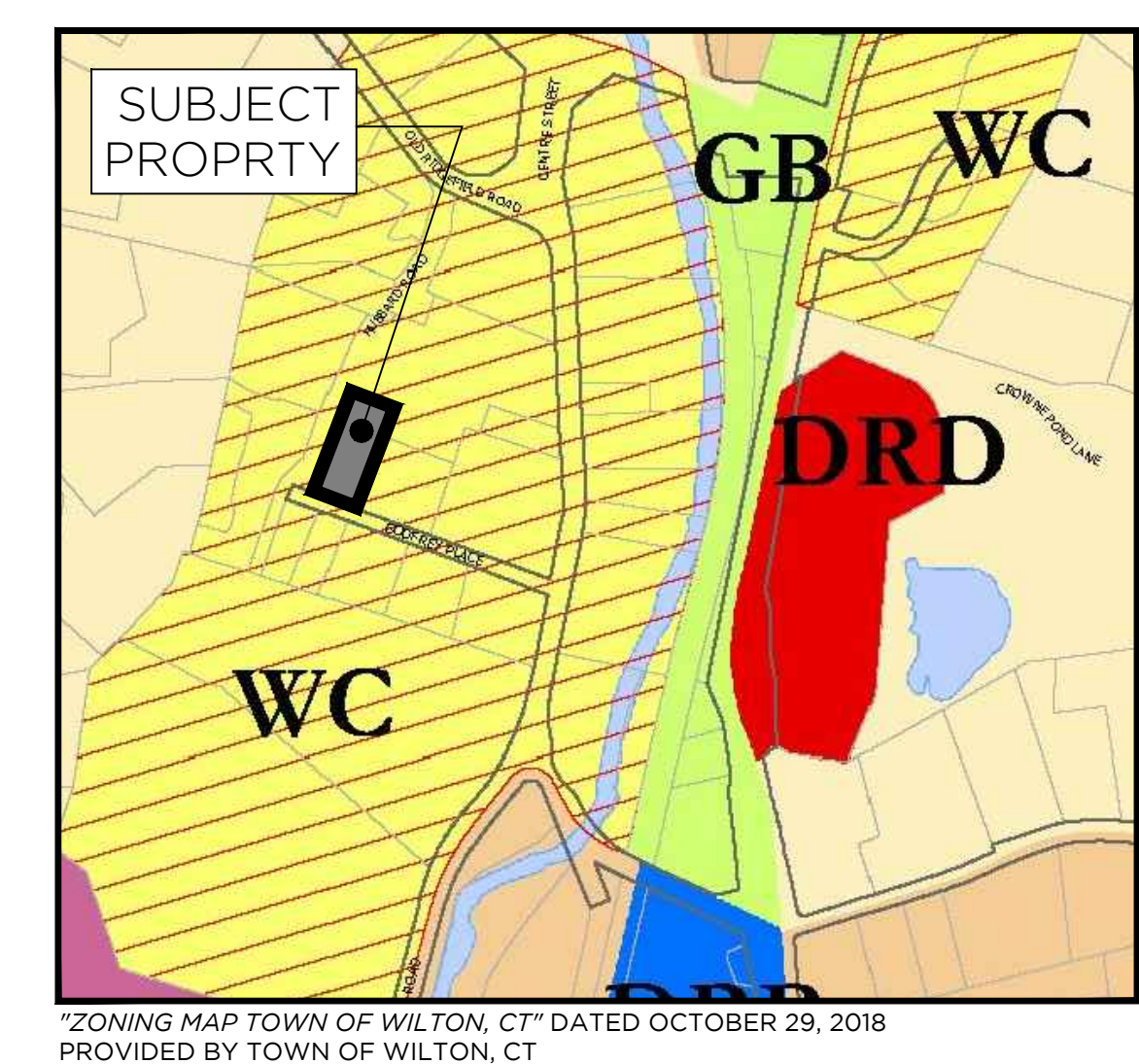
WILTON CENTER LOFTS UNIT MIX CHART						
UNIT TYPE	SF	QUANTITY				TOTAL
		1ST FLOOR	2ND FLOOR	3RD FLOOR	PENTHOUSE	
1BR-A	829.2	2	2	2	0	6
1BR-B (DEN)	921.3	2	2	2	0	6
1BR-C (DEN)	1,249.6	0	0	0	1	1
2BR-A	1,177.3	4	4	0	0	8
2BR-B (DEN)	1,474.4	1	1	1	0	3
2BR-C (DEN)	1,582.3	1	1	1	0	3
2BR-D (DUPLX)	1,465.8	0	0	4	0	4
2BR-E (DEN)	1,409.5	0	0	0	1	1
3BR-A (DUPLX)	2,330.5	0	0	4	0	4
3BR-B	1,504.1	0	0	0	2	2
3BR-C	1,658.4	2	2	0	0	4
TOTAL		12	12	14	4	42

UNIT TYPE	TOTAL	PERCENT
1BR	6	14.29%
1BR (DEN)	7	16.67%
2BR	8	19.05%
2BR (DEN)	7	16.67%
2BR (DUPLX)	4	9.52%
3BR	6	14.29%
3BR (DUPLX)	4	9.52%
TOTAL	42	100.00%

AFFORDABLE DWELLING UNITS (8-30g)
 * MINIMUM 30% ADU'S REQUIRED (8-30g):
 (42) UNITS x 30% = (12.6) = (13) ADU'S
 * (13) ADU'S PROPOSED: SEE BELOW FOR ADU MIX

PROPOSED UNIT MIX:
 1-BEDROOM UNITS.....5 UNITS
 2-BEDROOM UNITS.....4 UNITS
 3-BEDROOM UNITS.....4 UNITS
 TOTAL.....13 UNITS

NOTE: FINAL ADU MIX TO BE APPROVED BY AHJ.



ZONING MAP

SITE PLAN LEGEND	
[Solid Yellow]	GROUND FLOOR BUILDING AREA
[Solid Grey]	COVERED GARAGE AREA
[Cross-hatched]	CANTILEVERED BALCONY ABOVE
[Diagonal Lines]	ENTRY ROOF OVERHANG/CANOPY ABOVE
[Triangle]	BUILDING EGRESS EXIT POINT

SUBMITTALS/REVISIONS			
#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
 12 GODFREY PLACE
 WILTON, CT 06897

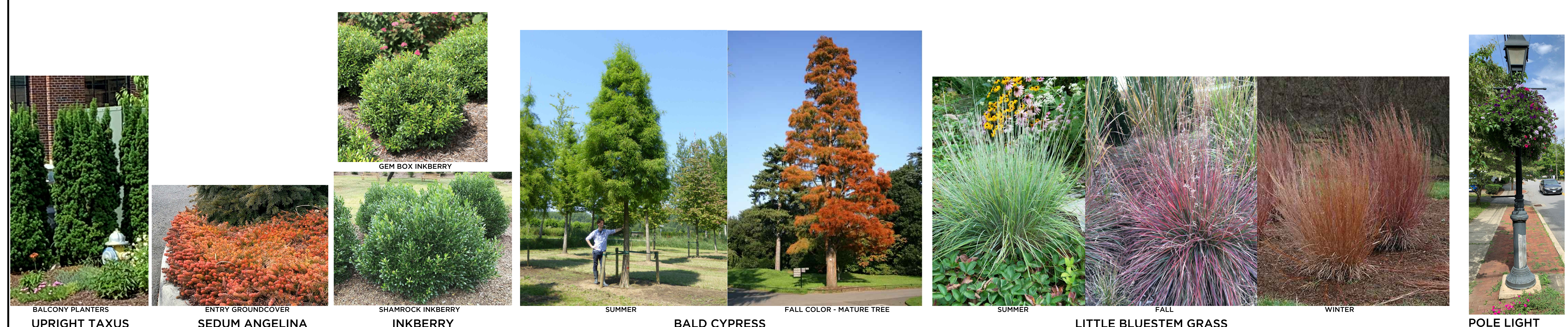
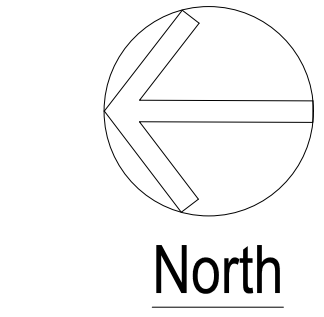
JOB NO.: 22013
 DRAWN BY: CC/GC PROJ. MANAGER: RG
 DATE: 02/07/2023 SCALE: AS NOTED

DRAWING TITLE:
ARCHITECTURAL SITE PLAN & ZONING INFORMATION

DRAWING NO.
AS100

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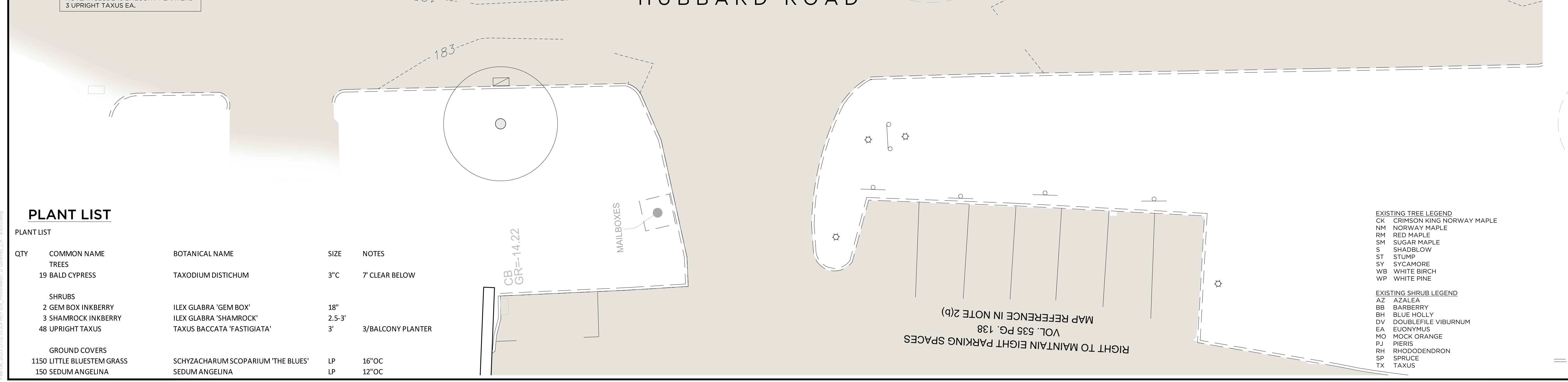
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EXISTING SHADBLOW

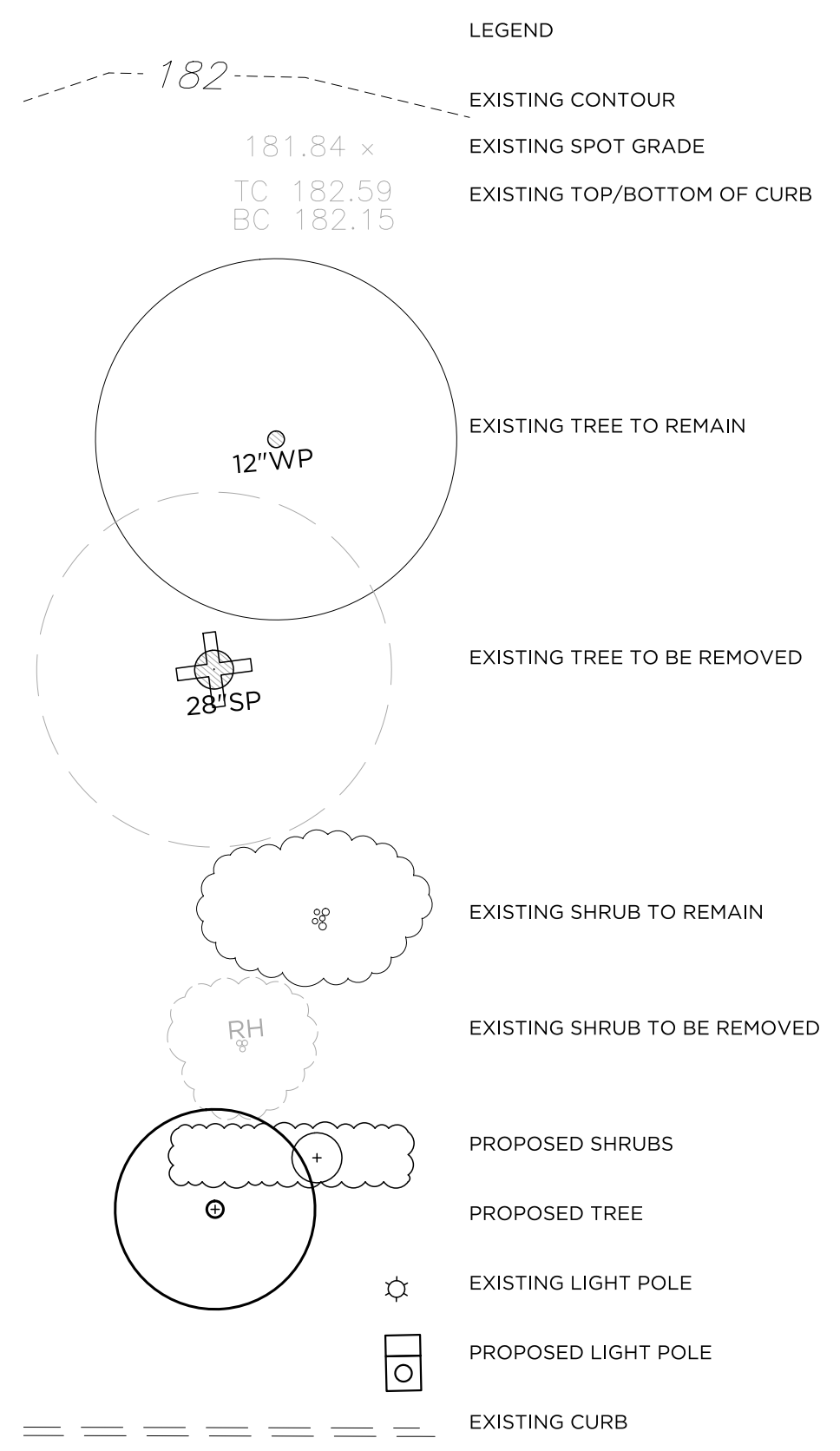


PROPOSED FENCE



PLANT LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
TREES				
19	BALD CYPRESS	TAXODIUM DISTICHUM	3" C	7' CLEAR BELOW
SHRUBS				
2	GEM BOX INKBERRY	ILEX GLABRA 'GEM BOX'	18"	
3	SHAMROCK INKBERRY	ILEX GLABRA 'SHAMROCK'	2.5-3'	
48	UPRIGHT TAXUS	TAXUS BACCATA 'FASTIGIATA'	3"	3/BALCONY PLANTER
GROUND COVERS				
150	LITTLE BLUESTEM GRASS	SCHYZACHARUM SCOPARIUM 'THE BLUES'	LP	16" OC
150	SEDUM ANGELINA	SEDUM ANGELINA	LP	12" OC



EXISTING TREE LEGEND

- CK CRIMSON KING NORWAY MAPLE
- NM NORWAY MAPLE
- RM RED MAPLE
- SM SUGAR MAPLE
- S SHADBLOW
- ST STUMP
- SY SYCAMORE
- WB WHITE BIRCH
- WP WHITE PINE

EXISTING SHRUB LEGEND

- AZ AZALEA
- BB BARBERRY
- BH BLUE HOLLY
- DV DOUBLEFILE VIBURNUM
- EA EUONYMUS
- MO MOCK ORANGE
- FJ PIERIS
- RH RHODODENDRON
- SP SPRUCE
- TX TAXUS

RIGHT TO MAINTAIN EIGHT PARKING SPACES
 VOL. 535 PG. 138
 MAP REFERENCE IN NOTE 2(b)

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	09.27.22	REVISED GENERATOR, TRANSFORMER	
2	12.20.22	REVISED - GENERATOR, AC, ADD'L TREES & PARK BENCHES, NATIVE PLANTS	
3	01.23.23	SUBMITTAL P&Z	
4	02.06.23	REVISED	

PHASE

PROGRESS PRINT
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 09/09/2022

PROJECT NAME:
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PROJECT ADDRESS:
 12 GODFREY PLACE
 WILTON, CT 06897

JOB NO.: 22013
 DRAWN BY: RB PROJ. MANAGER: RG
 DATE: 09.09.22 SCALE: 1" = 10'

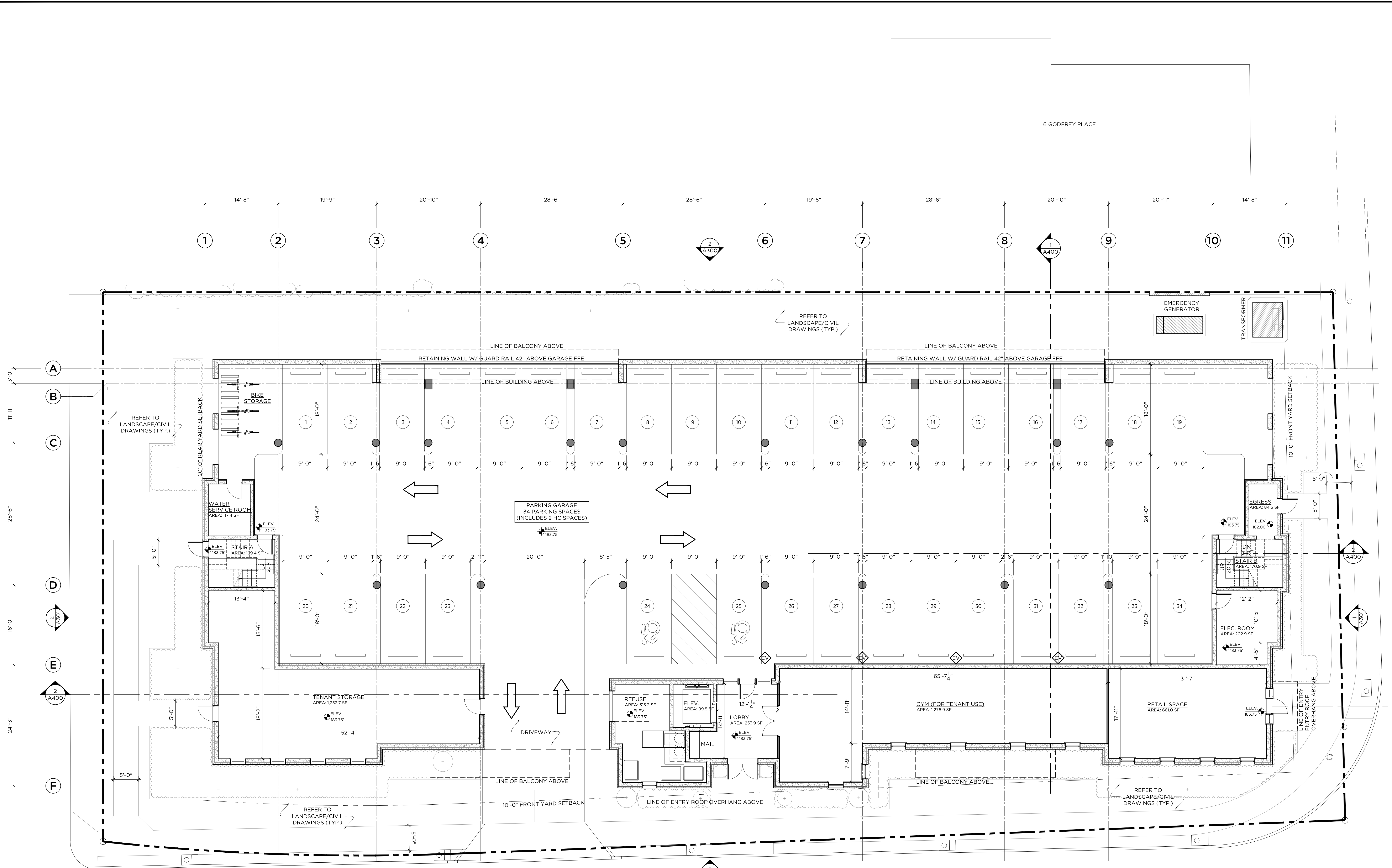
DRAWING TITLE:
LANDSCAPE PLAN

DRAWING NO.
L100

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GROUND LEVEL FLOOR PLAN

1/8" = 1'-0"

SUBMITTALS/REVISIONS			
#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
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 DRAWN BY: CC/GC PROJ. MANAGER: RG
 DATE: 02/07/2023 SCALE: AS NOTED

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GROUND FLOOR PLAN

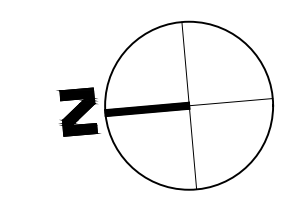
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A100

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File Path: 2023_2102_pziflow Wilton Lofts Design Documents\03_Architectural\Sheet Files\A100 PLANS.dwg

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TYPICAL FIRST & SECOND LEVEL FLOOR PLAN

1/8" = 1'-0"

SUBMITTALS/REVISIONS

#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
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 DATE: 02/07/2023 SCALE: AS NOTED

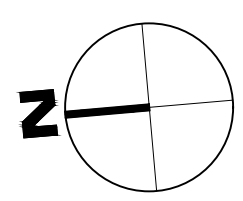
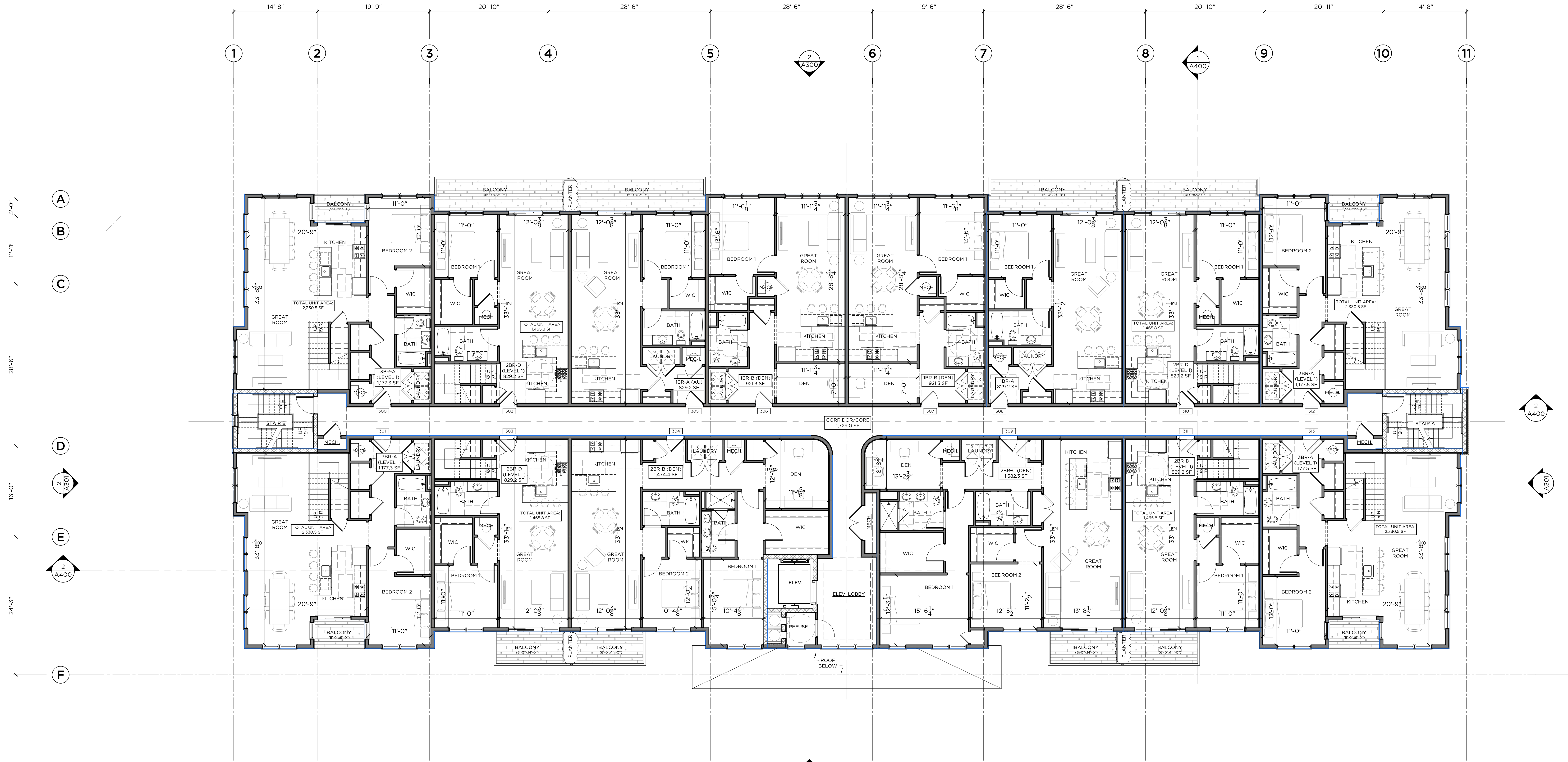
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TYPICAL FIRST & SECOND FLOOR PLAN

DRAWING NO.
A101

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THIRD LEVEL FLOOR PLAN

1/8" = 1'-0"

SUBMITTALS/REVISIONS			
#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
 12 GODFREY PLACE
 WILTON, CT 06897

JOB NO.: 22013
 DRAWN BY: CC/GC PROJ. MANAGER: RG
 DATE: 02/07/2023 SCALE: AS NOTED

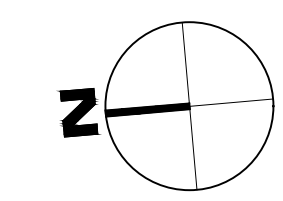
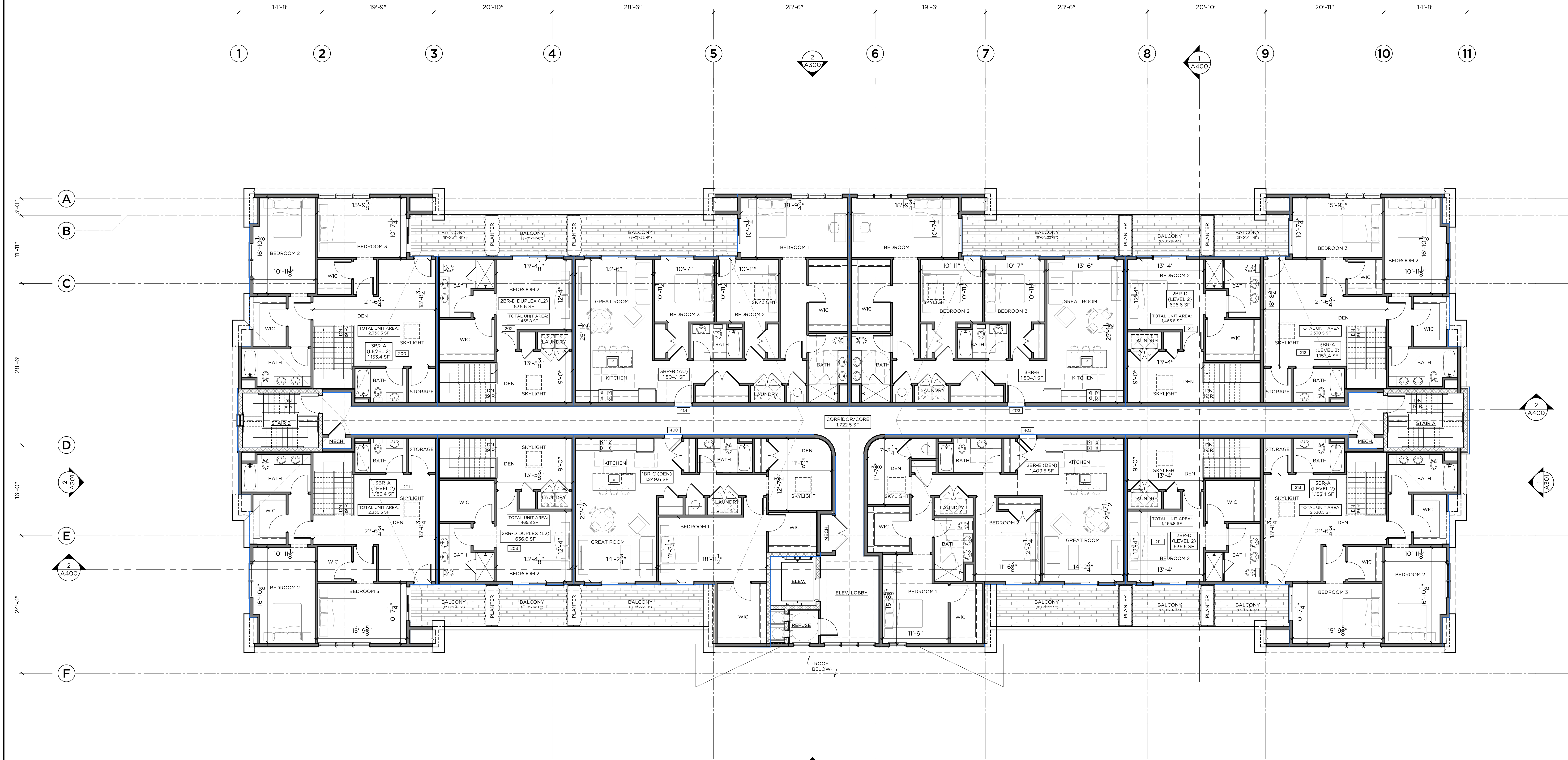
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THIRD FLOOR PLAN

DRAWING NO.
A102

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PENTHOUSE LEVEL FLOOR PLAN

1/8" = 1'-0"

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1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

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JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

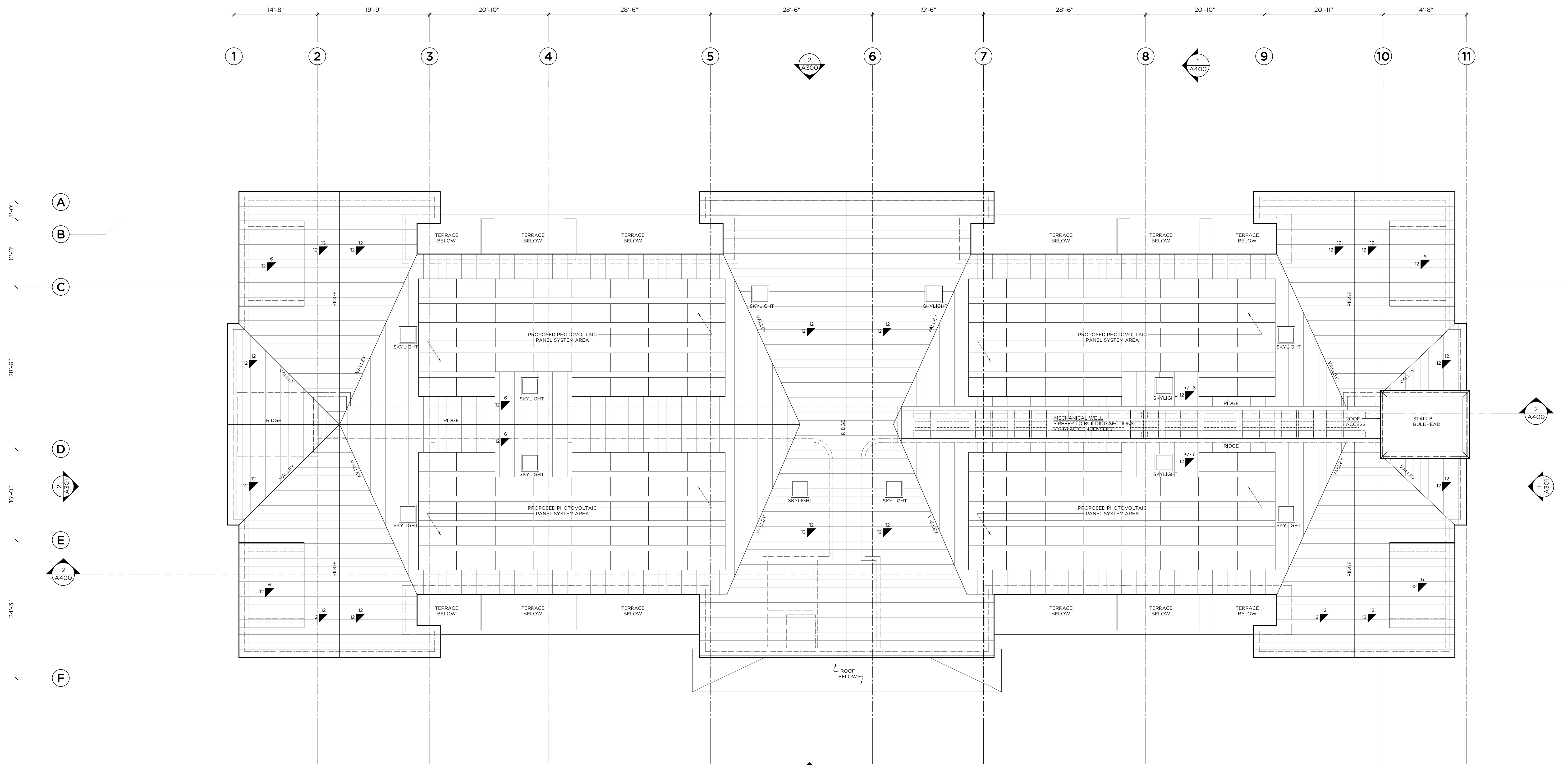
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PENTHOUSE FLOOR PLAN

DRAWING NO.
A103

P:\09.30.2022\2102 Penthouse Level\05_Penthouse Level\05_Penthouse Level\A103_P&Z.dwg

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ROOF PLAN

1/8" = 1'-0"

SUBMITTALS/REVISIONS

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1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
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PROJECT ADDRESS:
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JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE
ROOF PLAN

DRAWING NO.
A104

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P:\02_2023\2102\p02\Drawings\02_Design Documents\02_Design Documents\02_SHEET FILES\A104\A104.dwg

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1 WEST ELEVATION (FRONT 'A')

1/8"=1'-0"

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3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30g)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

ITEM #	COMPONENT	MATERIAL AND FINISH	NOTES
1	METAL ROOFING	SNAP ON STANDING SEAM METAL ROOF W/ SEAMS @ 16" O.C.	GREY
2	HALF ROUND GUTTER SYSTEM	HALF ROUND GUTTER W/ DOWNSPOUTS - PAINTED WHITE TO MATCH TRIM	
3	1x FASCIA BOARD	1x POLY ASH (BORAL 'TRUXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
4	12" FRIEZE BOARD	1x POLY ASH (BORAL 'TRUXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
5	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-VERTICAL	WHITE- VERTICAL ORIENTATION
6	POLY ASH NICKEL GAP SIDING	PREFINISHED (TRUXTERIOR OR APPROVED EQ.) W/ 7" EXPOSURE (COLOR: T.B.D.)-HORIZONTAL	WHITE- HORIZONTAL ORIENTATION
7	TRANSITION TRIM	3/4x6 POLY ASH TRIM BOARD (BORAL 'TRUXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
8	WINDOW TRIM	3/4x6 POLY ASH TRIM BOARD (BORAL 'TRUXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
9	POLY ASH RAILING SYSTEM	RAILING SYSTEM (BORAL 'TRUXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
10	5/8" CORNER TRIM BOARD	POLY ASH TRIM BOARD (BORAL 'TRUXTERIOR' OR SIM.) - PAINTED (COLOR - T.B.D.)	
11	18" WATERABLE TRIM BOARD	1x POLY ASH (BORAL 'TRUXTERIOR' OR SIM.) FASCIA BOARD - PAINTED (COLOR - T.B.D.)	
12	SLOPED STONE CAP	2" NOM. NY BLUESTONE W/ CHISELED EDGE	
13	2" NOM. STONE VENEER	ROUGHLY SQUARE & RECTANGULAR W/ NATURAL WEATHERED FACES; RANDOM BROKEN COURSED ASHLAR PATTERN	GREY
14	ALUMN. RAILING SYSTEM HORIZ.		
15	POLY ASH BRACKETS		
16	POLYASH V-GROOVE SOFFIT	PREFINISHED (TRUXTERIOR OR APPROVED EQ.) POLYASH BEADBOARD V-GROOVE SOFFIT	
17	METAL CHIMNEY CAP		
18	EXT. WALL SCONCE 4"	RECTANGULAR EXTERIOR WALL SCONCE SEE LIGHTING PLAN FOR DETAILS	GREY

PROJECT NAME:
WILTON CENTER LOFTS

PROJECT ADDRESS:
 12 GODFREY PLACE
 WILTON, CT 06897

JOB NO.: **22013**

DRAWN BY: **CC/GC** PROJ. MANAGER: **RG**

DATE: **02/07/2023** SCALE: AS NOTED

DRAWING TITLE
WEST & EAST ELEVATION

DRAWING NO.
A300

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■ RENDERING-WEST ELEVATION



■ RENDERING-MAIN ENTRY WEST ELEVATION

SUBMITTALS/REVISIONS			
#	DATE	DESCRIPTION	BY:
1	09.30.2022	P&Z SUBMISSION	CC
2	12.27.2022	P&Z REVISIONS	CC
3	01.23.2023	P&Z REVISIONS	CC
4	02.07.2023	P&Z SUBMISSION (8-30G)	CC

PHASE
P&Z SUBMISSION (8-30G)
NOT FOR CONSTRUCTION

PROJECT NAME:
WILTON CENTER LOFTS

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 12 GODFREY PLACE
 WILTON, CT 06897

JOB NO.: 22013
 DRAWN BY: CC/GC PROJ. MANAGER: RG
 DATE: 02/07/2023 SCALE: AS NOTED

DRAWING TITLE
EXTERIOR RENDERINGS

DRAWING NO.
A302

