



VIA EMAIL Michael.Wrinn@WILTONCT.ORG

April 8, 2022

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

Re: 141 Danbury Road Minor Architectural Adjustments

Dear Michael:

As we discussed, as we were in the process of completing the construction documents for 141 Danbury Road, we discovered some opportunities to enhance the experience for our future residents with minor adjustments to our design. Attached is a pdf showing these adjustments. Our understanding is that this will be presented to the Planning and Zoning Commission at their Monday April 25th meeting to obtain the Commission's approval of these adjustments as minor and administrative. Thank you for arranging this for us.

As we finalized the detailed construction drawings we found ourselves short of sufficient space in the common area for the ever-growing space required for package delivery for our residents as shippers are now coming multiple times per day. Additionally, there is an ever-growing and more permanent demand for common area work areas and small meeting rooms for our residents who are now choosing to work from home indefinitely.

To gain more space in the ground floor common area to accommodate this, we have moved one apartment from the ground floor to the 4th floor to a portion of the area originally designated as an exterior roof deck. In the hearing process the commission made a great suggestion to open up the courtyard to the river views. This provided a very large area at the plaza level with views of and access to the River. This area is also directly connected to both the indoor and the outdoor ground floor amenities. Since we have so much new area on the plaza with views of the River we still end up netting substantially more exterior space with this amenity. Another improvement we made was to make the roof deck fully enclosed with glass so that it can be used all year long instead of just in the summer. Enclosing the space on the 4th floor roof deck also eliminates the need for a long and inefficient ramp up to this space on the 4th floor corridor so that there is "freeboard" for roof drainage.

A review of the drawings will show very little perceptible change from the exterior:

1. There is no change in the building footprint or building coverage.
2. There is no change in the building height
3. There is no change in the unit count.
4. There will be no perceptible change in the elevation view from the west.
5. There will be no change from the neighboring view from the south.
6. There will be little perceptible change from the north as it is only visible from the woods and the southern leg of the building sits beyond it at the same height.
7. This cannot be seen from any public right of way.
8. This is simply moving a unit from the ground floor to the 4th floor and making more ground-floor common area for all the residents use where the space is most needed.

In the extra space on the ground floor we created a package room with an exterior door (made to look like an apartment slider door) facing the parking and drive area where UPS, Amazon, FedEx can directly drop the packages into the building without going through the lobby. This room would have card access from the exterior for the delivery companies with video surveillance. We added more small conference rooms and work rooms for the myriad work-from-home types.

The advantages to our future residents will be:

- increased common area amenity square footage
- 365 day use of the roof top amenity room
- a properly sized package delivery room which is now a daily amenity for most residents.
- package delivery with exterior access rather than cluttering up the front door and lobby area.
- more "work-from-home" areas and conference rooms for the use of residents.

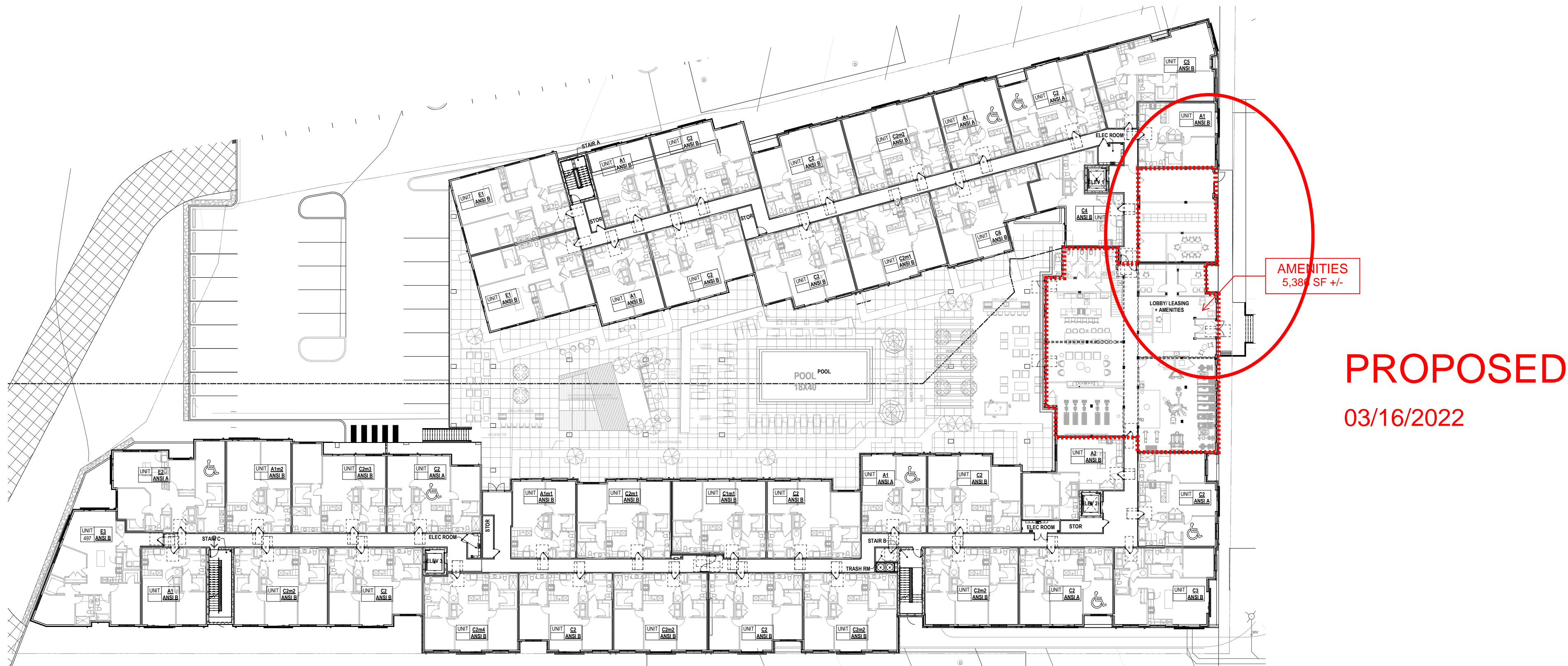
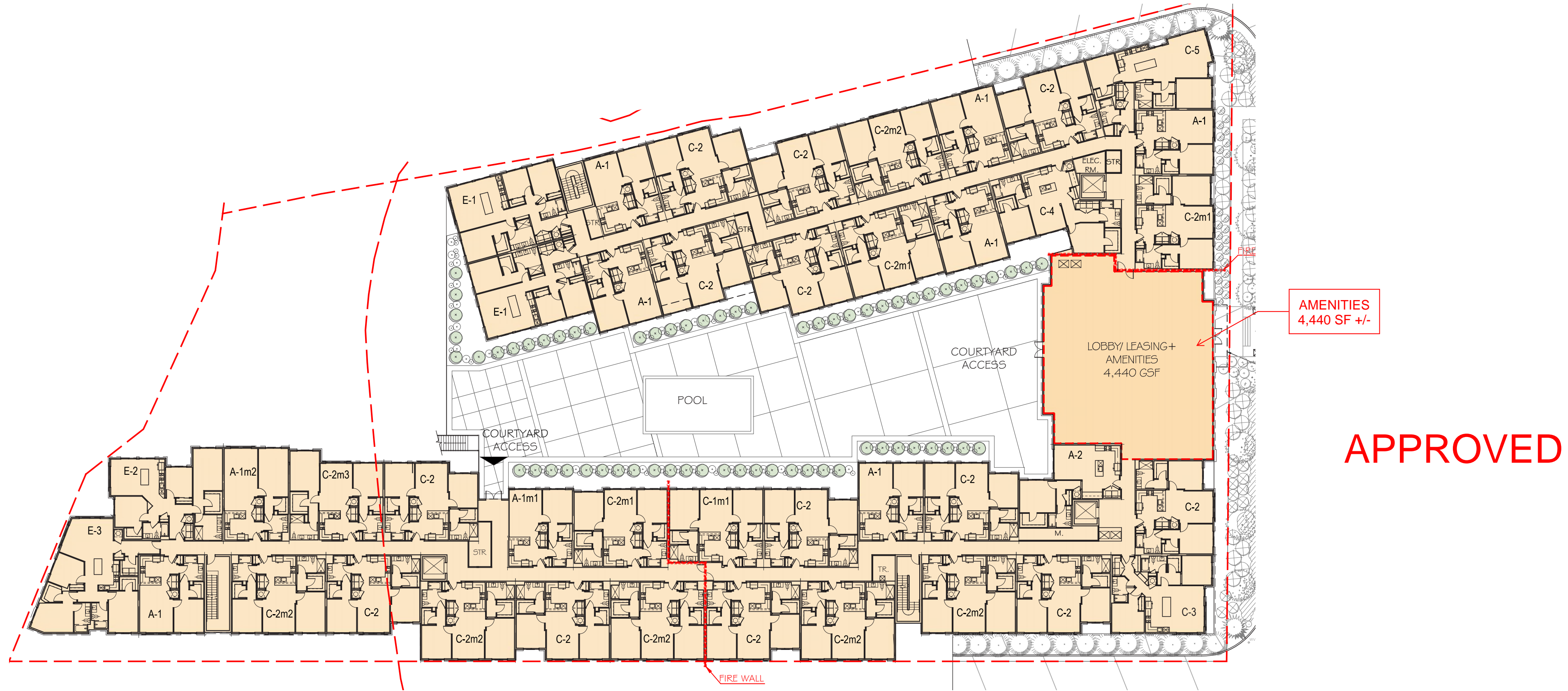
As these changes are largely imperceptible from the exterior and there are substantial common benefits for the new residents, we are hopeful that this can be approved as minor and administrative as part of the construction drawing submission process.

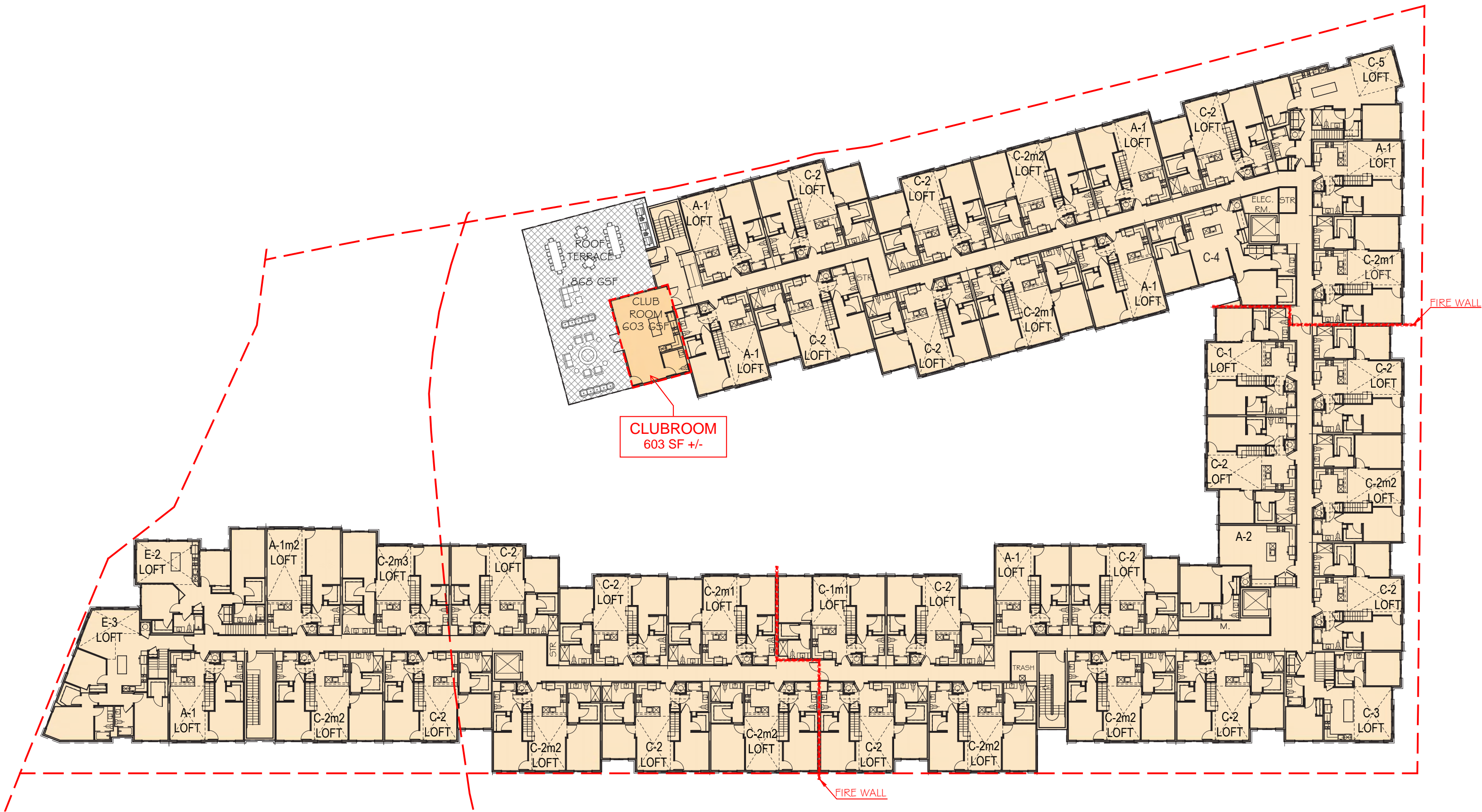
Thank you for your help with this and we look forward to submitting all our documents shortly for final zoning and building permits. As always feel free to call me if I can provide you with any more information that you need.

Very truly yours,

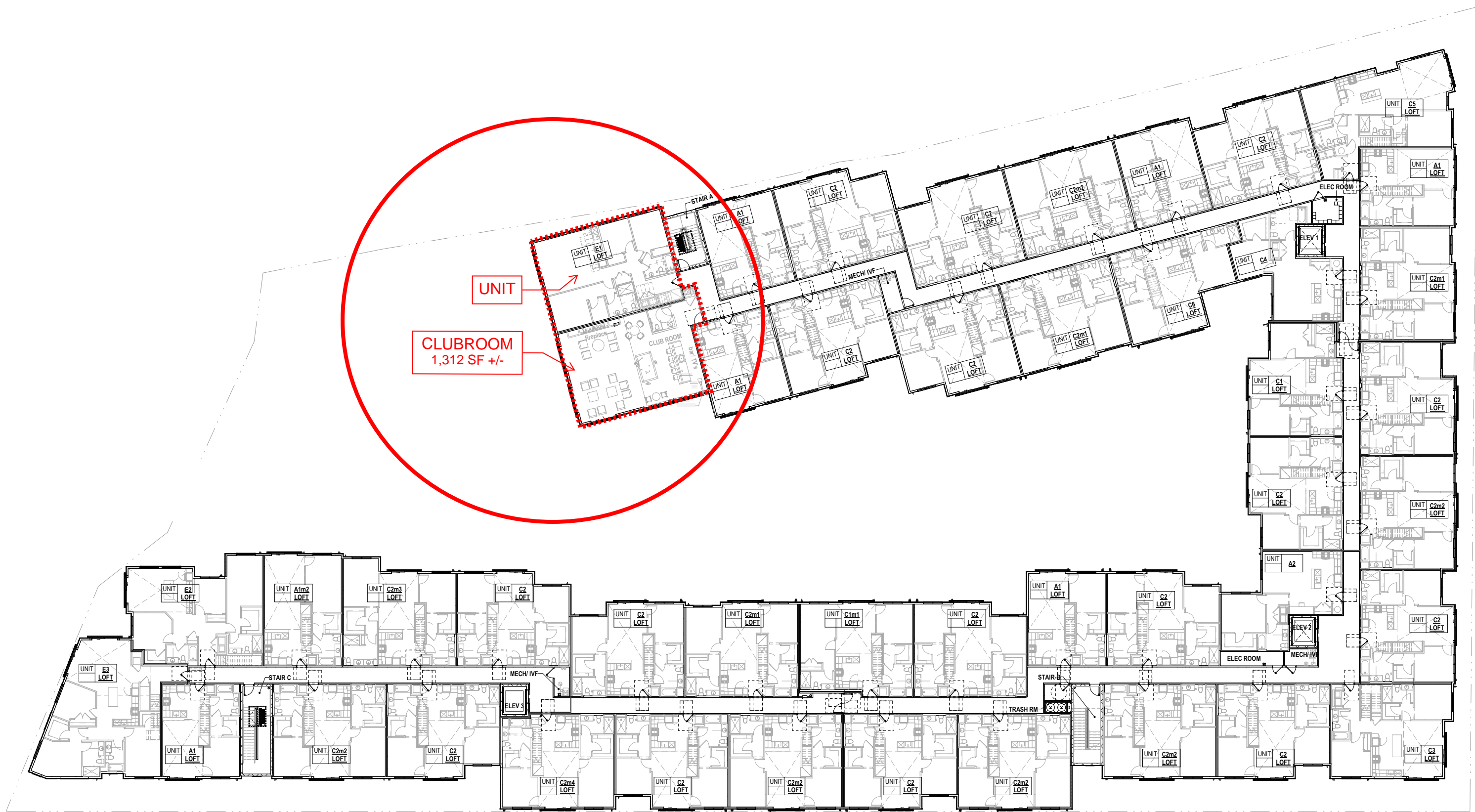


Samuel B. Fuller
Fuller Development, LLC
President





APPROVED



PROPOSED

03/16/2022

(R4) FLOOR PLAN

APPROVED AND PROPOSED- COMPARISON

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141 DANBURY ROAD

WILTON, CT

FDSPIN 141 DR LLC

MARCH 16, 2022
JUL 21, 2021
FUL.003

A.02

0' 15' 30' 60'
SCALE: 1" = 30' (@ 22"x34")



APPROVED



PROPOSED
03/16/2022

BUILDING ELEVATION 3

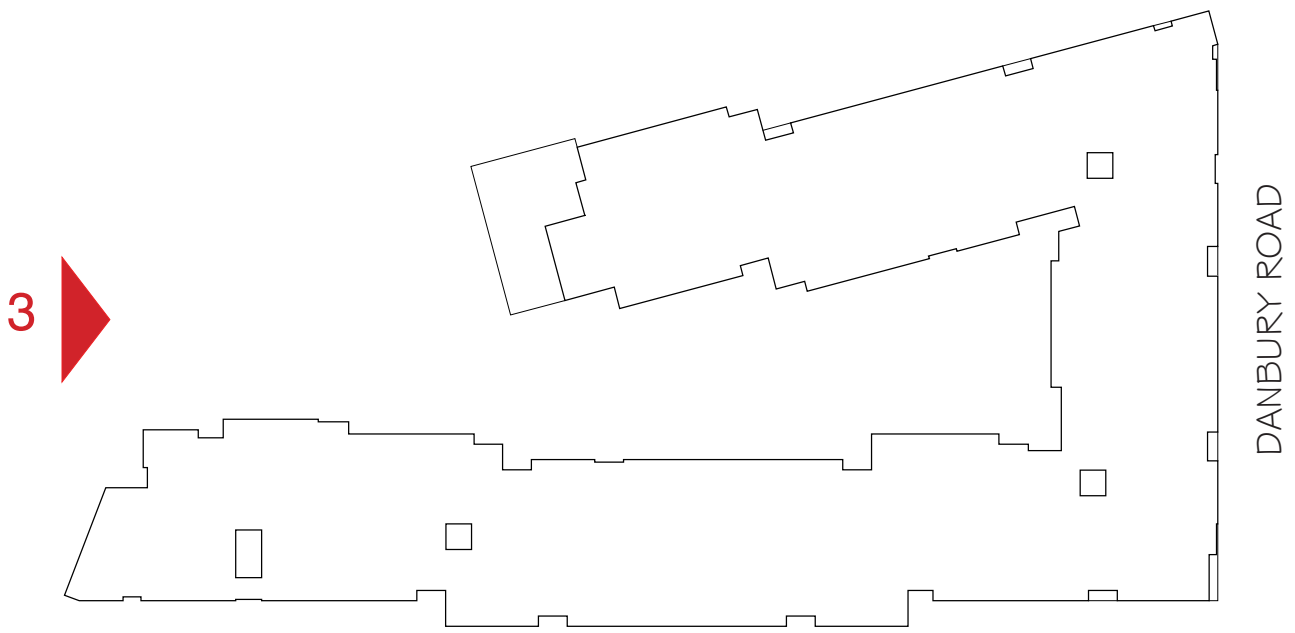
*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS

REFER TO CIVIL FOR SITE PLAN, GRADING, SETBACKS, FLOOD ZONES AND CIVIL INFORMATION.

LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

MATERIAL LEGEND

- 01 BRICK - GREY
- 02 BRICK - RED
- 03 ARCHITECTURAL STONE - GREY
- 04 FIBER CEMENT PANEL / METAL PANEL (ALT) - DARK GREY
- 05 FIBER CEMENT PANEL/ METAL PANEL (ALT)- MEDIUM GREY
- 06 FIBER CEMENT PANEL - LIGHT GREY
- 07 METAL PANEL - SILVER
- 08 FIBER CEMENT SIDING - DARK GREY
- 09 FIBER CEMENT SIDING - MEDIUM GREY
- 10 DECORATIVE RAILING 1
- 11 DECORATIVE RAILING 2
- 12 ARCHITECTURAL METAL ACCENT - DARK GREY



KEY PLAN



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P:571.830.1800 | F:571.830.1801 | WWW.LESSARDDESIGN.COM

BUILDING ELEVATION

APPROVED AND PROPOSED- COMPARISON

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141 DANBURY ROAD

WILTON, CT

FDSPIN 141 DR LLC

MARCH 16, 2022
JUL 21, 2021
FUL.003

A.03

0' 8' 16' 32'
SCALE: 1/16" = 1'-0" (@ 22"x34")



BUILDING ELEVATION 4A

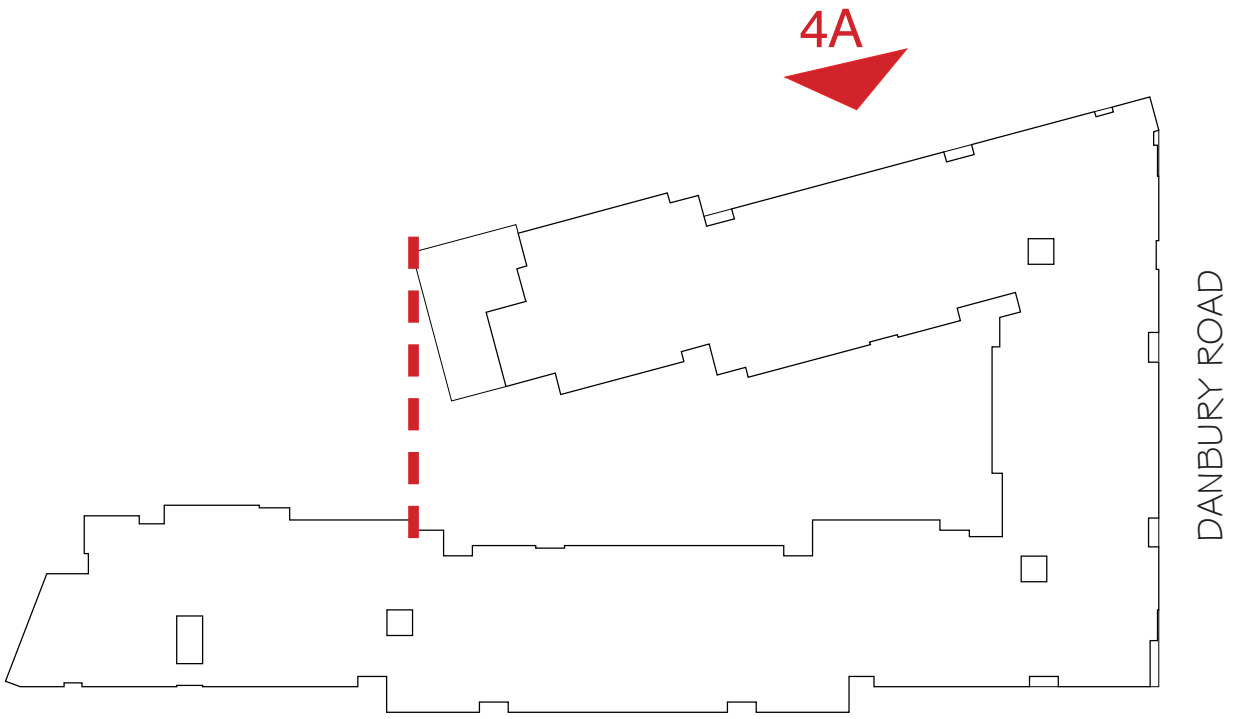
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KEY PLAN



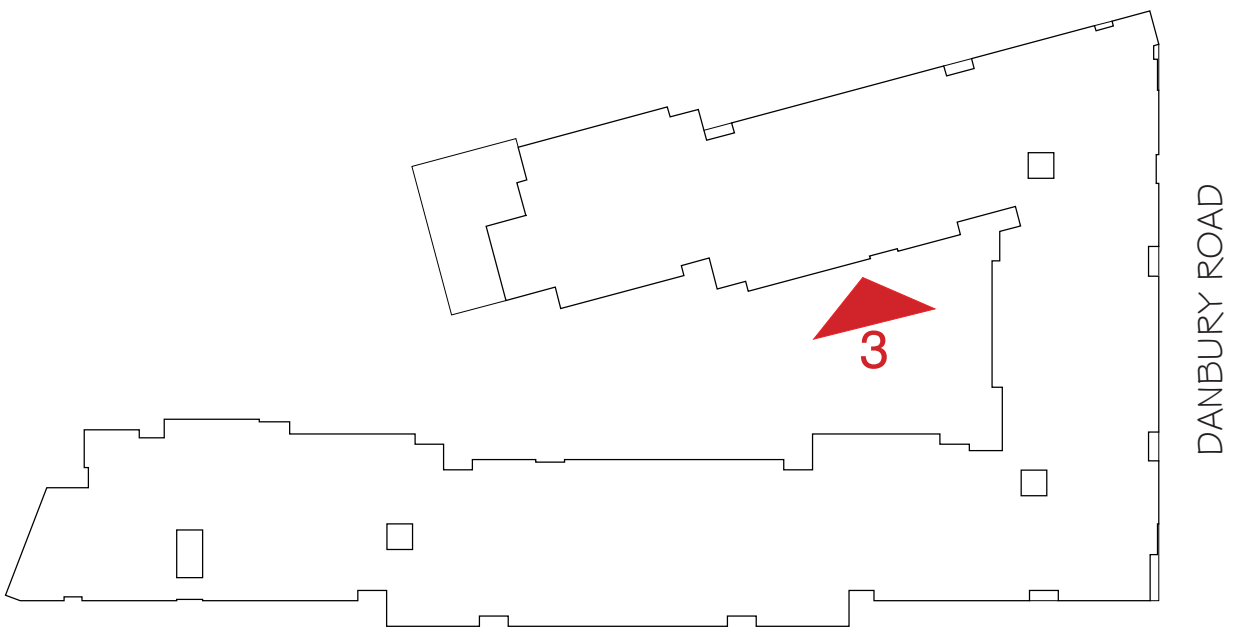
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KEY PLAN

COURTYARD ELEVATION

APPROVED AND PROPOSED- COMPARISON

MARCH 16, 2022
JUL 21, 2021
FUL.003

0' 8' 16' 32'
SCALE: 1/16" = 1'-0" (@ 22"x34")