

September 9, 2022

VIA E-MAIL

Mr. Michael Wrinn, Director of Planning
and Land Use Management/Town Planner
Town of Wilton
Planning & Zoning & Department
Town Annex
238 Danbury Road
Wilton, CT 06897
Michael.Wrinn@WiltonCT.org

RE: Preapplication regarding property located at 254 Danbury Road

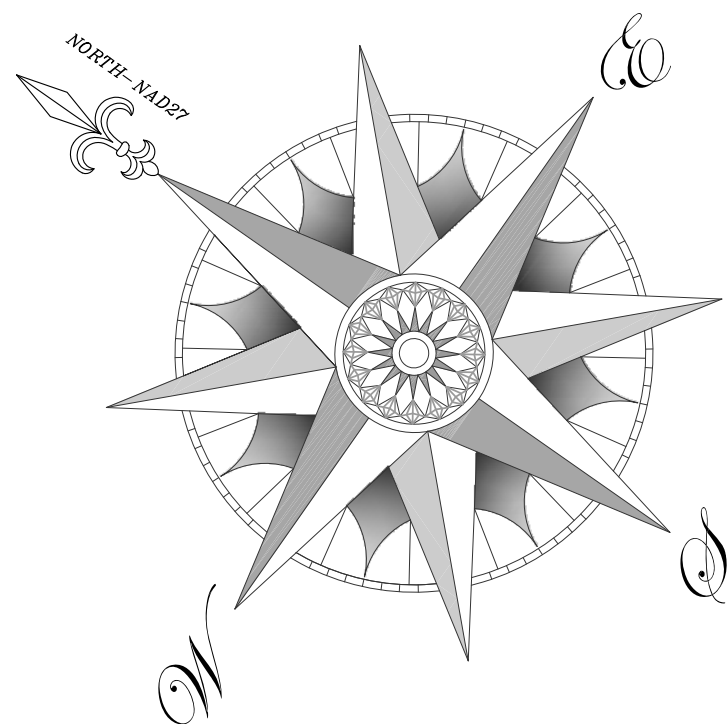
Dear Chair Tomasetti, Commission Members, and Mr. Wrinn:

Please find enclosed preapplication materials regarding a residential development at 254 Danbury Road. The property was recently purchased by our client, William D. Earls, AIA, who is a scholar of historic architecture. A church, which dates back to 1859, is located on the property. Mr. Earls would like to preserve the architectural and historical aspects of the Church and convert it into four dwelling units, as well as remove the unattractive, large parking lot along Danbury Road and add three new structures, each consisting of two attached dwelling units. The result will be to: (1) reduce the total site coverage from 51.7% to 44%; (2) add to Wilton's housing stock near Wilton Town Center; and (3), preserve the historic structure while improving the remainder of the property with attractive dwelling units and landscaping.

While the current regulations permit the adaptive use of historic structures in the R-1A and R-2A zones, the adaptive use provision of the regulations does not provide for a purely residential use of a historic structure. We respectfully submit that this may have been an oversight in the existing regulation because a residential use would be less intrusive than a commercial one in the residential zones. Similarly, the regulations do not explicitly permit the construction of attached dwelling units where a historic structure is being preserved, rehabilitated, restored and/or reconstructed for an adaptive use. Such uses, however, are well aligned with a number of goals of Wilton's Plan of Conservation and Development ("POCD"), for example: "the community has increasingly expressed interest in increasing housing type variety" (Page 8: Wilton Today); "the Wilton Community aspires to see the following vision realized: . . . A Wilton where new housing typologies . . . emerge through organic means to provide desired and versatile living" and where "natural and historic environments are preserved, integrated, and improved to become sought-after design features" (Page 21: Vision and Plan); "There is a desire to explore regulatory and financial means to protect historic assets and ensure that new development is consistent and compatible with the design history and character of Wilton . . . There is general support for regulatory and financial incentives for historic preservation" (Page 40: Goal 4: Preserve Wilton's Rural Character, Historic Resources, and Cultural Landscapes); and, Wilton seeks to increase housing options by "encouraging property and redevelopment where development capacity and access to utility and transportation infrastructure exists into design-appropriate, attractive, and fiscally-prudent multi-

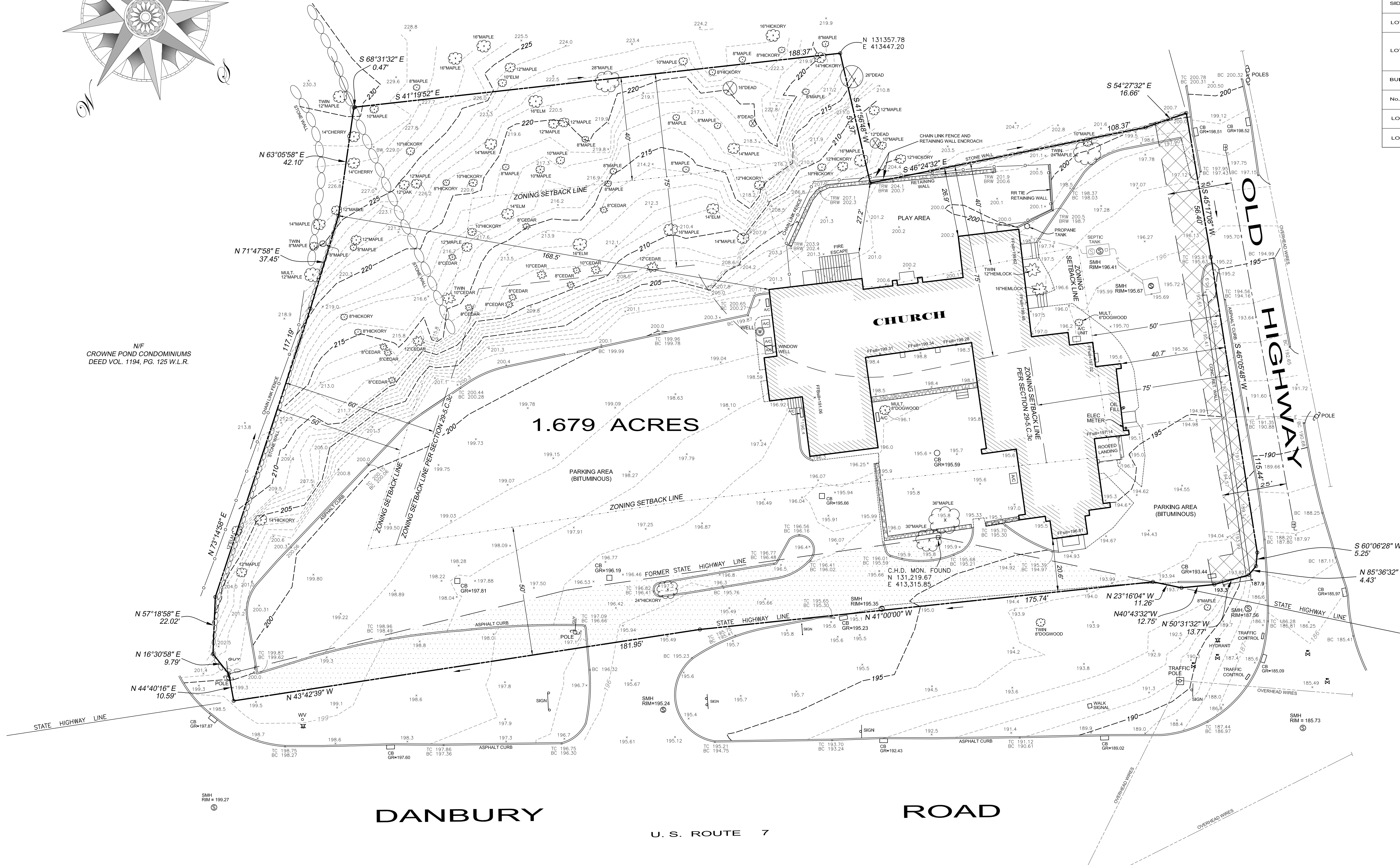






N/F
GLEIZER ANDERSON
#12 OLD HIGHWAY
DEED VOL. 2215, PG. 293 W.L.R.

N/F
CROWNE POND CONDOMINIUMS
DEED VOL. 1194, PG. 125 W.L.R.



1.679 ACRES

DANBURY

ROAD

U. S. ROUTE 7

ZONING INFORMATION

ITEM	REQUIRED/ PERMITTED	EXISTING
ZONE: R-2A RESIDENCE		
FRONT SETBACK:	SEC. 29-5.C.3c 75' (OLD HIGHWAY) 50' (DANBURY ROAD)	MIN. 40.7' (OLD HIGHWAY) 20.6' (DANBURY ROAD)
REAR:	SEC. 29-5.C.3c 75'	MIN. 26.9'
SIDE:	SEC. 29-5.C.3c 60'	MIN. 168.5'
LOT WIDTH:	200'	MIN. >200'
LOT AREA:	87,120 S.F.	MIN. 73,146 S.F.
BUILDING HEIGHT:	35'	MAX. 20.6'
No. STORES:	2.5	MAX. 2
LOT COVERAGE- BUILDING:	SEC. 29-5.C.3b 10% = 7,314 S.F.	MAX. 7,566 S.F. = 10.3% see variance Vol. 1474, Pg. 60 W.L.R.
LOT COVERAGE- SITE:	SEC. 29-5.C.3b 35% = 25,601 S.F.	MAX. 37,845 S.F. = 51.7% see variance Vol. 1474, Pg. 60 W.L.R.

EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF CONNECTICUT VOL. 1692, PG. 238 W.L.R.

UTILITY EASEMENT TO THE STATE OF CONNECTICUT VOL. 2356, PG. 197 W.L.R. MAP 5784 W.L.R.

NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
- Reference is hereby made to the following on file with Wilton Land Records:
Vol. 155, Pg. 20 - Warranty Deed
Vol. 771, Pg. 155 - ZBA Variance Granted (Variance No. 92-01-02)
Vol. 1474, Pg. 60 - ZBA Variance Granted (Variance No. 02-09-34)
Vol. 1692, Pg. 239 - Easement for Highway Purposes
Vol. 2356, Pg. 197 - Quit Claim Deed (Release Area)
Maps 1901, 2941 & 5794
- Reference is made to map titled "Town of Wilton Map Showing Easement Acquired From The Wilton Baptist Church Incorporated by The State of Connecticut Department of Transportation Reconstruction of Existing Route US 7 October 2000", Dated 5/3/2004, Project No. 161 118, Serial No. 14.
- Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD88).
- Reference is made to FEMA Flood Insurance Rate Map No. 09001C0383F, Effective Date 6/18/2010. Subject Parcel does not lie within a Special Flood Hazard Area.
- Lot Area = 73,146 S.F. / 1.679 Acres.
- Subject Parcel is located in R-2A Residence Zone.
- Inland Wetlands, if any, not delineated prior to field survey.
- Reference is made to Tax Map 57, Lot 1.
- Septic System depicted hereon transcribed from plan dated June 25, 1990 prepared by Kaiser-Battistone Septic Tank Service, Norwalk, Connecticut.

PROPERTY & TOPOGRAPHIC SURVEY
254 DANBURY ROAD
PREPARED FOR
THE WILTON BAPTIST CHURCH INC.
WILTON, CONNECTICUT

JULY 20, 2021

0 20 40
1"=20'

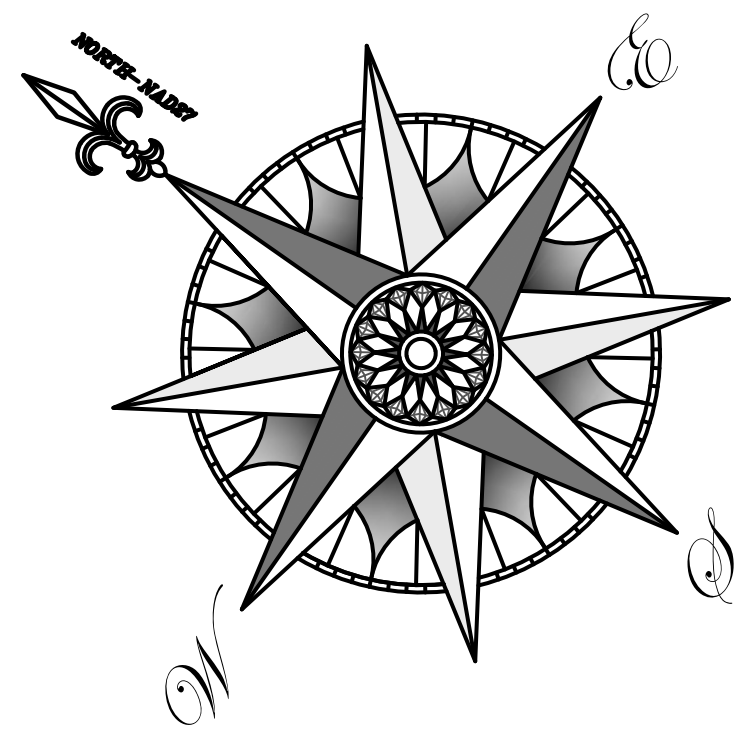
TO MY KNOWLEDGE AND BELIEF
THIS MAP IS SUBSTANTIALLY
CORRECT AS SHOWN HEREON

DRILL

DOUGLAS R. FAULDS
LAND SURVEYOR CONN. LIC. No. 13292

Ryan and Faulds
LAND SURVEYORS | A Redniss & Mead Company

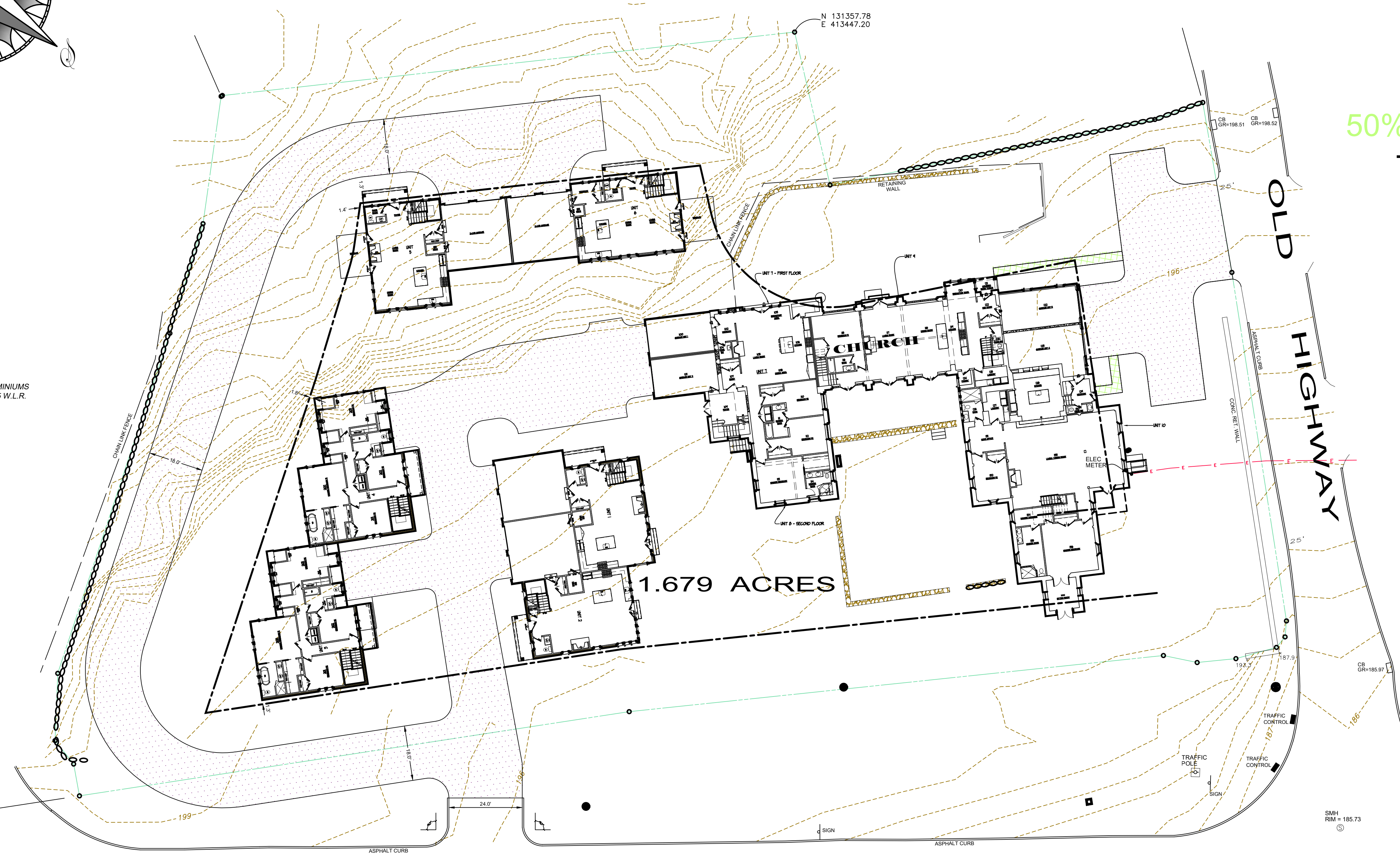
11 GRUMMAN HILL ROAD
WILTON, CT 06897
Ph. (203) 762-9492 ryanandfaulds.com



N/F
GLEIZER ANDERSON
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N/F
CROWNE POND CONDOMINIUMS
DEED VOL. 1194, PG. 125 W.L.R.

BUILDING COVERAGE: 16,166
100% SITE COVERAGE: 16,162
50% SITE COVERAGE: 517 / 2 = 259
TOTAL SITE COVERAGE = 32,587



SMH
RM = 199.27

DANBURY

U. S. ROUTE 7

ROAD

BENCHMARK
DRILL HOLE
ELEVATION=196.69

SMH
RM = 185.73