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May 16, 2022

RECEIVED  
MAY 17 2022  
PLANNING & ZONING

### To be delivered by hand

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

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

Re: The Lake Club, Inc.  
Premises: 175 Thayer Pond Road, Wilton, Connecticut

Dear Members of the Commission:

I represent The Lake Club, Inc. ("**The Lake Club**"), which owns the above-referenced Premises. The Lake Club wishes to reconfigure the entrance and exit drives pursuant to Section 29-8.B.8 (driveways and curb cuts) of the Zoning Regulations of the Town of Wilton.

The Lake Club is proposing to reconfigure the ingress and egress driveways on the Premises as well as the traffic flow within the existing parking lot ("**Driveway Reconfiguration**"). The Lake Club reviewed its current ingress and egress, via two driveways from Thayer Pond Road, and determined that the current entrance to the property, near a blind curve on Thayer Pond Road, creates an unsafe situation. This safety concern is remedied by the proposed widening of the northern driveway to enable two-way traffic and the narrowing and cessation of use of the southern driveway as a means of accessing the property by employees, members, and their guests.

In connection therewith, I enclose one copy each of the following:

1. Site Development Plan prepared by Redniss & Mead ("**R&M**") dated April 12, 2022.
2. Sight Exhibit prepared by R&M dated November 18, 2021.

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3. Gregory and Adams' letter certifying title to the Premises is vested in The Lake Club, Inc.
4. List of Project Professionals.
5. Letter signed by Lake Club as applicant and owner authorizing Gregory and Adams to act as its agent in connection with this application.
6. Copy of Resolution #0522-30WET from the Inland Wetlands Commission of the Town of Wilton granting The Lake Clubs application for "regulated activities" regarding the Driveway Reconfiguration.

I hereby request that Planning Director Wrinn be authorized by the Commission pursuant to Section 29-10.A.15 of the Zoning Regulations to review and act on the application administratively.

If you have any questions, please do not hesitate to contact me.

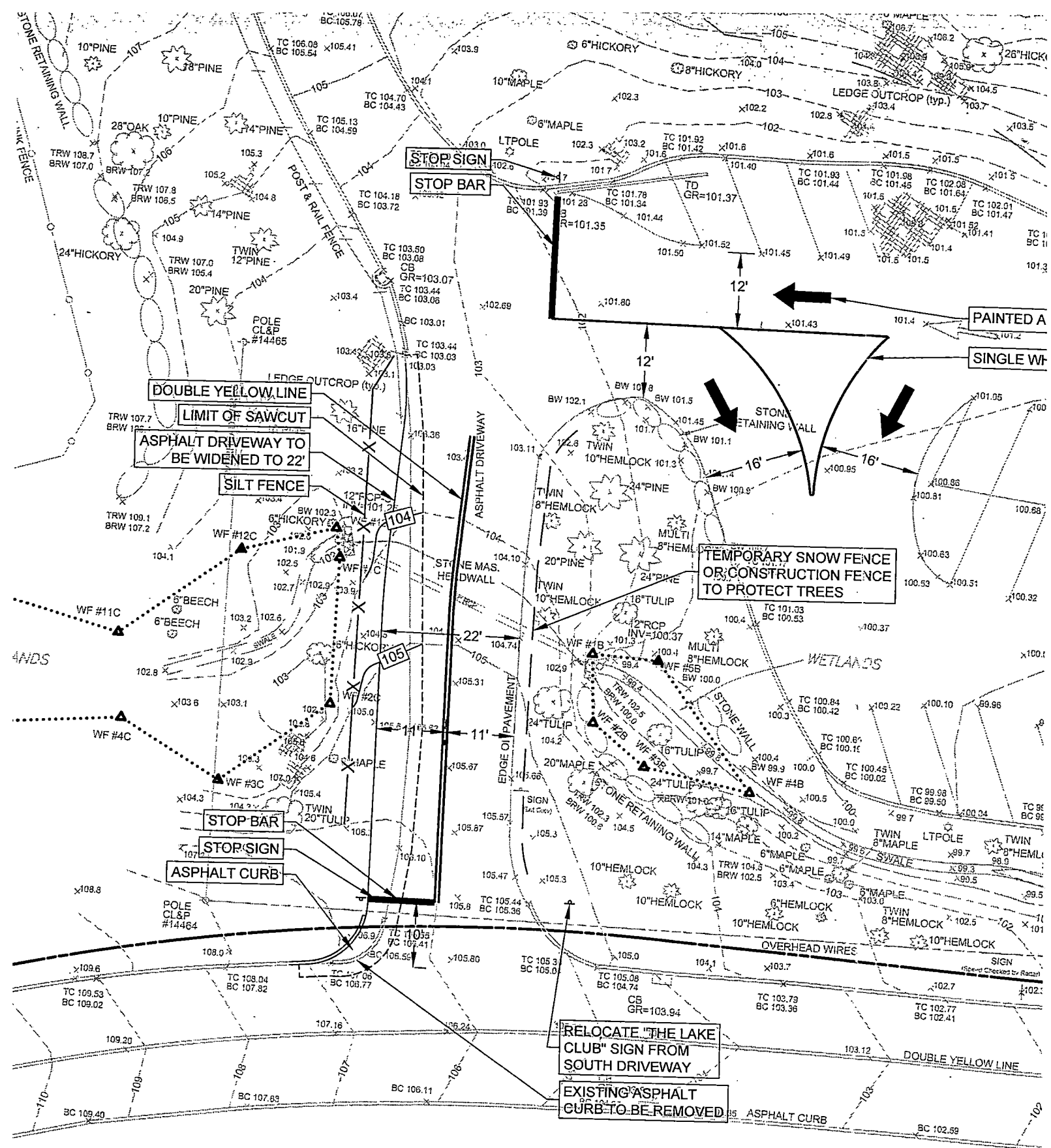
Respectfully submitted,  
Gregory and Adams, P.C.

By: */s/ J. Casey Healy*  
J. Casey Healy

JCH/ko

Enclosures

cc: Mr. Hugh Underhill – The Lake Club  
Mr. Craig Flaherty - Redniss & Mead  
Ms. Kate Throckmorton – Environmental Land Solutions  
Mr. Frank Smeriglio – Department of Public Works



- AL NOTES:**
- These drawings are intended only to depict the design of site grading, paving and erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
- Survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead, Inc. entitled Topographic Survey dated March 17, 2022. Elevationations depicted or labeled are based on an assumed datum.
22. Contractor is responsible to place the hot-mix asphalt in accordance with the applicable Section of the CT DOT FORM 818 (latest edition).
  23. Finished paving shall be free of "bird baths" and be smooth.
  24. Thicknesses of all layers shown are after compaction. Compaction shall be by Modified Proctor Method.
  25. New pavement markings shall be painted with reflective white paint.







NEGEO State of CT

Full Extent Zoom In Zoom Out Prev Extent Next Extent Pan Parcel Information Simple Measure Path Measure Area Measure

MapXpress v1.2

Scale: 1 in = 150 ft

CT State Plane NAD 1983 - X,Y 801666, 627564