

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
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(203) 762-9000
FAX: (203) 834-1628

ESTABLISHED 1964

WWW.GREGORYANDADAMS.COM

J. CASEY HEALY
OF COUNSEL

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

PLEASE REPLY TO SENDER:
KATHLEEN L. ROYLE
DIRECT DIAL: 203-571-6319
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PAUL H. BURNHAM
SUSAN L. GOLDMAN
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KATHLEEN L. ROYLE *
RALPH E. SLATER
ROGER R. VALKENBURGH *

* ALSO ADMITTED IN NEW YORK
⊗ ALSO ADMITTED IN VERMONT

April 25, 2024

Via Email and Hand Delivery

Village District Design Advisory Committee

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

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

Re: Totsy Turvy Café and Play, LLC– Application to Village District Design Advisory Committee
Premises: 101 Old Ridgefield Road, Wilton, Connecticut

Dear Members of the Committee

As attorney for Totsy Turvy Café and Play, LLC (“Totsy Turvy”), I hereby submit its application for approval of its sign package. As noted in the Project Narrative, the proposed sign package complies with Section 29-8.A of Wilton’s Zoning Regulations and therefore, only VDDAC review and approval is required.

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

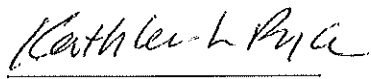
1. Application to the Village District Design Advisory Committee.
2. Proposed Sign Rendering with dimensions and square footage calculations.
3. Letter signed by Totsy Turvy as applicant authorizing Gregory and Adams to act as its agent in connection with this application.
4. Letter signed by Wilton Center Real Estate, LLC as landlord authorizing Gregory and Adams to act as its agent in connection with this application.

Village District Design Advisory Committee
April 25, 2024

I respectfully request that this application be placed on the VDDAC's Agenda for the May 2, 2024 meeting.

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

Respectfully submitted,
Gregory and Adams, P.C.

By: 
Kathleen L. Royle

KLR/ko
Enclosures
cc: Genevieve Giamarino

**WILTON PLANNING AND
ZONING COMMISSION**

**ARCHITECTURAL REVIEW BOARD/VILLAGE
DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION**

| | | | | | |
|--------------------------------|--------|---|-----------|-------|-----------|
| Totsy Turvy Cafe and Play, LLC | | c/o Gregory and Adams, 190 Old Ridgefield Rd., Wilton, CT | | | |
| APPLICANT'S NAME | | ADDRESS | | | |
| Long-term Lessee | | | | | |
| Wilton Center Real Estate LLC | | c/o Gregory and Adams, 190 Old Ridgefield Rd., Wilton, CT | | | |
| OWNER'S NAME | | ADDRESS | | | |
| 101 Old Ridgefield Road | | WC | | | |
| PROPERTY LOCATION | | ZONING DISTRICT | | | |
| 4039 | 439 | 201 | 73 | 37 | 3.2 acres |
| WLR | VOLUME | PAGE | TAX MAP # | LOT # | ACREAGE |

THE FOLLOWING MATERIALS ARE REQUIRED:

* Please see **SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID** at:

Application Forms / Materials | Wilton CT

* All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item. Maps should be **folded, not rolled** – 11" x 17" Plan Copies

ELECTRONIC SUBMISSION OF ALL APPLICATION MATERIALS (CONSOLIDATED INTO 1 OR 2 PDFs MAXIMUM), emailed to: michael.wrinn@wiltonct.org & daphne.white@wiltonct.org

- i. An application form;
- ii. A statement describing the proposed project (use page 2 or attach separate sheet);
- iii. The following plans, where applicable, based on the nature of the proposed project:

N/A 1. An A-2 survey for any proposal involving the physical enlargement of a building, structure, parking area and/or vehicle access aisle.

N/A 2. A site plan drawn at a scale of no greater than 1" = 60', incorporating an A-2 survey (where required), of the property sufficient to show the location of:

- a. wetlands, upland buffers, watercourse and flood zones, if any;
- b. existing and/or proposed buildings and appurtenances thereof;
- c. existing and/or proposed parking accommodations;
- d. existing and/or proposed lighting
- e. existing and proposed buffer strips and landscaping;
- f. access and egress details for pedestrian and vehicular traffic;
- g. existing and/or proposed signs, and
- h. adjacent roads, curb cuts, and width of rights-of-way and travel way.
- i. easements, regulatory setbacks, historic covenants or other historic assets.

N/A 3. Floor plans at each level showing the basic divisions of the building, all entrances, exits and loading and service areas.

N/A 4. A description of the architectural vernacular of proposed construction and its architectural relationship to other buildings within 500 feet.

N/A 5. Elevation drawings of all sides of the building, with dimensions, finish materials, fixtures, lighting, signage, landscape and colors indicated.

- ☐ 6. Samples of all finish materials to be used on the exterior of the building.
- ☐ 7. A roof plan showing all mechanical equipment, vents, hatches, skylights, solar arrays, wind turbines, green roofing etc., and the type and extent of screening to be provided.
- ☒ 8. A signage plan with a scaled drawing showing the design of any proposed signage, including dimensions (length, width, height), a drawing of sign design and content, colors of sign, materials for construction and illumination, together with a site plan showing location of proposed free-standing sign and/or building elevations showing location and proportions of wall signs.


THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

Totsy Turvy Cafe and Play LLC by its Agent, Gregory and Adams, P.C.

| | | |
|---|---------|--------------|
|  | 4/25/24 | 203-762-9000 |
| APPLICANT'S SIGNATURE | DATE | TELEPHONE |

Wilton Center Real Estate, LLC by its Agent, Gregory and Adams, P.C.

| | | |
|---|---------|--------------|
|  | 4/25/24 | 203-762-9000 |
| OWNER'S SIGNATURE | DATE | TELEPHONE |

PROJECT NARRATIVE:

Please see Project Narrative attached.

**Totsy Turvy Café and Play, LLC (“Totsy Turvy”)
Application to Village District Design Advisory Committee (“VDDAC”)**

Project Narrative

Totsy Turvy is a new enterprise that will be located in the 101 Old Ridgefield Road front building. Totsy Turvy received Planning and Zoning Commission approval for its proposed use on January 22, 2024. In accordance with the provisions of Special Permit #516, Totsy Turvy is required to obtain the VDDAC’s approval of its signage package pursuant to Section 29-9.J. The proposed signage package consists of sign types, locations, and sizes that conform to the requirements set out in Section 29-8.A.

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December 15, 2023

By E-Mail Only

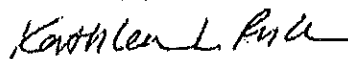
Genevieve Giamarino

Re: Totsy Turvy Café and Play – Land Use Applications
Premises: 101 Old Ridgefield Road, Wilton, Connecticut

Dear Genevieve Giamarino:

The Land Use agencies of the Town of Wilton require a letter signed by you as the applicant authorizing Gregory and Adams, P.C. to act as your agent in connection with the referenced applications. Please sign a copy of this letter and return it to me via email.

Very truly yours,



Kathleen L. Royle

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with applications filed with the Town of Wilton by Totsy Turvy Café and Play.

Totsy Turvy Café and Play

By: 

Genevieve Giamarino

Its:

Duly Authorized

PAUL H. BURNHAM
TREVOR CONLOW§
SUSAN L. GOLDMAN
J. VANCE HANCOCK
MICHAEL LAMAGNA*
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December 19, 2023

By E-Mail Only

Wilton Center Real Estate, LLC

Re: Totsy Turvy Café and Play – Land Use Applications
Premises: 101 Old Ridgefield Road, Wilton, Connecticut

Dear David Wright:

The Land Use agencies of the Town of Wilton require a letter signed by you, as the long-term lessee of the Premises from the Town of Wilton, acknowledging Gregory and Adams, P.C. is filing applications on behalf of Totsy Turvy Café and Play, an actual or intended sublessee of the Premises, with various Wilton Land Use agencies and that Wilton Center Real Estate, LLC has no objections to the applications. Please sign a copy of this letter and return it to me via email.

Very truly yours,

Kathleen L. Royle

Kathleen L. Royle

The undersigned hereby acknowledges that Gregory and Adams, P.C. is filing applications for Totsy Turvy Café and Play, an actual or intended sublessee of the Premises, with various Wilton Land Use agencies and has no objections to the applications.

Wilton Center Real Estate, LLC

By: *David Wright*
David Wright

Its:

Duly Authorized