

May 1, 2024

VIA E-MAIL & HAND DELIVERY

Kevin Quinlan, Chairman
Architectural Review Board
Town Hall Annex
238 Danbury Road
Wilton, CT 06897
Attn.: Michael Wrinn
Michael.Wrinn@wiltonct.org

Re: Request for Formal Review– Architectural Review Board
Address: 15 Old Danbury Road, Wilton, Connecticut
Requesting Parties: Toll Brothers, Inc. (Contract Purchaser) & CD Station LLC (Owner)

Dear Chairman Quinlan and Members of the Architectural Review Board:

As you know, our firm represents the above-captioned Requesting Parties (the “Parties”) in connection with the proposed redevelopment of the property located at 15 Old Danbury Road, Wilton, Connecticut (the “Property”). The Parties recently submitted a formal application with the Architectural Review Board (ARB) on April 19, 2024, in connection with the proposed redevelopment of the Property. To further assist with ARB review, enclosed please find the following materials prepared by Beinfield Architecture, PC (“Beinfield”) and Redniss and Mead, Inc. (“Redniss & Mead”):

- Architectural plans and exhibits from Beinfield, including:
 - “Exterior Elevation – Station Road West Elevation, SD2.03,” dated April 30, 2024;
 - “Exterior Elevations, SD2.04,” dated April 30, 2024;
 - “Exterior Elevation – Danbury Rd East Elevation, SD2.05,” dated April 30, 2024;
 - “Building Section, SD3.01,” dated April 19, 2024, revised April 30, 2024;
 - “Highpoint Danbury Rd, SD9.10,” dated April 19, 2024;
 - “Low Point, Danbury Rd, SD9.11,” dated April 19, 2024; and
 - “Ridgefield Rd, SD9.12,” dated April 19, 2024;

- Site Plans prepared by Redniss & Mead, including:
 - “Zoning Site Plan, ZSP-1A” dated April 30, 2024; and
 - “Zoning Site Plan B, ZSP-1B,” dated April 30, 2024.

Thank you for your attention to this matter. We look forward to discussing the proposed design with the ARB at your meeting on May 2nd.

Sincerely,

Lisa L. Feinberg

Lisa L. Feinberg

Enclosures.

cc: D. White, Daphne.White@wiltonct.org
R. Callahan, Rich.Callahan@wiltonct.org
Development Team



STATION ROAD - WEST ELEVATION



RIDGEFIELD RD - SOUTH ELEVATION



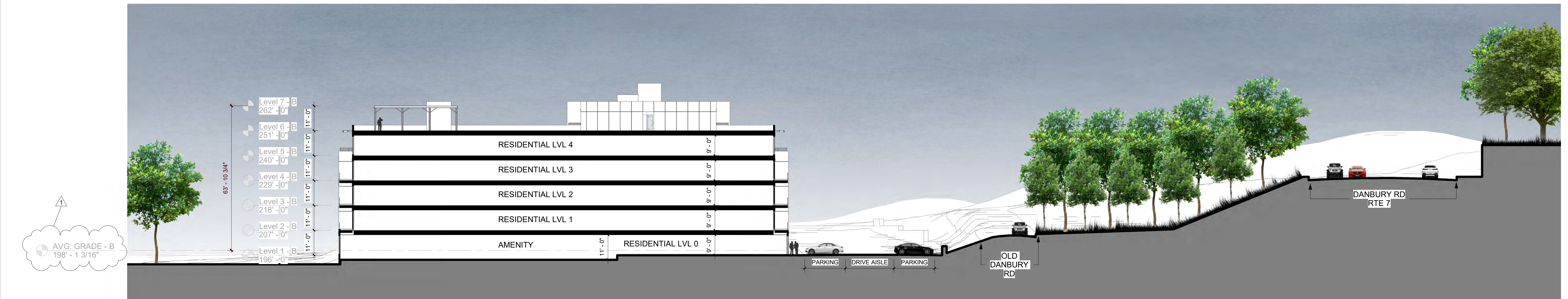
NORTH ELEVATION



DANBURY ROAD - EAST ELEVATION



1 BUILDING SECTION N-S
SD3.01 1" = 20'-0"

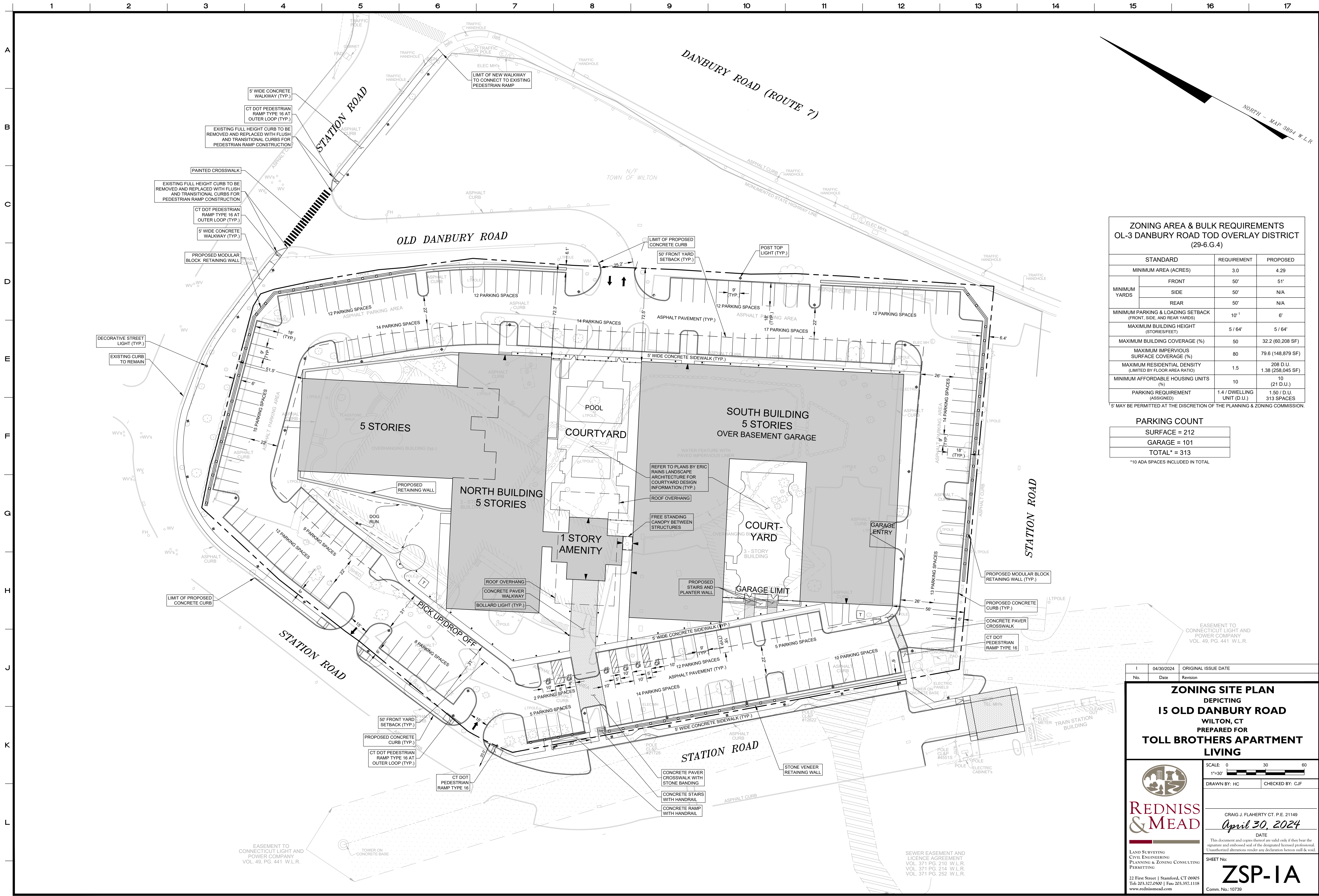


2 BUILDING SECTION E-W
SD3.01 1" = 20'-0"









ZONING AREA & BULK REQUIREMENTS OL-3 DANBURY ROAD TOD OVERLAY DISTRICT (29-6.G.4)			
STANDARD		REQUIREMENT	PROPOSED
MINIMUM AREA (ACRES)		3.0	4.29
MINIMUM YARDS	FRONT	50'	51'
	SIDE	50'	N/A
	REAR	50'	N/A
MINIMUM PARKING & LOADING SETBACK (FRONT, SIDE, AND REAR YARDS)		10' 1	6'
MAXIMUM BUILDING HEIGHT (STORIES/FEET)		5 / 64'	5 / 64'
MAXIMUM BUILDING COVERAGE (%)		50	32.2 (60,208 SF)
MAXIMUM IMPERVIOUS SURFACE COVERAGE (%)		80	79.6 (148,879 SF)
MAXIMUM RESIDENTIAL DENSITY (LIMITED BY FLOOR AREA RATIO)		1.5	208 D.U. 1.38 (258,045 SF)
MINIMUM AFFORDABLE HOUSING UNITS (%)		10	10 (21 D.U.)
PARKING REQUIREMENT (ASSIGNED)		1.4 / DWELLING UNIT (D.U.)	1.50 / D.U. 313 SPACES
*5' MAY BE PERMITTED AT THE DISCRETION OF THE PLANNING & ZONING COMMISSION.			

PARKING COUNT	
SURFACE = 212	
GARAGE = 101	
TOTAL* = 313	
*10 ADA SPACES INCLUDED IN TOTAL	

1	04/30/2024	ORIGINAL ISSUE DATE
No.	Date	Revision

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0900 | Fax: 203.357.1118
www.rednissandmead.com

SCALE: 0 30 60
1"=30'

DRAWN BY: HC CHECKED BY: CJF

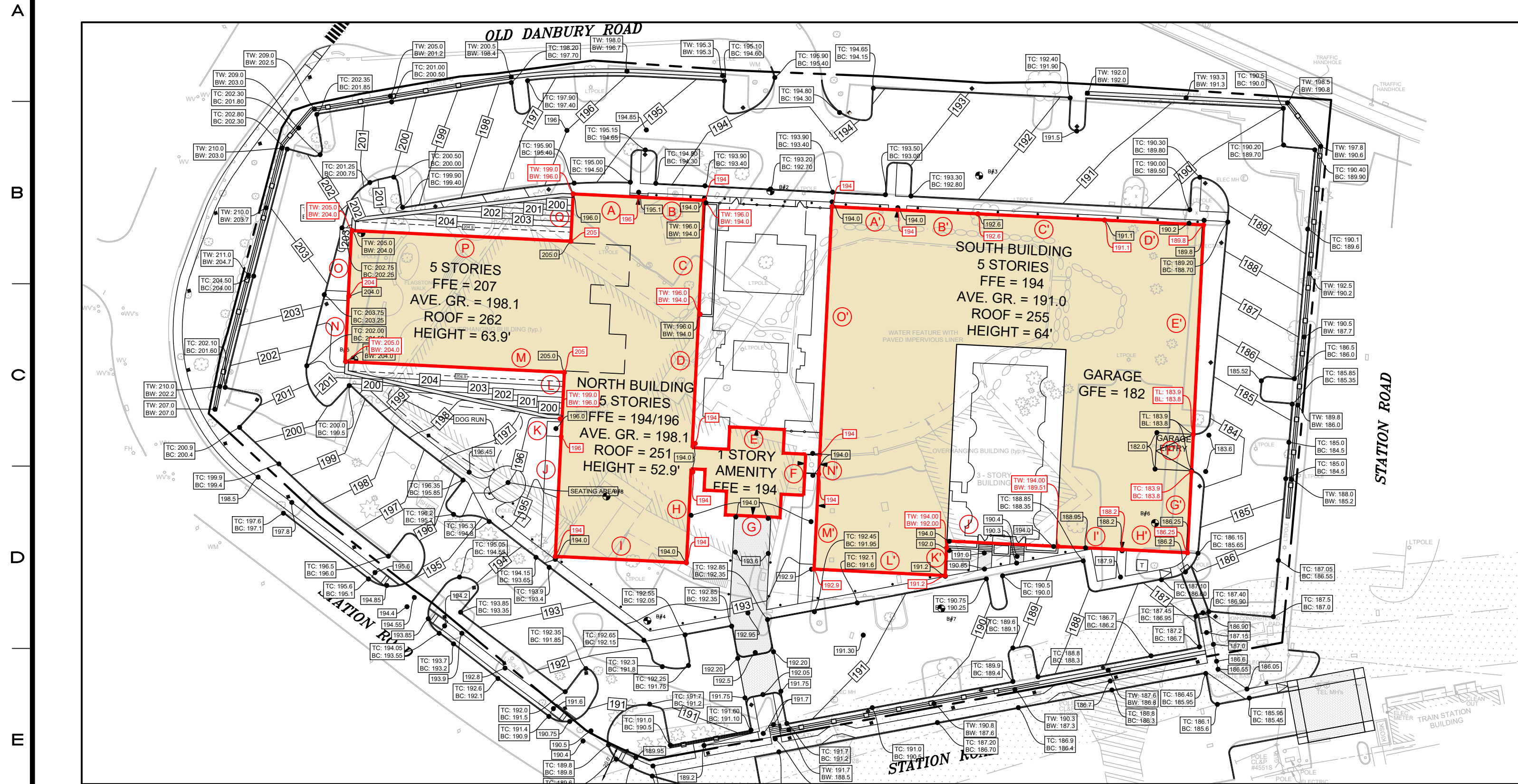
CRAIG J. FLAHERTY CT. P.E. 21149
April 30, 2024
DATE
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

SHEET No:
ZSP-1A
Comm. No.: 10739

ZONING SITE PLAN
DEPICTING
15 OLD DANBURY ROAD
WILTON, CT
PREPARED FOR
TOLL BROTHERS APARTMENT LIVING

SEWER EASEMENT AND
LICENCE AGREEMENT
VOL. 371 PG. 210 W.L.R.
VOL. 371 PG. 214 W.L.R.
VOL. 371 PG. 252 W.L.R.

EASEMENT TO
CONNECTICUT LIGHT AND
POWER COMPANY
VOL. 49, PG. 441 W.L.R.



AVERAGE GRADE INSET
SCALE: 1"=50'

~ PROPOSED CONDITIONS FOR NORTH BUILDING ~
Average Grade Calculations

(REFER TO ATTACHED EXHIBIT)

Elevation 1	Elevation 2	Wall Segment	Wall Length	Avg. Elev.	Product (Y)
196.0	196.0	A	36.0	196.0	7,056.0
196.0	194.0	B	37.0	195.0	7,213.1
196.0	196.0	C	62.5	196.0	12,250.0
194.0	194.0	D	72.2	194.0	14,006.8
194.0	194.0	E	87.7	194.0	17,019.6
194.0	194.0	F	22.7	194.0	4,398.0
194.0	194.0	G	100.1	194.0	19,419.4
194.0	194.0	H	51.6	194.0	10,015.3
194.0	194.0	I	72.0	194.0	13,968.0
194.0	196.0	J	65.8	195.0	12,821.3
196.0	196.0	K	8.0	196.0	1,568.0
199.0	205.0	L	27.3	202.0	5,504.5
205.0	205.0	M	120.3	205.0	24,667.7
204.0	204.0	N	36.0	204.0	7,344.0
204.0	204.0	O	36.0	204.0	7,344.0
205.0	205.0	P	120.3	205.0	24,667.7
205.0	199.0	Q	26.0	202.0	5,252.0
Total			981.5	3,364.0	194,515.4
Average Grade =			198.10		

~ PROPOSED CONDITIONS FOR SOUTH BUILDING ~
Average Grade Calculations

(REFER TO ATTACHED EXHIBIT)

Elevation 1	Elevation 2	Wall Segment	Wall Length	Avg. Elev.	Product (Y)
194.0	194.0	A'	36.0	194.0	6,984.0
194.0	192.6	B'	44.1	193.3	8,524.5
192.6	191.1	C'	69.5	191.9	13,342.8
191.1	189.8	D'	54.4	190.5	10,355.6
189.8	183.9	E'	114.5	186.9	21,399.6
183.8	183.8	F'	21.0	183.8	3,859.8
183.9	186.3	G'	44.5	185.1	8,233.2
186.3	188.2	H'	35.9	187.2	6,713.0
188.2	189.5	I'	35.1	188.9	6,630.4
194.0	194.0	J'	64.8	194.0	12,571.2
192.0	191.2	K'	15.2	191.6	2,912.3
191.2	192.9	L'	72.0	192.9	13,888.8
192.9	194.0	M'	52.2	193.5	10,093.0
194.0	194.0	N'	10.7	194.0	2,070.0
194.0	194.0	O'	136.2	194.0	26,415.0
Total			805.9	2,861.6	153,993.2
Average Grade =			191.00		



PROPOSED IMPERVIOUS SURFACE COVERAGE EXHIBIT
SCALE: 1"=50'

SITE AREA (SITE AREA=186,946 SF)		
SYMBOL	DESCRIPTION	AREA (sq. ft.)
[Orange Box]	STRUCTURES	60,208
[Light Blue Box]	PAVEMENT & DRIVES	75,734
[Hatched Box]	SIDEWALKS & PATIOS	12,937
IMPERVIOUS TOTAL =		148,879 (79.6%)
[Green Box]	LANDSCAPE	38,016
PERVIOUS TOTAL =		38,016 (20.3%)

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