

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
WILTON, CT 06897
(203) 762-9000
FAX: (203) 834-1628

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
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ESTABLISHED 1964

NEW YORK OFFICE:

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PLEASE REPLY TO SENDER:
KATHLEEN L. ROYLE
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PAUL H. BURNHAM
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TREVOR CONLOW§
SUSAN L. GOLDMAN
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J. CASEY HEALY
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ROGER R. VALKENBURGH *

WWW.GREGORYANDADAMS.COM

* ALSO ADMITTED IN NEW YORK
⊗ ALSO ADMITTED IN VERMONT
§ ADMITTED IN NY AND NJ ONLY

January 30, 2023

By electronic delivery and to be delivered by hand

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: The Painted Cookie, LLC– Application to Village District Design Advisory Committee (Sign)
Premises: 101 Old Ridgefield Road, Wilton, Connecticut

Dear Members of the Committee

As attorney for The Painted Cookie, LLC (the “Painted Cookie”), I hereby submit its application for approval of a sign for The Painted Cookie’s new location at Space “C” at the referenced Premises.

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 Painted Cookie 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
January 27, 2023

I respectfully request that this application be placed on the Committee's Agenda for Thursday, February 2, 2023.

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

Respectfully submitted,
Gregory and Adams, P.C.

By: Kathleen L. Royle
Kathleen L. Royle

KLR/ko
Enclosures
cc: Mx. Susan Schmitt

**WILTON PLANNING AND
ZONING COMMISSION**

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

The Painted Cookie, LLC			c/o Gregory and Adams, P.C.		
APPLICANT'S NAME			190 Old Ridgefield Road, Wilton, CT		
Wilton Center Real Estate, LLC			c/o Gregory and Adams, P.C.		
OWNER'S NAME			190 Old Ridgefield Road, Wilton, CT		
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:

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

☐ 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.

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

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

☐ 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.

The Painted Cookie, LLC by its Agent, Gregory and Adams, P.C.

<u>Kathleen L. Ryan</u>	<u>1/27/23</u>	<u>203-762-9000</u>
APPLICANT'S SIGNATURE	DATE	TELEPHONE

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

<u>Kathleen L. Ryan</u>	<u>1/27/23</u>	<u>203-762-9000</u>
OWNER'S SIGNATURE	DATE	TELEPHONE

PROJECT NARRATIVE:

The Painted Cookie is relocating to Space C within the 101 Old Ridgefield Road building ("Building"). This application is in support of signage and a replacement awning on the exterior of the relocated shop in the rear of the Building.

69.77" x 7.54"
3.66 s.f.

the Painted Cookie

Lettering = 72" x 4.1"
2.04 s.f.

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September 1, 2022

By E-Mail Only

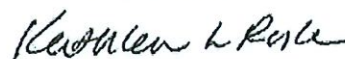
Ms. Susan Schmitt
c/o The Painted Cookie
196 Danbury Road
Wilton, CT 06897

Re: The Painted Cookie -- Land Use Applications
Premises: 101 Old Ridgefield Road -- Space "C", Wilton, Connecticut

Dear Ms. Schmitt:

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,

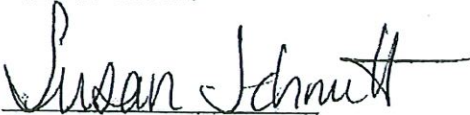


Kathleen L. Royle

KLR:ko

The undersigned hereby authorize Gregory and Adams, P.C. to act as its agent in connection with applications filed with the Town of Wilton by The Painted Cookie.

The Painted Cookie

By: 

Susan Schmitt

Its:

Duly Authorized

PAUL H. BURNHAM
DANIEL L. CONANT
TREVOR CONLOW§
SUSAN L. GOLDMAN
J. VANCE HANCOCK
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October 4, 2022

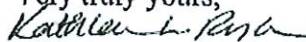
By E-Mail Only

Wilton Center Real Estate, LLC

Re: The Painted Cookie – Land Use Applications
Premises: 101 Old Ridgefield Road – Space "C", Wilton, Connecticut

Dear David Wright:

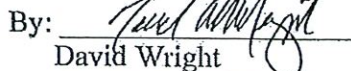
The Land Use agencies of the Town of Wilton require a letter signed by you, as the long term lessee of the Premises from the Town of Wilton, acknowledging Gregory and Adams, P.C. is filing applications on behalf of The Painted Cookie, LLC, an actual or intended sublessee of the Premises, with various 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

KLR:ko

The undersigned hereby acknowledges that Gregory and Adams, P.C. is filing applications for The Painted Cookie, LLC, 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
Its: VICE PRESIDENT
Duly Authorized