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March 16, 2022

**By E-mail and Hand Delivery**

Zoning Board of Appeals

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

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

Re: Wilton Child Development Park, LLC – Application to Zoning Board of Appeals

Premises: 11 Grumman Hill Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Board:

This firm represents the Wilton Child Development Park, LLC (“**WCDP**”), owner of the Premises. WCDP leases the Premises to The Center for Growth and Discovery, Inc. (“**CGD**”). It has come to my attention that the Property Survey and Topographic Survey prepared by Ryan and Faulds Land Surveyors submitted with our application on February 25, 2022, was not updated with the proposed site construction and Zoning Table.

I enclose the following updated material in support of WCDP's application:

1. Zoning Location Survey, Proposed prepared by Ryan and Faulds Land Surveyors dated March 14, 2022.
2. Architectural Site Plan (AS-1) prepared by Doyle Coffin Architecture (“**DCA**”) dated February 8, 2022 (Zoning Table Removed).

Please note that the Zoning Table calculations related to WCDP's commercial variance application remain the same as those previously provided on the DCA produced AS-1.

Zoning Board of Appeals  
March 16, 2022

If you have any questions, please contact me.

Respectfully submitted,  
Gregory and Adams, P.C.

*J. Casey Healy*

By: \_\_\_\_\_  
J. Casey Healy

JCH/ko

Enclosures

cc: Ms. Lynn C. Hartigan – Wilton Child Development Park, LLC

Mr. John Doyle – Doyle Coffin Architecture

Mr. Douglas Faulds – Ryan and Faulds Land Surveyors

Susan Goldman, Esq.

Kathleen Royle, Esq.



# DOYLE COFFIN ARCHITECTURE

Doyle Coffin Architecture, LLC  
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INTENDED FOR CONSTRUCTION. DO NOT START  
CONSTRUCTION WITHOUT A SEALED SET OF  
CONSTRUCTION DOCUMENTS FROM THE ARCHITECT.

## NOTES

## ALTERATIONS & ADDITIONS TO PRE-KINDERGARTEN FACILITY

11 GRUMMAN HILL ROAD  
WILTON, CT 06897

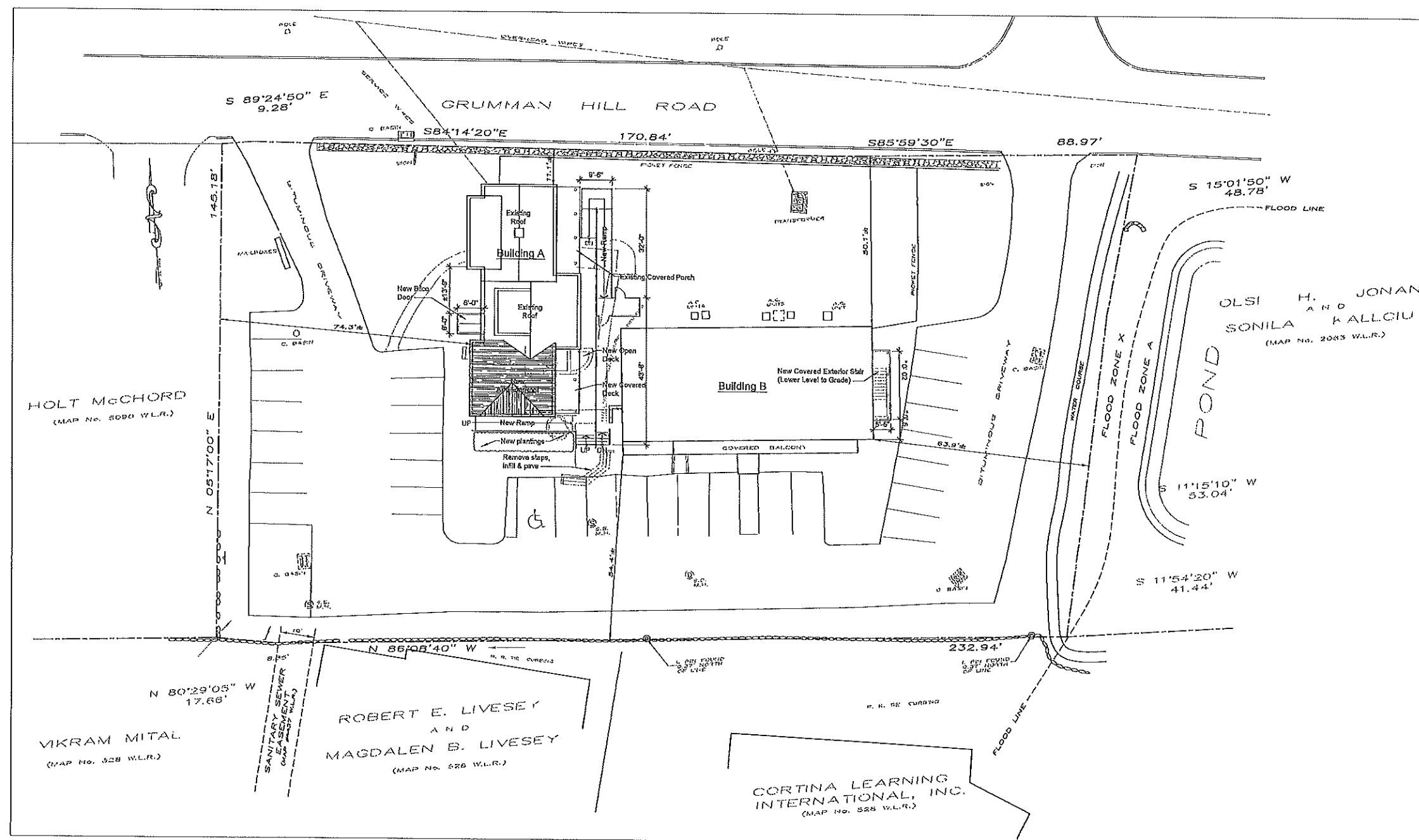
ISSUED	02/08/22
REVISIONS	

PRINCIPAL	JMD	P.A.	MLM
JOB NUMBER	978	SCALE	AS NOTED

## SCHEMATIC DESIGN ARCHITECTURAL SITE PLAN

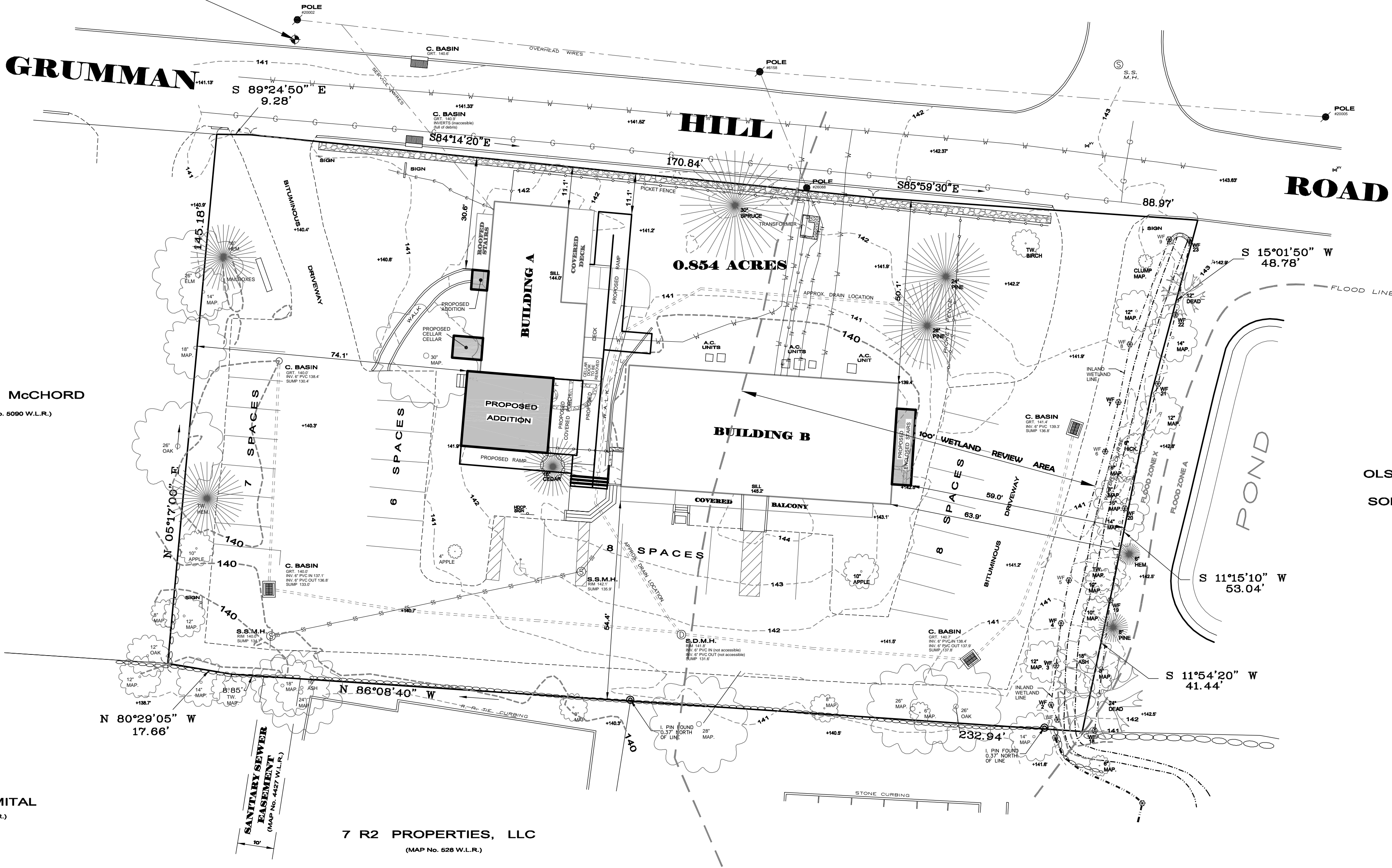
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SHEET	AS-1
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G1  
AS-1  
ARCHITECTURAL SITE PLAN - (PROPOSED)  
1/15/21

BENCHMARK  
TOP OF MAG. NAIL  
ELEVATION 141.15'  
DATUM — NAVD 88



LEGEND	
	UTILITY POLE
	CATCH BASIN
	WATER VALVE
	GAS VALVE
	HANDICAPPED PARKING SPACE
	SIGN
	LIGHT POST
	HYDRANT
	DRAINAGE MANHOLE
	SANITARY SEWER MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	OVERHEAD WIRES
	ELECTRIC (SUBSURFACE)
	CABLE (SUBSURFACE)
	WATER LINE (SUBSURFACE)
	GAS LINE (SUBSURFACE)
	SANITARY SEWER
	STORM SEWER

NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 through 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 Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2, Vertical Accuracy V-2 and Topographic Accuracy Class T-2 and it is intended to be used for regulatory zoning review.
- Area of parcel = 37,208 s.f. = 0.854 acres
- Reference is made to Map No. 4413 of the Wilton Land Records.
- Reference is made to Warranty Deed recorded in V. 2543, Pg. 74 of the Wilton Land Records.
- Reference is made to Sanitary Sewer Easement recorded in V. 595, Pg. 134 of the Wilton Land Records.
- Reference is made to Variance #87-09-57 dated September 15, 1987 recorded in V. 618, Pg. 288 of the Wilton Land Records.
- Reference is made to Tax Assessor's Parcel 21, Map 68.
- Property Located in Design Enterprise (DE-5) Zone.
- Property located in Flood Zones A & X as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Reference is made to Community Panel No. 090020 391 F, dated June 18, 2010. Flood Lines depicted hereon have been transcribed from this mapping.
- Inland wetlands delineated by Pfizer-Jahngig Environmental Consulting, Ridgefield, Connecticut. Mary Jaehngig, Soil Scientist.
- Subsurface utility locations delineated by AcuMark Utility Locating, LLC 80 Main St., Ellington, CT 06029 (860) 872-4638, and limited field measurements. Locations are to be considered approximate only. Additional utilities may exist on and around this site, the existence of which are unknown to this firm. The size, location and existence of all such features must be field verified prior to excavation and/or construction. Call Before You Dig 1-800-922-4455.
- Elevation Datum - NAVD 1988.
- All monumentation, found or set, depicted hereon.
- Proposed additions and improvements based upon architectural plans prepared by Doyle Coffin Architecture, Ridgefield, Connecticut.

ZONING TABLE — DE-5 ZONE

STANDARD	MIN.REQ./MAX.ALL	EXISTING	PROPOSED
BUILDING REQUIREMENTS			
MINIMUM LOT AREA	217,800 Sq. Ft.	37,208 Sq. Ft.	37,208 Sq. Ft.
MINIMUM WIDTH			
MINIMUM LOT FRONTAGE	150'	269.09'	269.09'
FRONT YARD — MINIMUM	50'	11.1'	11.1'
FRONT YARD — MAXIMUM	N/A	N/A	N/A
SIDE YARD — MINIMUM	50'	63.9'	59.0'
SIDE YARD (abutting res. dist.)	100'	N/A	N/A
REAR YARD — MINIMUM	50'	54.4'	54.4'
REAR YARD (abutting res. dist.)	100'	N/A	N/A
BUILDING HEIGHT — MAXIMUM	3 STORIES/29.5 FEET	3 STORIES/29.5 FEET	3 STORIES/29.5 FEET
BUILDING COVERAGE — MAXIMUM	25%	11.9%	15.6%
SITE COVERAGE — MAXIMUM	50%	50.2%	54.0%
FLOOR AREA RATIO — MAXIMUM	N/A	N/A	N/A
PARKING REQUIREMENTS			
FRONT YARD — MINIMUM	50'	50.4'	50.4'
SIDE YARD — MINIMUM	25'	8.7' (SEE VARIANCE)	8.7' (SEE VARIANCE)
SIDE YARD (abutting res. dist.)	75'	N/A	N/A
REAR YARD — MINIMUM	25'	7.4' (SEE VARIANCE)	7.4' (SEE VARIANCE)
REAR YARD (abutting res. dist.)	75'	N/A	N/A
DAY CARE CENTER — 1/STAFF PLUS 1/10 ENROLLEES GENERAL, BUSINESS, OFFICE NON-MEDICAL — 1/300 Sq.Ft.	5 STAFF + 22 ENROLLEES = 8 SPACES 8,142 Sq.Ft./300 = 28 SPACES (AREA FROM ASSESSOR'S RECORD)		
TOTAL SPACES	36 SPACES	29 SPACES (inc. 1 HDOP.)	29 SPACES (inc. 1 HDOP.)

ZONING LOCATION SURVEY, PROPOSED  
11 GRUMMAN HILL ROAD  
PREPARED FOR  
**WILTON CHILD DEVELOPMENT PARK, LLC**  
WILTON, CONNECTICUT

SCALE 1" = 20'

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

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

MARCH 14, 2022

**Ryan and Faulds**  
LAND SURVEYORS | A Redniss & Mead Company

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