

WILTON ZONING BOARD OF APPEALS - COMMERCIAL VARIANCE APPLICATION - ZBA#

Please consult the Zoning Regulations when applying for a variance, particularly Section 29-13.

Please TYPE or print clearly... (See last 2 pages for brief explanation.)

Town of Wilton, CT	238 Danbury Rd, Wilton, CT				
APPLICANT'S NAME	ADDRESS				
Town of Wilton, CT	238 Danbury Rd, Wilton, CT				
OWNER'S NAME	ADDRESS				
240 Danbury Road	R-2 (Former R-1A)				
PROPERTY LOCATION	ZONING DISTRICT				
WLR MAP#	0343	0239	57	24	11.17
VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE	

VARIANCE DESCRIPTION: In the space below, please state concisely the section(s) of the Zoning Regulations proposed to be varied and the specific variance requested (i.e: Request a variance of Section 29-__ to allow __ (an addition, a pool, average lot width, or whatever) with __ in lieu of the required __. For instance, a variance request for a building addition that encroaches into the required fifty foot rear setback area by 7 feet would read as follows: "Request a variance of Section 29-5.D to allow a building addition with a 43 foot rear yard setback in lieu of the required 50 feet." ATTACH SEPARATE SHEETS AS REQUIRED.

See attached narrative.

HARDSHIP DESCRIPTION: In the space below, state the specific conditions pertaining to the perceived "exceptional difficulty or unusual hardship" with respect to the parcel of land, not generally encountered within the zoning district, which would make development in full accordance with the existing Zoning Regulations extremely difficult. ATTACH SEPARATE SHEETS AS REQUIRED.

See attached narrative.

THE FOLLOWING MATERIALS ARE REQUIRED:

- * Please see **SPECIAL INSTRUCTIONS 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**.

- ☒ **APPLICATION FORM**
- ☒ **A-2 SURVEY** of the subject property showing all existing building and site conditions.
- ☒ **SITE DEVELOPMENT PLAN** showing all proposed additions, amendments and/or site improvements, including building elevations, septic systems, wells, and all measurements pertaining to the application, such as location and distance(s) of proposed structures and/or improvements from the subject property lines.
- ☒ **LOCATION MAP** - available here: [map.pdf \(wiltonct.org\)](#). Site location shall be identified on map.
- ☒ **DIRECTIONS** to subject property from Town Hall, 238 Danbury Road, Wilton, CT (e.g. hand-written, computer-generated or similar). **(Subject property is the Town Hall / Municipal Campus)**
- ☒ **LIST OF PREVIOUS ZONING VARIANCES** – available here: [History of Previous Variances | Wilton CT](#)
- ☒ **PHOTOGRAPHS** of property showing building and site conditions from all geographic perspectives.
- ☒ **ONE COPY OF DEED** (Available in Town Clerk's Office)
- ☒ **LIST OF OWNERS WITHIN 500'** of any portion of the subject property as shown by Tax Map & Lot #.
[See online GIS instructions at: [owner list 500 ft gis directions 0.pdf \(wiltonct.org\)](#)]
- ☐ **ENVELOPES**, addressed to each property owner within 500' of any portion of subject property.
[See "Envelopes Instructions" at: [envelopes instructions.pdf \(wiltonct.org\)](#)]
- ☒ **ELECTRONIC SUBMISSION** of all materials (**Consolidated into 1-2 PDFs Maximum**), emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org
- ☐ **TWO #10 (4"x 9.5") PLAIN ENVELOPES** addressed to the applicant (No Return Address)
- ☐ **\$460 FILING FEE** payable to: Town of Wilton

IS THE SUBJECT PROPERTY LOCATED WITHIN 500 FEET OF THE **MUNICIPAL BORDER**? ☐ or ☐

IS THE SUBJECT PROPERTY LOCATED WITHIN THE **PUBLIC WATER SUPPLY WATERSHED BOUNDARY**?
YES or **NO** [If YES, see DPH Addendum Form here: [watercompanvanddphnotification.pdf \(wiltonct.org\)](#)]

IS THE SUBJECT PROPERTY LOCATED IN THE **FLOOD PLAIN**? ☐ or ☐

WHEN WAS THE SUBJECT PROPERTY **PURCHASED**? Prior to 1929

IN WHAT YEAR WAS THE MAIN STRUCTURE **CONSTRUCTED**? Police Station 1974

SITE COVERAGE PROPOSED: 40.9%
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: 14.3%
(AS PERCENTAGE OF SITE)

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Board have been submitted.
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.

APPLICANT'S SIGNATURE _____ DATE _____ EMAIL ADDRESS _____ TELEPHONE _____

OWNER'S SIGNATURE _____ DATE _____ EMAIL ADDRESS _____ TELEPHONE _____

ZONING BOARD OF APPEALS
TOWN OF WILTON, CONNECTICUT
Town Hall Annex, 238 Danbury Road, Wilton, CT 06897

HELPFUL INFORMATION FOR VARIANCE APPLICATIONS

1. WHAT IS A VARIANCE? A VARIANCE is an exception granted by the Zoning Board of Appeals (ZBA) from the terms or standards of the Zoning Regulations for an individual property where, because of special conditions, a literal enforcement of the Regulations would result in exceptional difficulty or unusual hardship. However, a variance MUST still be in harmony with the general intent of the Town's Plan of Conservation and Development and not contrary to public welfare.
2. The granting of a VARIANCE is a fine balance between attempting to maintain the Town's Plan of Conservation and Development of uniformly regulated districts, and the need to provide relief from the terms or standards in individual circumstances. VARIANCES are granted only for individual parcels and for particular purposes.
3. It is the applicant's obligation to present and establish hardship. Financial impacts or self-created conditions or an inability to use a property at its maximum potential or reasons that the proposed change would not adversely affect the neighborhood are not considered a hardship in this context. Hardship is generally seen as a physical or restrictive imposition beyond the reasonable control of the owner.
4. The ZBA may attach conditions to a granted VARIANCE in order to make them more in harmony with the purpose of the Zoning Regulations. Typical conditions that could be attached to a setback variance might include the installation of a screen or buffer.
5. Prior to submitting an application for a residential or commercial variance, please consult with the office staff and become familiar with the current Zoning Regulations which apply towards the property or project in question. The office staff can help answer questions and guide you in finding the information required for a complete application. Professional Land or Resource Planners and Land Use Attorneys may also be helpful.
6. Complete applications for either a RESIDENTIAL or COMMERCIAL PROPERTY VARIANCE are received in the ZBA Office, located within the Planning and Zoning (P&Z) Office in the Town Hall Annex, 238 Danbury Road, Wilton, CT, 06897. The office is open Monday through Friday, 8:00 A.M. to 4:00 P.M. Telephone: (203) 563-0185.
7. Please **TYPE** or print clearly all materials and application forms.
8. The deadline for receipt of a completed application is the **TWENTY FIFTH (25) of EACH MONTH**, for eligibility for a PUBLIC HEARING the following month. Only a complete application can be accepted.
9. The ZBA has scheduled meetings on the third Monday of each month, excluding August. If the third Monday is a holiday, the meeting is held on Tuesday. A copy of the official meeting schedule may be obtained online: [Application Forms / Materials | Wilton CT](#)
10. Much of the required information may be found by researching the land records online, per instructions provided. .

BRIEF EXPLANATION OF REQUIRED APPLICATION MATERIALS

<u>WLR MAP #</u>	Wilton Land Record map number filed in the Town Clerk's Office.
<u>VOLUME and PAGE</u>	Deed reference filed in the Town Clerk's Office. Also available here under Book & Page: Vision Government Solutions (vgsi.com)
<u>TAX MAP #, LOT #</u>	Refers to Assessor's records. Available here: Vision Government Solutions (vgsi.com) .
<u>ACREAGE</u>	Refers to the acreage of the subject parcel.

<u>LOCATION MAP</u>	Available here: map.pdf (wiltonct.org)
<u>CLASS A-2 SURVEY MAP</u>	Prepared by a licensed Connecticut Land Surveyor. Consult Town Clerk's Office and/or Building Dept microfiche for filed surveys.
<u>SITE DEVELOPMENT PLAN</u>	A map drawn to scale and in tandem with the above survey showing the existing and proposed conditions, including building elevations.
<u>LIST OF PREVIOUS ZONING VARIANCES</u>	Recorded in the Town Clerk's Office and also available here: History of Previous Variances Wilton CT
<u>LIST OF OWNERS WITHIN 500'</u>	Name and <u>mailing</u> address of the owners of properties within 500 feet of any portion of the subject property, including public and semi-public parcels. Directions here: owner_list_500_ft_gis_directions_0.pdf (wiltonct.org)

Variance Description:

The Town of Wilton requests a variance of the Wilton Zoning Regulations 29-5.C.3.b concerning building coverage and site coverage and Section 29-8.B.5.b(3) concerning number of parking spaces. The requested variances will allow the construction of a much-needed modern Police Station on the Town Hall Campus. The existing almost 50-year-old building will be removed when the new building is ready for occupancy.

The Town of Wilton is requesting a variance of the maximum permitted building coverage of 14.3 %, where the regulations limit building coverage to 10 %. The existing building coverage on the property is 12.8 %.

The Town of Wilton is requesting a variance of the maximum permitted site coverage of 40.9 %, where the regulations limit site coverage to 35 %. The existing site coverage on the property is 39.0 %.

Lastly, the Town of Wilton is requesting a variance of the number of parking spaces required; the new building will require an additional 25 spaces more than the existing building. 16 additional parking spaces will be provided on the site, leaving a shortage of 9 spaces which need a variance.

Hardship Description:

The requested variances will allow the construction of a new Police Station on the Town Hall campus, with the existing station being removed when the new station is ready to be occupied.

The hardship being advanced in this application is that the Town's ability to provide essential emergency services for the Town's population is being impeded by the zoning regulations relating to building and site coverage and the parking requirements. The location of the Police Station on the municipal campus is situated on a major roadway and is centrally located, ideal for emergency response purposes. The campus has long been established at this location and the need to expand the Police facility is critical to their mission.

The plans have taken steps to minimize the requested variances specifically by going up 2 stories to minimize both the building and site coverage requirements. The new building will not involve an increase in the workforce but the zoning regulations dictate parking based on the SF of the building, therefore the request for a variance of 9 parking spaces. Again, 16 additional parking spaces are being provided on site as part of this project.

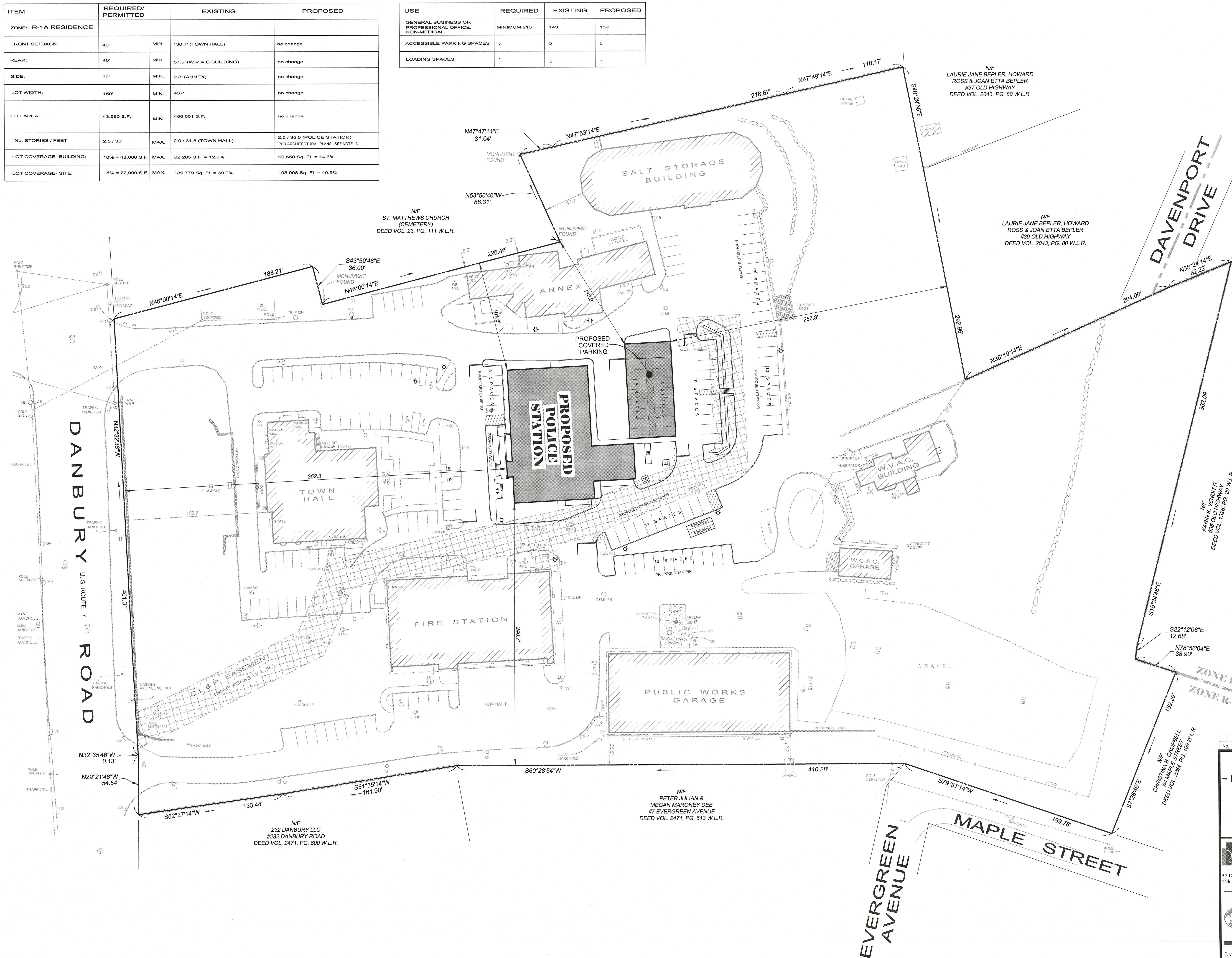
It is noted that The Zoning Board of Appeals granted numerous variances for this Town Hall Campus property in 2003. The variances allowed expansions on numerous buildings on the campus – allowed building coverage of 14.8% in lieu of the allowed 10%; allowed site coverage of 42.3% in lieu of the allowed 35%. The variance was filed on the Land Records but the expansion project was never undertaken.

ZONING INFORMATION

ITEM	REQUIRED/ PERMITTED	EXISTING	PROPOSED
ZONE: R-1A RESIDENCE			
FRONT SETBACK:	40'	MIN. 130.7' (TOWN HALL)	no change
REAR:	40'	MIN. 57.5' (W.V.A.C BUILDING)	no change
SIDE:	30'	MIN. 2.8' (ANNEX)	no change
LOT WIDTH:	150'	MIN. 437'	no change
LOT AREA:	43,560 S.F.	MIN. 466,601 S.F.	no change
No. STORIES / FEET	2.5 / 35'	MAX. 2.0 / 31.8 (TOWN HALL)	2.0 / 35.0 (POLICE STATION) PER ARCHITECTURAL PLANS - SEE NOTE 13
LOT COVERAGE- BUILDING:	10% = 48,660 S.F.	MAX. 62,265 S.F. = 12.8%	69,550 Sq. Ft. = 14.3%
LOT COVERAGE- SITE:	15% = 72,990 S.F.	MAX. 189,779 Sq. Ft. = 39.0%	198,998 Sq. Ft. = 40.9%

PARKING SUMMARY

USE	REQUIRED	EXISTING	PROPOSED
GENERAL BUSINESS OR PROFESSIONAL OFFICE, NON-MEDICAL	MINIMUM 213	143	159
ACCESSIBLE PARKING SPACES	7	5	6
LOADING SPACES	1	0	1



NOTES:

1. This survey has been prepared in accordance with Sections 20-300b-1 thru 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 and intended to be used for Zoning Board of Appeals application purposes.
2. Reference is hereby made to Maps #3058, #3156, #3777, & #3888 Wilton Land Records.
3. Property located in R-1A Residence Zone.
4. Property Area = 11.170 Acres
5. Reference is hereby made to special permit approved under resolution #373-3p dated March 19, 1973 on file in the office of the Planning and Zoning Commission of the Town of Wilton.
6. Reference is hereby made to special permit approved under resolution #873-6p dated August 13, 1973 on file in the office of the Planning and Zoning Commission of the Town of Wilton.
7. Reference is hereby made to special permit sp#79 dated October 20, 1980 recorded in Volume 356 at Page 223 Wilton Land Records.
8. Reference is hereby made to special permit amendments recorded in Volume 444 at Page 191, Volume 459 at Page 166, Volume 511 at Page 154, Volume 613 at Page 90, Volume 670 at Page 5, Volume 711 at Page 58, Volume 808 at Page 11, and Volume 845 at Page 160 Wilton Land Records.
9. Reference is hereby made to easement granted to The Connecticut Light and Power Company dated August 26, 1981 recorded in Volume 375 at Page 264 Wilton Land Records.
10. Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from municipal records, utility markout by others and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.
11. Reference is made to FEMA Flood Insurance Rate Map Panel No. 09001C0383F, Effective Date 6/18/2010. Subject Parcel does not lie within a Special Flood Hazard Area.
12. Reference is made to site plans prepared by Fuss & O'Neill dated 9/9/2022, last revised 9/16/2022.
13. Reference is made to architectural plans prepared by Tecton Architects dated 1/18/2023.

1	CJV	1/18/2023	UPDATED EXISTING AND PROPOSED COVERAGE CALCULATIONS
No.	By	Date	Revision Note

ZONING LOCATION SURVEY
DEPICTING
~ PROPOSED POLICE STATION AND PARKING ~
WILTON TOWN HALL COMPLEX
238 DANBURY ROAD
WILTON, CONNECTICUT
PREPARED FOR
THE TOWN OF WILTON

Ryan and Faulds
LAND SURVEYORS | A Redniss & Mead Company
57 Danbury Road, Suite 203 | Wilton, CT 06897
Tel: 203.762.9492 | www.ryanandfaulds.com

REDNISS & MEAD
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

Scale: 1" = 40'

Drawn By: CJV Date: 11/09/2022
Checked By: LWP Comm. No.: 7967RF-2
To my knowledge and belief this plan is substantially correct as noted hereon.
LAWRENCE V. POSNOW, JR., C.T.L.S. #9130
11/18/2023
This document and any information contained herein are the property of the undersigned and shall remain confidential and shall not be disclosed to any third party without the written consent of the undersigned.
Sheet No: **ZLS**

ZONING BULK REQUIREMENTS TABLE			
ZONE: R-2 (FORMER R-1A) RESIDENCE			
ZONING REGULATION REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
USE		COMMERCIAL	COMMERCIAL
MIN. LOT AREA	43,560 S.F.	486,601 S.F.	486,601 S.F.
MIN. LOT WIDTH (FT)	150	437.0	437.0
MIN. FRONT SETBACK (FT)	40	130.7 (TOWN HALL)	130.7 (TOWN HALL)
MIN. SIDE YARD (FT)	30	2.8 (ANNEX)	2.8 (ANNEX)
MIN. REAR YARD (FT)	40	57.5 (W.V.A.C. BUILDING)	57.5 (W.V.A.C. BUILDING)
MAX. NUMBER OF STORES/BUILDING HEIGHT (FT)	2.5/35	2.0/31.9 (TOWN HALL)	2.0/35.0 (POLICE STATION)
MAX. LOT COVERAGE - BUILDING*	10% = 48,660 S.F.	62,285 S.F. = 12.8%	69,550 S.F. = 14.3%
MAX. LOT COVERAGE - SITE*	35% = 170,310 S.F.	189,779 S.F. = 39.0%	198,998 S.F. = 40.9%

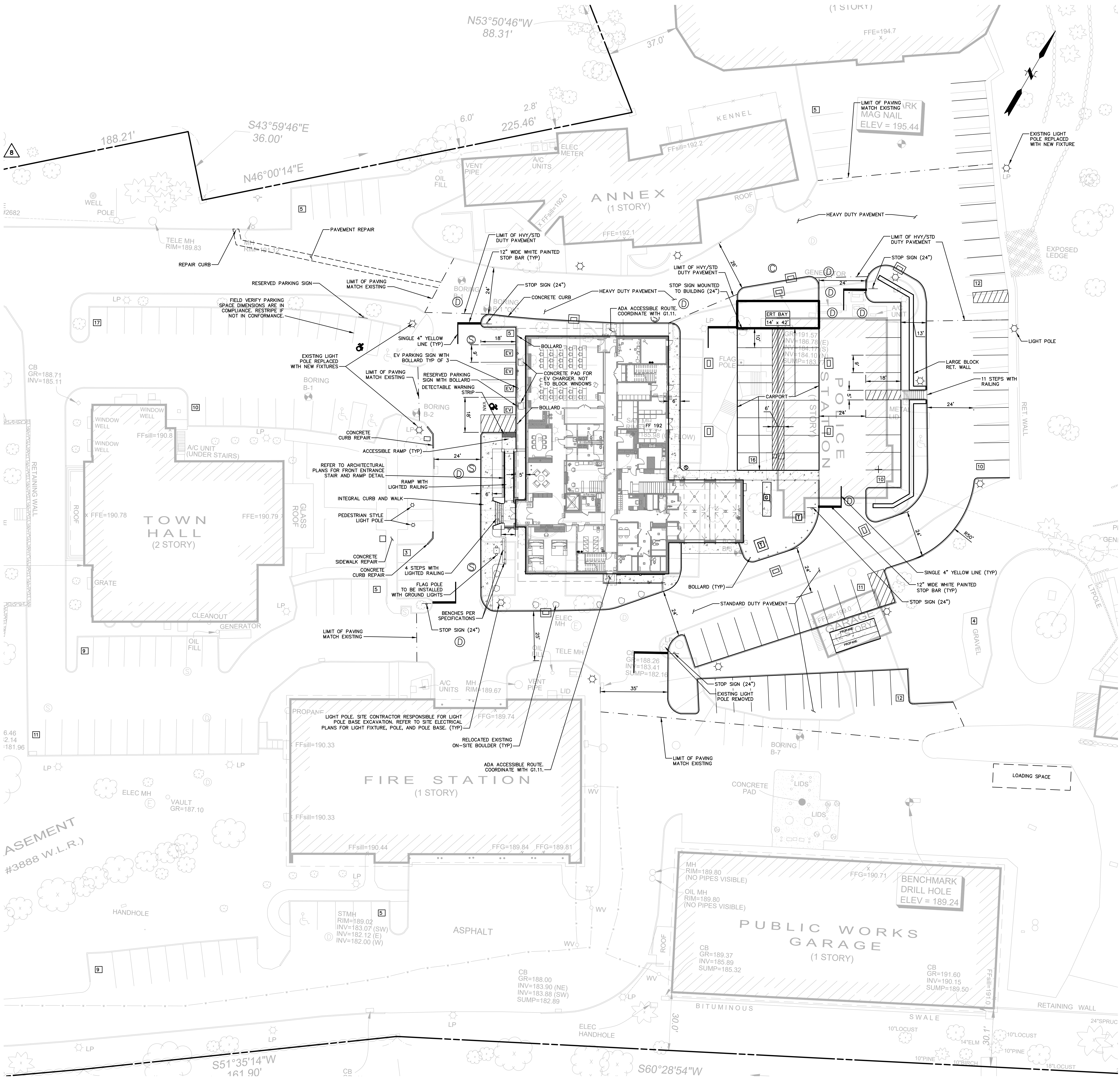
PARKING SUMMARY			
USE	REQUIRED	EXISTING	PROPOSED
GENERAL, BUSINESS OR PROFESSIONAL OFFICES, NON-MEDICAL	MINIMUM 213 (ONE (1) SPACE PER 300 SQ. FT. OF GROSS FLOOR AREA)**	143	159
ACCESSIBLE PARKING SPACES	7	5	6
LOADING SPACES	1	0	1

*A 2002 ZONING VARIANCE (#02-07-28) CONDITIONALLY GRANTED A BUILDING COVERAGE INCREASE OF 2.9% (11.9%-14.8%) AND A SITE COVERAGE INCREASE OF 3.2% (39.1%-42.3%) FOR THIS SITE. BOTH THE REQUIRED MAX. LOT BUILDING COVERAGE AND REQUIRED MAX. LOT SITE COVERAGE ARE IN REFERENCE TO 29-5.C.3.b OF "ZONING REGULATIONS OF THE TOWN OF WILTON, CONNECTICUT".

**TO COMPLY WITH 29-8.B.5.B.(3) AND 29-8.B.5.D.(5) OF "ZONING REGULATIONS OF THE TOWN OF WILTON, CONNECTICUT", ONE (1) SPACE PER 300 SQ. FT. OF GROSS FLOOR AREA FOR OFFICE USE AND ONE (1) SPACE PER 1000 SQ. FT. OF GROSS FLOOR AREA FOR STORAGE AND GARAGE USE. THE TOTAL GROSS SQUARE FOOTAGE PER THE TOWN OF WILTON, CT PROPERTY LISTING REPORT FOR 238 DANBURY ROAD: [TOWN HALL, 14515 GSF/300] + [SALT SHED, 9770 GSF/1000] + [ANNEX, 6,505 GSF/300] + [FIRE STATION, 13180 GSF/300] + [PUBLIC WORKS GARAGE, 11920 GSF/1000] + [PROPOSED POLICE STATION EXCLUDING SALLY PORT, 17725 GSF/300] + [ANNEX, 7282 GSF] + [AMBULANCE STATION, 4611 GSF/300] = 213 MINIMUM PARKING SPOTS REQUIRED FOR ENTIRE SITE. EXISTING POLICE STATION REQUIRES 31 SPACES. PROPOSED POLICE STATION REQUIRES 60 SPACES.

GENERAL NOTES

- 1.) ALL PERTINENT CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE TOWN OF WILTON STANDARD SPECIFICATIONS AND DETAILS.
- 2.) FIELD VERIFY EXISTING SITE ELEMENTS TO BE MODIFIED (FENCES, WALLS, SIDEWALKS, CURBS, ETC.) BEFORE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY SIGNIFICANT DISCREPANCIES. FIELD ADJUST PROPOSED SITE ELEMENTS AS REQUIRED TO MEET THE DESIGN INTENT WHILE ACCOUNTING FOR EXISTING CONDITIONS.
- 3.) PLACE DETECTABLE WARNING STRIPS ON ALL ACCESSIBLE RAMPS & SIDEWALKS THAT MEET FLUSH WITH PAVEMENT.
- 4.) REFER TO SITE PLANTING PLANS FOR PROPOSED SITE SURFACING.



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Client/ Contractor



Project

WILTON POLICE STATION

240 DANBURY ROAD
WILTON, CT. 06897

Seals



Issues / Revisions

No.	Date	Description
1	8/19/2022	ARB SUBMISSION
2	8/26/2022	95% CD - FOR ESTIMATE
3	9/16/2022	ADDENDUM #1 TO 95% CD
4	10/14/2022	INTERNAL TEAM REVIEW SET
5	11/4/2022	INTERNAL TEAM REVIEW SET
6	12/03/2022	ZBA SUBMISSION
7	1/06/2023	REVISED ZBA SUBMISSION
8	1/18/2023	ZBA RESUBMISSION

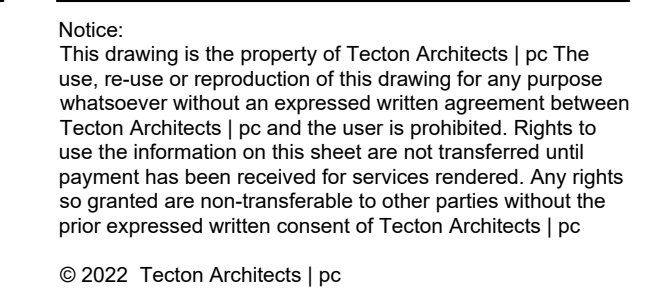
Drawing Title

SITE LAYOUT PLAN

Project Manager:	Project No:	WIL01AR
Project Architect:	Production Leader:	
Project Designer:	Peer Reviewer:	

Drawing Number

CS-101



FUSS & O'NEILL
59 ELM STREET, SUITE 500
NEW HAVEN, CONNECTICUT 06510
203.374.3748
www.fando.com

Seal:



Issues / Revisions		
No.	Date	Description
1	8/19/2022	ARB Submission
2	9/3/2022	95% CD - FOR ESTIMATE
3	9/16/2022	ADDENDUM #1 TO 95% CDs
4	10/14/2022	INTERNAL TEAM REVIEW SET
5	11/4/2022	INTERNAL TEAM REVIEW SET
6	12/05/2022	ZBA Submission

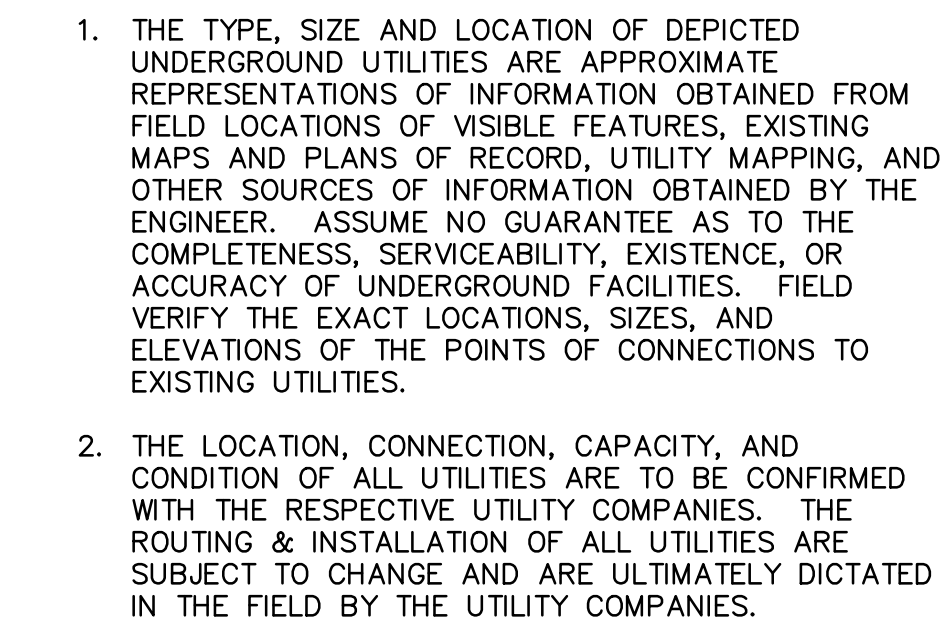
Drawing Title

GRADING & DRAINAGE PLAN

Project Manager:	Project No: WIL01AR
Project Architect:	Production Leader:
Project Designer:	Peer Reviewer:

Drawing Number

CG-101



1. THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UTILITIES TO END 5' OUTSIDE THE FOUNDATION WALL WITH BUILDING CONTRACTOR. PROVIDE LOCATIONS TO AVOID CONFLICTS WITH OTHER UTILITIES.
2. PROPOSED ELECTRICAL AND COMMUNICATIONS UTILITIES TO BE PARTIALLY UNDERGROUND AND COORDINATED WITH UTILITY COMPANIES.
3. COORDINATE THE WORK AND WORK SCHEDULE WITH UTILITY COMPANIES. PROVIDE ADEQUATE NOTICE TO UTILITIES TO PREVENT DELAYS IN CONSTRUCTION.
4. INSTALL PROPOSED UTILITY SERVICES ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE AUTHORITY JURISDICTION (WATER, SEWER, GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). COORDINATE FINAL DESIGN LOADS AND LOCATIONS WITH OWNER AND ARCHITECT.
5. ALL UTILITY CONNECTIONS TO BE CONFIRMED WITH MEP CONSULTANT AND UTILITY CO.
6. UNLESS OTHERWISE INDICATED ON THESE PLANS, ALL PROPOSED UNDERGROUND UTILITIES ARE TO BE CONSTRUCTED TO LINE AND GRADE AS DIRECTED BY THE GOVERNING UTILITY.
7. FULL CONDUIT NUMBERS AND SIZES NOT SHOWN, COORDINATE CONNECTIONS WITH MEP AND UTILITY COMPANIES AND FURNISH FOR ALL UNITS.

CALL-BEFORE-YOU-DIG: THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO ARRANGE FOR MARKING OUT EXISTING UNDERGROUND UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION.

THE UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE FEATURES, MAPS AND PLANS OF RECORD, UTILITY MAPPING OR OTHER SOURCES OF INFORMATION. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE ENGINEER DOES DECLARE THAT THE UTILITIES DEPICTED ARE LOCATED AS CLOSELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



Client/ Contractor



Project

**WILTON POLICE
STATION**

240 DANBURY ROAD
WILTON, CT. 06897



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5	11/4/2022	INTERNAL TEAM REVIEW SET
6	12/05/2022	ZBA Submission

Drawing Title

UTILITY PLAN

Project Manager:	Project No: WIL01AR
Project Architect:	Production Leader:
Project Designer:	Peer Reviewer:

Drawing Number

CU-101

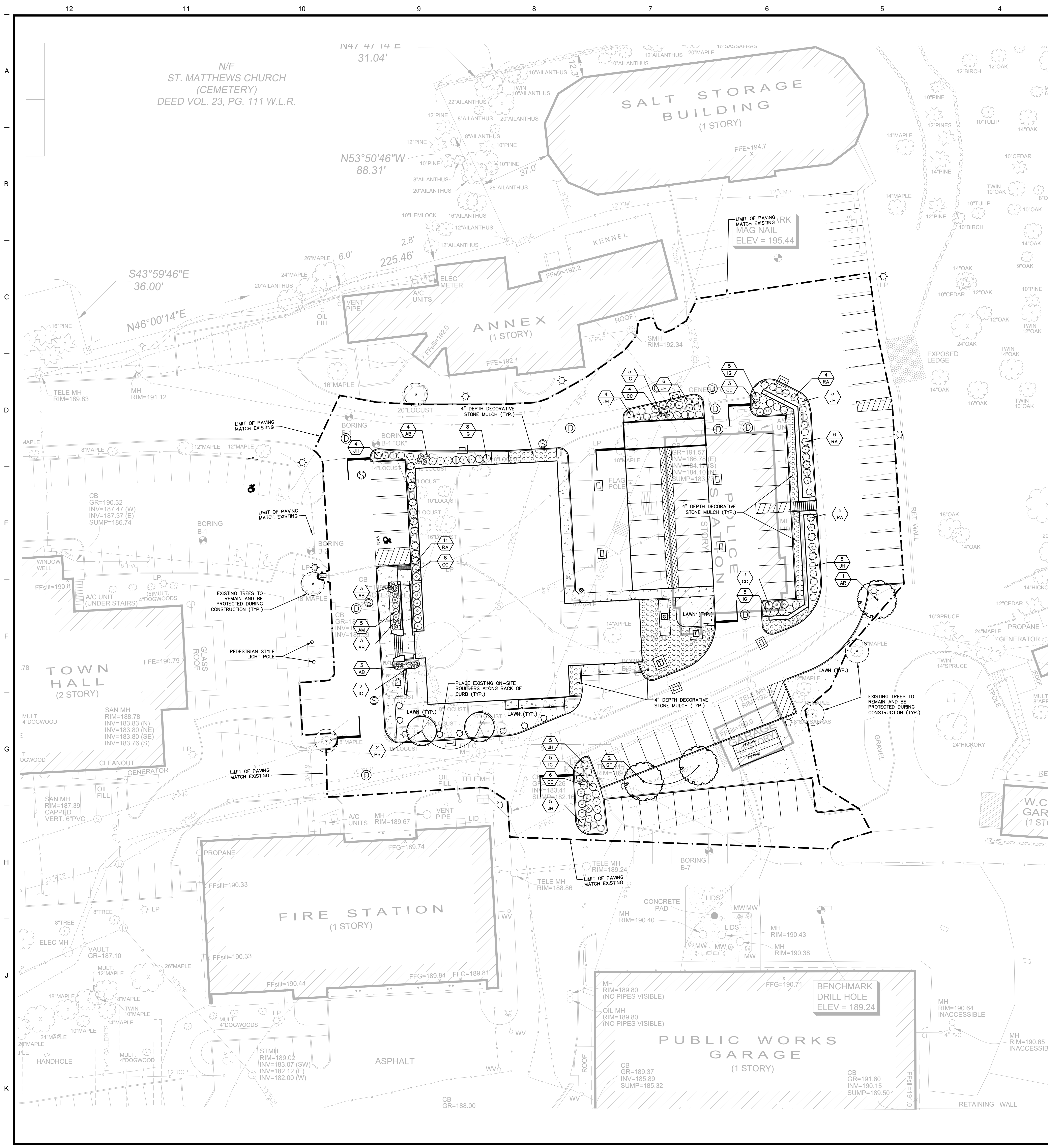


TABLE OF LANDSCAPE REGULATIONS			
SECTION	DESCRIPTION	REQUIRED	PROVIDED
PARKING LOT STANDARDS (1)	AT LEAST 10% OF THE PARKING AREA SHALL BE SUITABLY LANDSCAPED WITH APPROPRIATE TREES, SHRUBS, AND OTHER PLANT MATERIALS AND GROUND COVER.	PARKING AREA = 12,829.39 SF. 10% = 1,282.94 SF. REQUIRED	(17.5%) 2,242.13 SF. PROVIDED
PARKING LOT STANDARDS (2)	THERE SHALL BE ALLOCATED AT LEAST 20 SQUARE FEET OF NET PLANTING AREA PER PARKING SPACE AND AT LEAST ONE SHADE TREE AND THREE SHRUBS PER 12 PARKING SPACES OR MAJOR TRACTION THEREOF.	79 SPACES X 20 = 1,580 SF REQUIRED	2,242.13 SF. PROVIDED
	1 TREE / 12 SPACES	79 SPACES / 12 = 6.58 TREES	7 TREES PROVIDED
	3 SHRUBS / 12 SPACES	79 SPACES / 12 X 3 = 19.75 SHRUBS REQUIRED	134 SHRUBS PROVIDED

PLANT LIST				
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
AR	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	1	3"-3 1/2" CAL
GT	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2	3"-3 1/2" CAL
PS	PRUNUS 'SARGENTII' 'COLUMNARIS'	COLUMNAR SAGENT CHERRY	2	3"-3 1/2" CAL
SHRUBS				
AM	ARONIA MELANOCARPA 'LOWSCAPE'	LOWSCAPE CHOCHECHERRY	5	24"-30"
AB	AZALEA 'BLAAUWS PINK'	RHODODENRON 'BLAAUWS PINK'	13	24"-30"
IC	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	2	2.5"-3"
CC	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	24	24"-30"
RA	RHUS AROMATICA 'LOW GROW'	FRAGRANT SUMAC 'LOW GROW'	26	18"-24"
JH	JUNIPER HORIZONTALIS 'BAR HARBOR'	CREeping JUNIPER 'BAR HARBOR'	34	18"-24"
IG	ILEX GLABRA 'SHAMROCK'	INKBERRY HOLLY	28	2.5"-3"

- PLANTING NOTES:**
- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO A.A.M. STANDARDS.
 - THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
 - PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
 - ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
 - TREES SHALL NOT BE STAKED UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGED MATERIAL AT HIS OWN EXPENSE. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 PRIOR TO CONSTRUCTION.
 - ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" DEEP. ALL SOO AND HYDROSEED AREAS SHALL HAVE A MINIMUM TOPSOIL BED OF 6".
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
 - FOR PLANTING SOIL MIX, SEE SPECIFICATIONS OR PLANTING DETAILS.
 - ALL EXISTING RILL, GULLY OR CHANNEL EROSION SHALL BE FILLED WITH APPROPRIATE BACKFILL MATERIAL, FINE RAKED, SCARIFIED AND STABILIZED WITH APPROPRIATE VEGETATIVE MATERIAL AND / OR APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES.
 - ADJUSTMENTS IN THE LOCATION OF THE PROPOSED PLANT MATERIAL AS A RESULT OF EXISTING VEGETATION TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE REPAIR AND REPLACEMENT OF PLANT MATERIAL AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.
 - PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND / OR LAWN SEEDING OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
 - UPON COMPLETION OF PLANTING, REMOVE FROM SITE ALL EXCESS SOIL, MULCH, AND MATERIALS AND DEBRIS RESULTING FROM WORK OPERATIONS. CLEAN UP SHOULD BE COMPLETED AT THE END OF EACH WORKING DAY. RESTORE TO ORIGINAL CONDITIONS ALL DAMAGED PAVEMENTS, PLANTING AREAS, STRUCTURES AND LAWN AREAS RESULTING FROM LANDSCAPING OPERATIONS.
 - CONTRACTOR SHALL SURVEY, LOCATE, AND PROTECT ALL TREES WITHIN AREAS SHOWN AS "EXISTING VEGETATION TO REMAIN" WITHIN THE DEVELOPMENT ENVELOPE FOR REVIEW BY L.A. PRIOR TO CLEARING OPERATIONS.
 - CONTRACTOR TO RESEED ALL DISTURBED AREAS.

LEGEND:

- LAWN
- DECORATIVE STONE MULCH
- TREE
- SHRUB
- EXISTING TREE TO REMAIN

CALL before you DIG
Call Toll Free In Conn.
1-800-922-4455

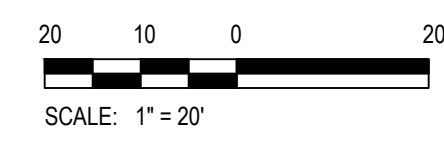
CALL-BEFORE-YOU-DIG: THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO ARRANGE FOR MARKING OUT EXISTING UNDERGROUND UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION.

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE FEATURES, MAPS AND PLANS OF RECORD, UTILITY MAPPING OR OTHER SOURCES OF INFORMATION. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE ENGINEER DOES DECLARE THAT THEY ARE DEPICTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

MAP REFERENCE

"PROPERTY & TOPOGRAPHIC SURVEY, WILTON TOWN HALL COMPLEX PREPARED FOR THE TOWN OF WILTON, CONNECTICUT PREPARED BY RYAN AND FAULDS LAND SURVEYORS, DATED NOVEMBER 05, 2019, SCALE: 1"=40'



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Client/ Contractor



Project

WILTON POLICE STATION

240 DANBURY ROAD
WILTON, CT. 06897

Seals



Issues / Revisions

No.	Date	Description
1	8/19/2022	ASB Submission
2	8/26/2022	95% CD - FOR ESTIMATE
3	8/16/2022	ADDENDUM #1 TO 95% CD
4	10/14/2022	INTERNAL TEAM REVIEW SET
5	11/14/2022	INTERNAL TEAM REVIEW SET
6	12/05/2022	ZBA Submission

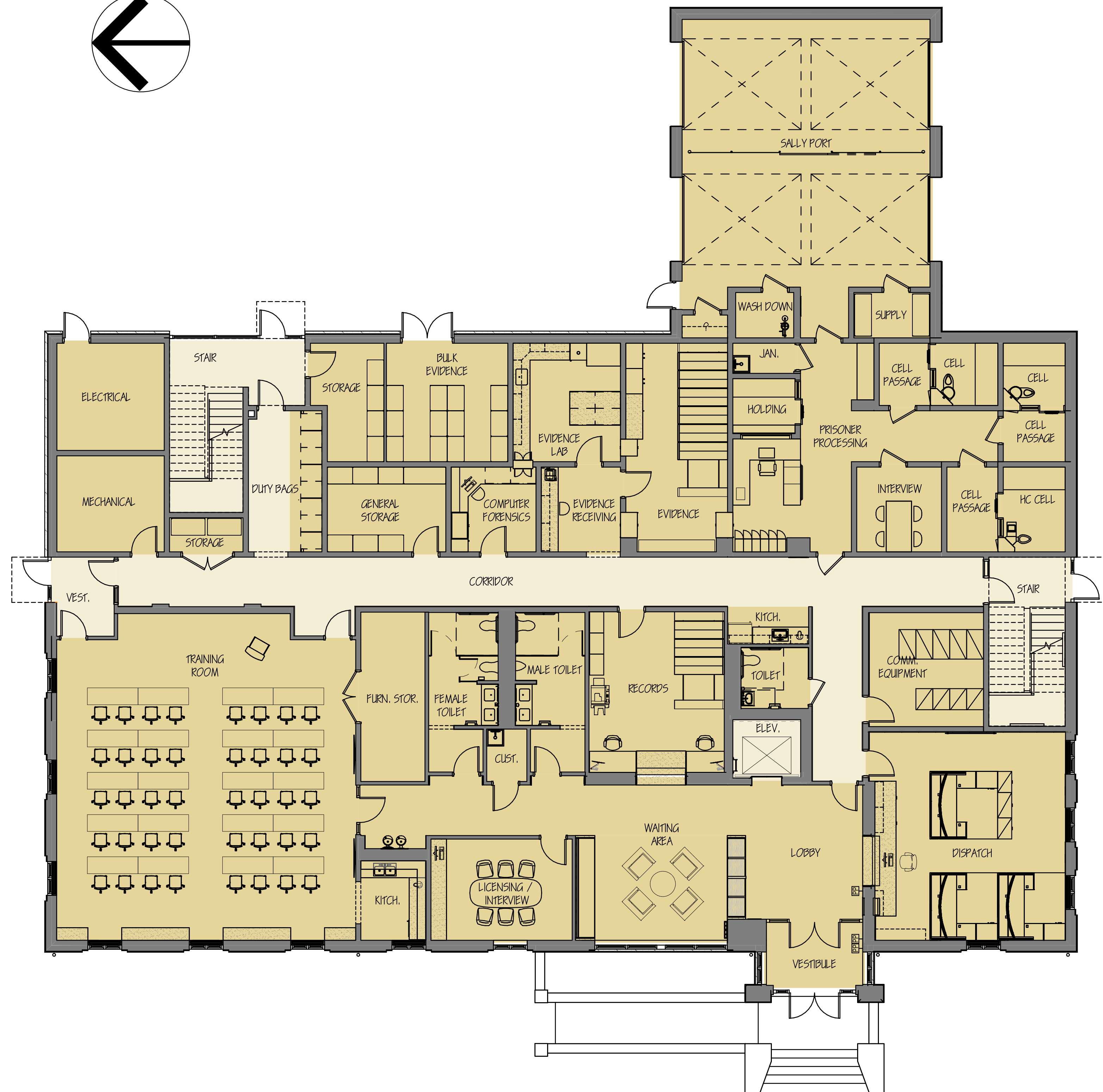
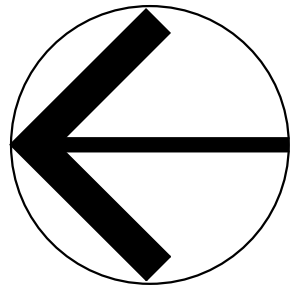
Drawing Title

SITE PLANTING PLAN

Project Manager:	Project No:	WIL01AR
Project Architect:	Production Leader:	
Project Designer:	Peer Reviewer:	

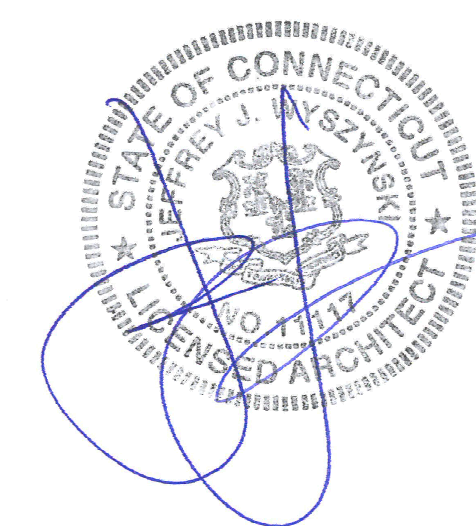
Drawing Number

LP-101



TOWN OF WILTON, CT
ZONING BOARD OF APPEALS
JANUARY 18, 2023

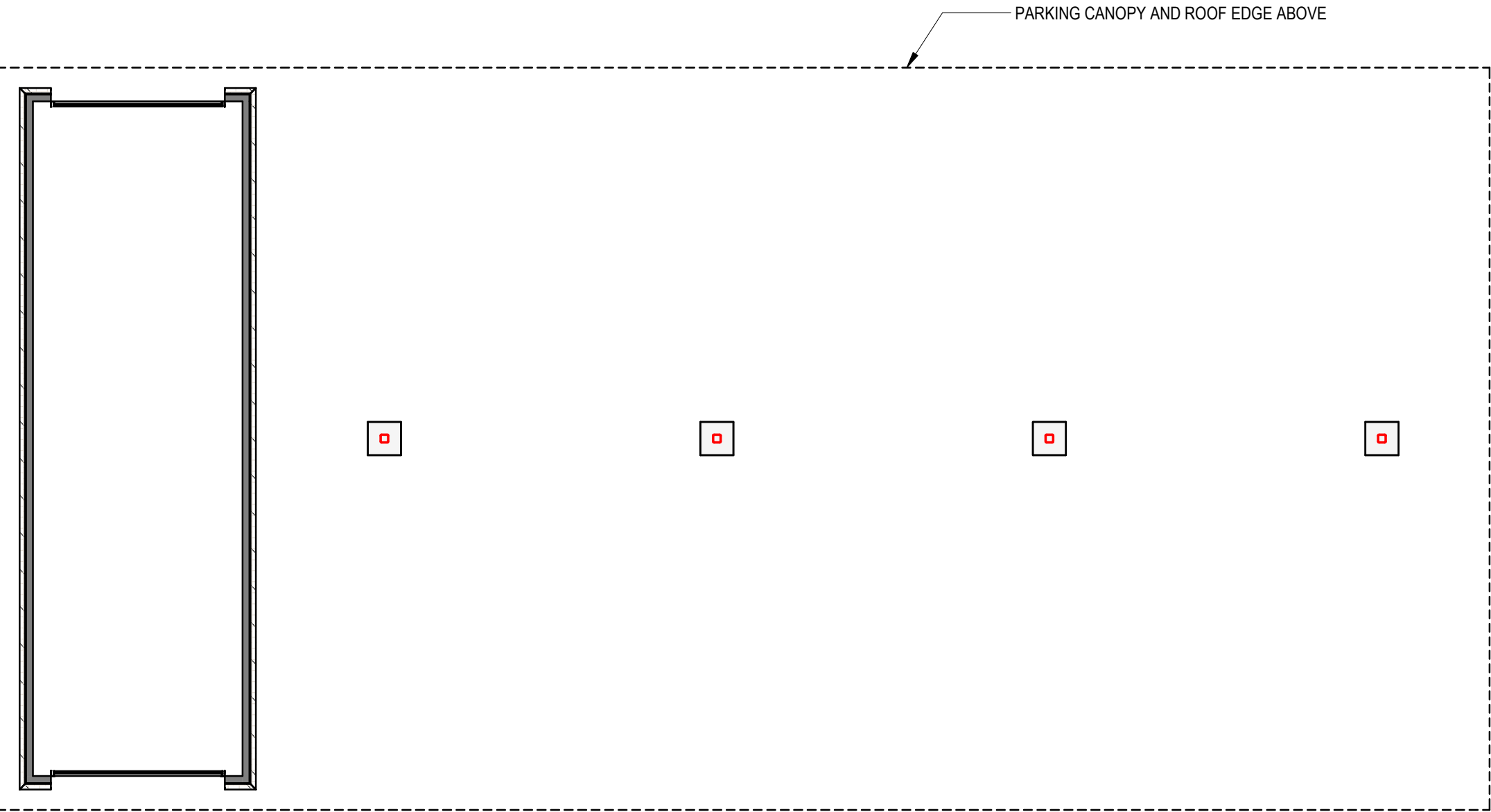
WILTON POLICE HEADQUARTERS FLOOR PLANS



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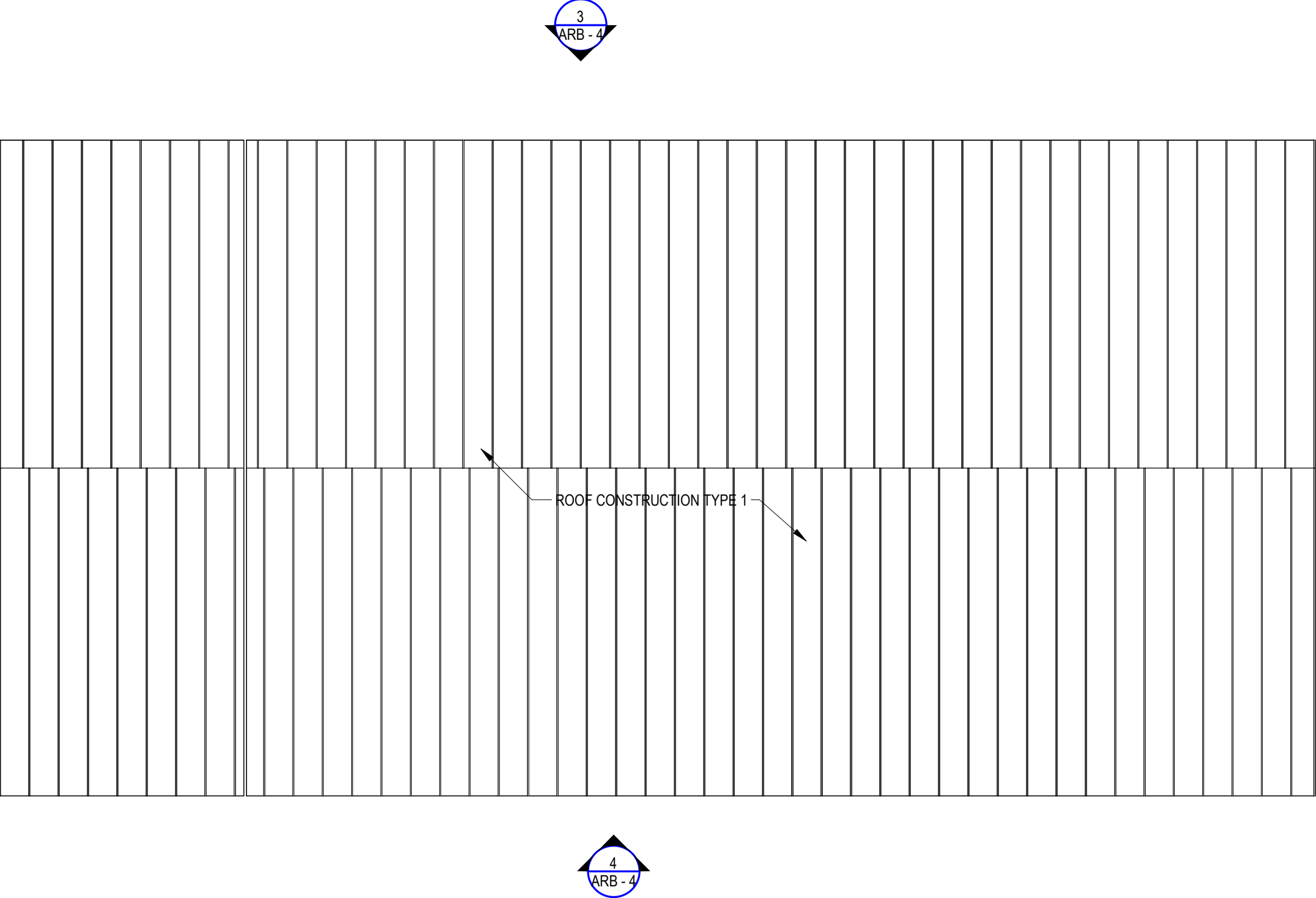
ROOF CONSTRUCTION TYPES

- ROOF CONSTRUCTION TYPE 1:**
- STANDING SEAM METAL ROOFING SYSTEM ON
 - ICE & WATER SHIELD (ENTIRE ROOF) ON
 - VENTED COMPOSITE SHEATHING PANEL (R-20.5 MIN.)
 - 1. 3/4" PLYWOOD SHEATHING
 - 2. 1 1/2" AIR SPACE
 - 3. 4" POLYISO INSULATION
 - 4" RIGID POLYISO INSULATION (R-22.8 MIN.) ON
 - SELF-ADHERING VAPOR RETARDER ON
 - 1/2" GLASS MAT ROOFING BOARD ON
 - METAL ROOF DECK ON
 - SLOPED ROOF STRUCTURE
- ROOF CONSTRUCTION TYPE 2:**
- FULLY ADHERED MEMBRANE ROOFING SYSTEM ON
 - PROTECTION BOARD ON
 - 8" RIGID POLYISO INSULATION (R-45.6 MIN.) ON
 - SELF-ADHERING VAPOR RETARDER ON
 - METAL ROOF DECK ON
 - SLOPED ROOF STRUCTURE
- ROOF CONSTRUCTION TYPE 3:**
- FULLY ADHERED MEMBRANE ROOFING SYSTEM ON
 - PROTECTION BOARD ON
 - TAPERED INSULATION BOARD
 - 8" RIGID POLYISO INSULATION (R-45.6 MIN.) ON
 - SELF-ADHERING VAPOR RETARDER ON
 - METAL ROOF DECK ON
 - LEVEL ROOF STRUCTURE
- ROOF CONSTRUCTION TYPE 4:**
- FULLY ADHERED MEMBRANE ROOFING SYSTEM ON
 - PROTECTION BOARD ON
 - TAPERED INSULATION (TAPERED TO DRAIN) ON
 - METAL ROOF DECK ON
 - LEVEL ROOF STRUCTURE



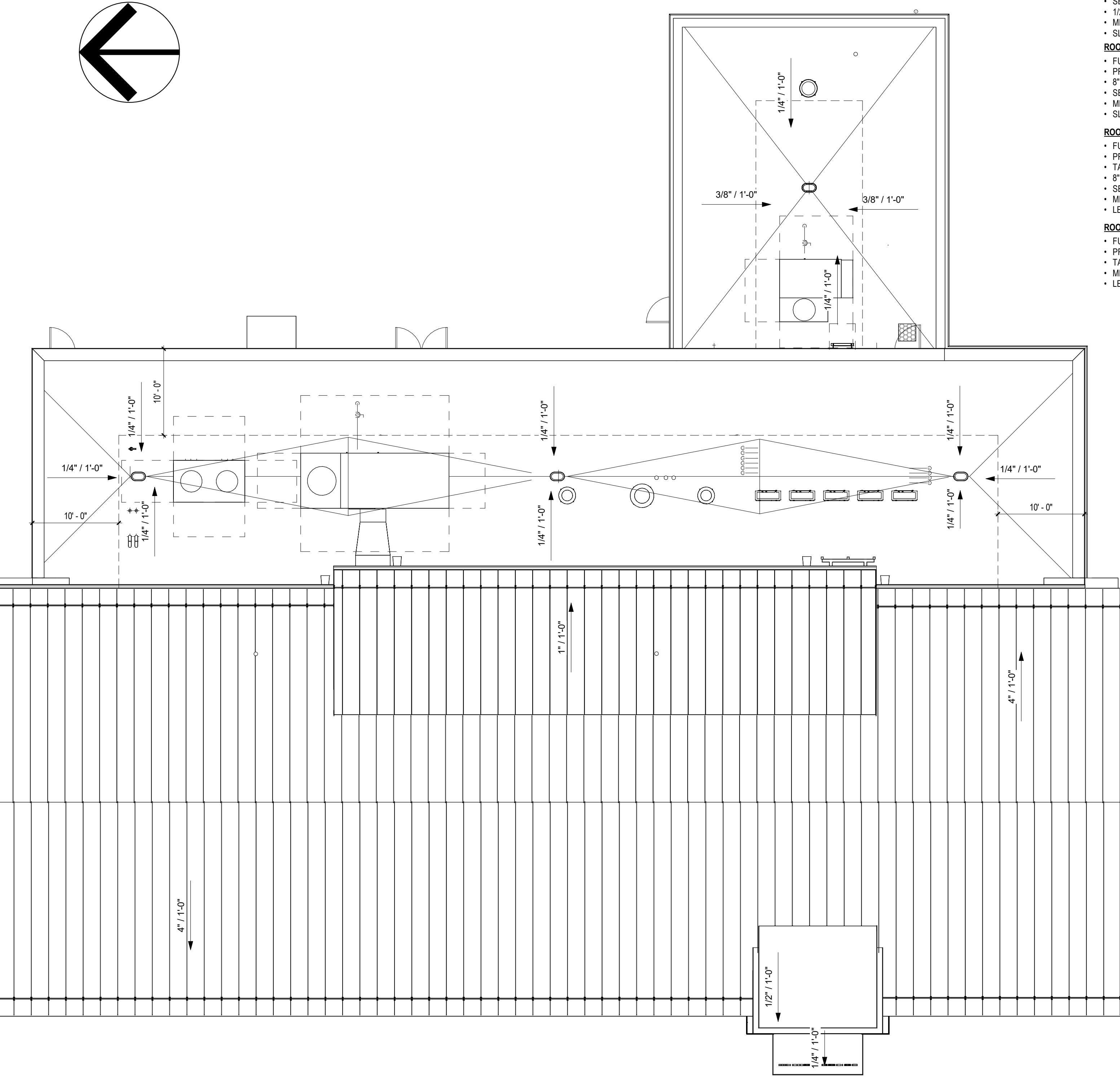
ERT BAY CARPORT FLOOR PLAN

1/8" = 1'-0"



ERT BAY CARPORT ROOF PLAN

1/8" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

TOWN OF WILTON, CT
ZONING BOARD OF APPEALS
JANUARY 18, 2023

WILTON POLICE HEADQUARTERS
ROOF PLAN & STANDALONE ERT BAY CARPORT





FRONT ELEVATION (WEST)

1/8" = 1'-0"

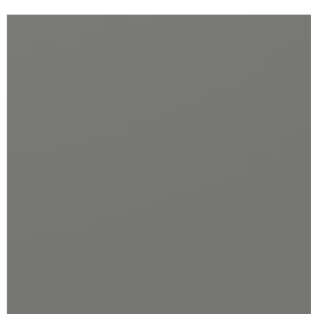


SIDE ELEVATION (SOUTH - FACING THE ANNEX)

1/8" = 1'-0"



BRICK MASONRY



ALUMINUM
COMPOSITE METAL



INSULATED
METAL PANEL



STOREFRONT



STANDING SEAM
METAL ROOF

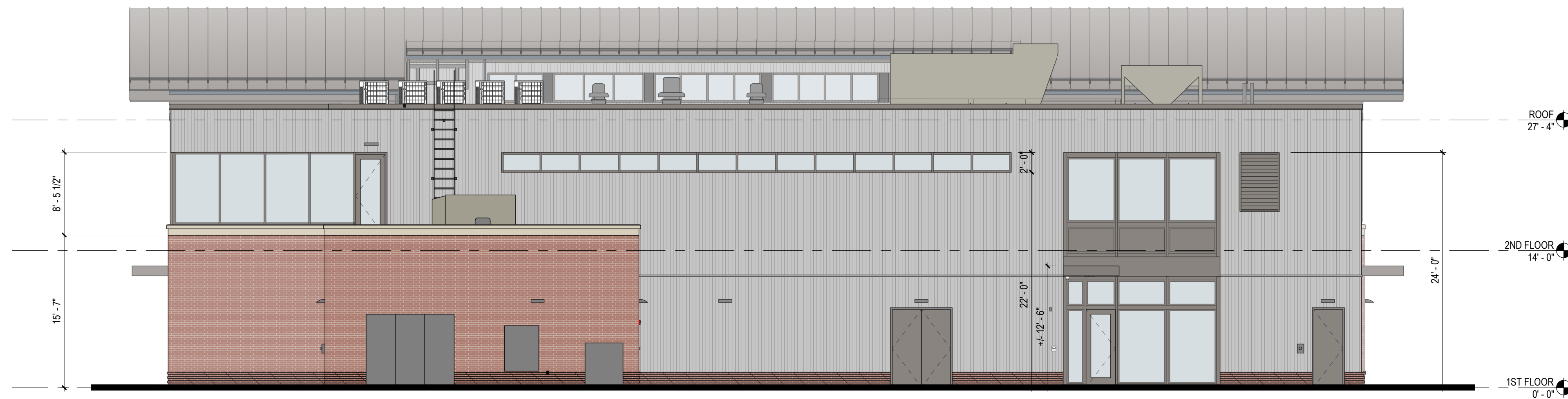


PRECAST
CONCRETE

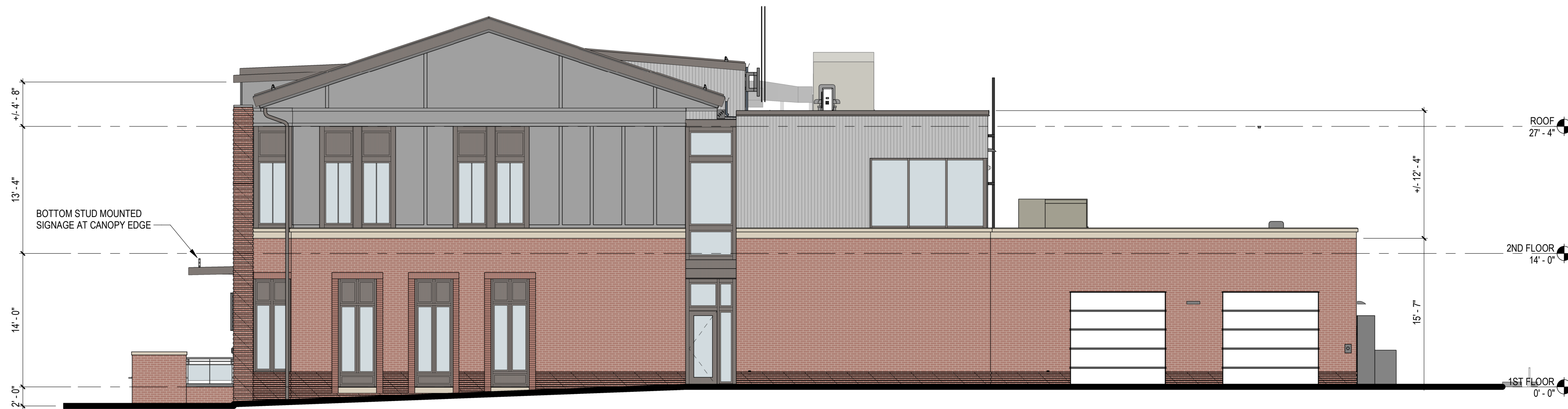


ENTRY SIGNAGE DETAIL

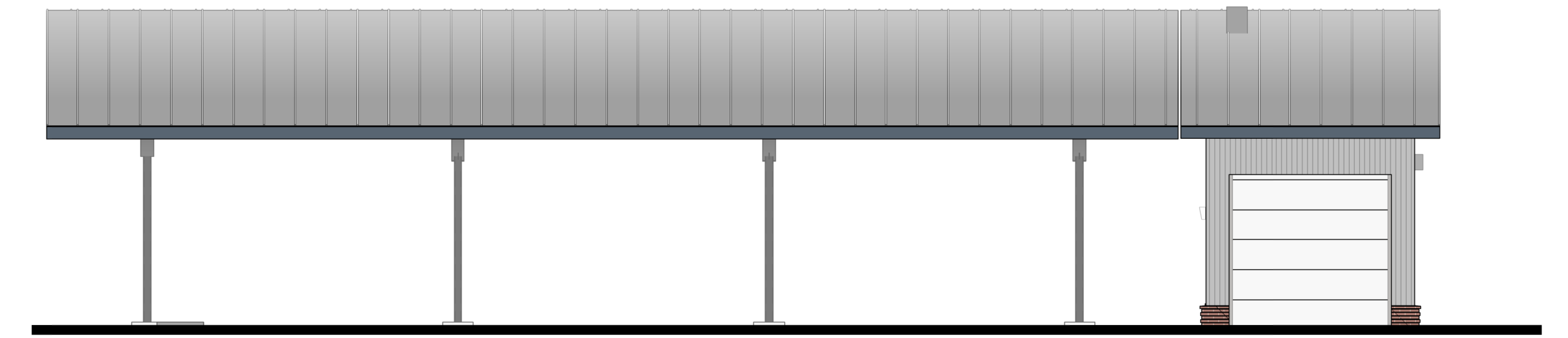
1/2" = 1'-0"



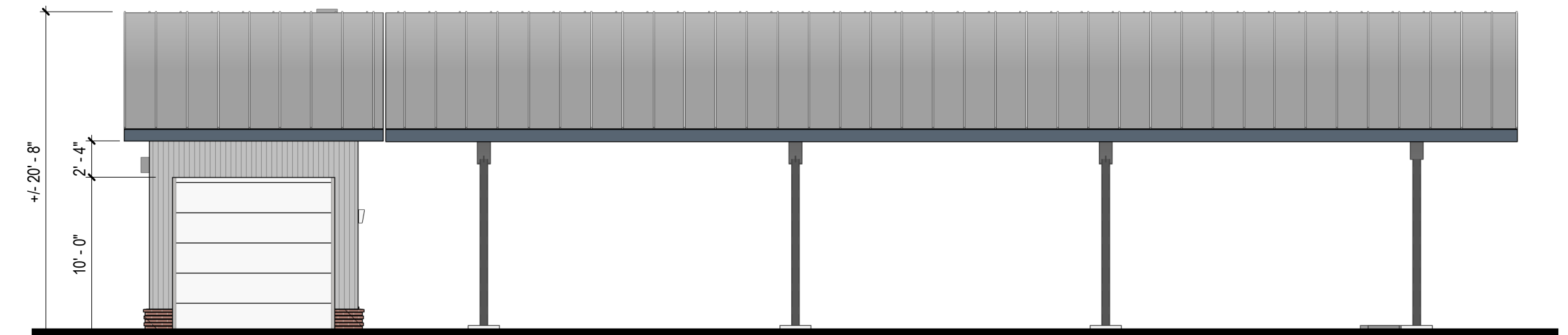
REAR ELEVATION (EAST)
1/8" = 1'-0"



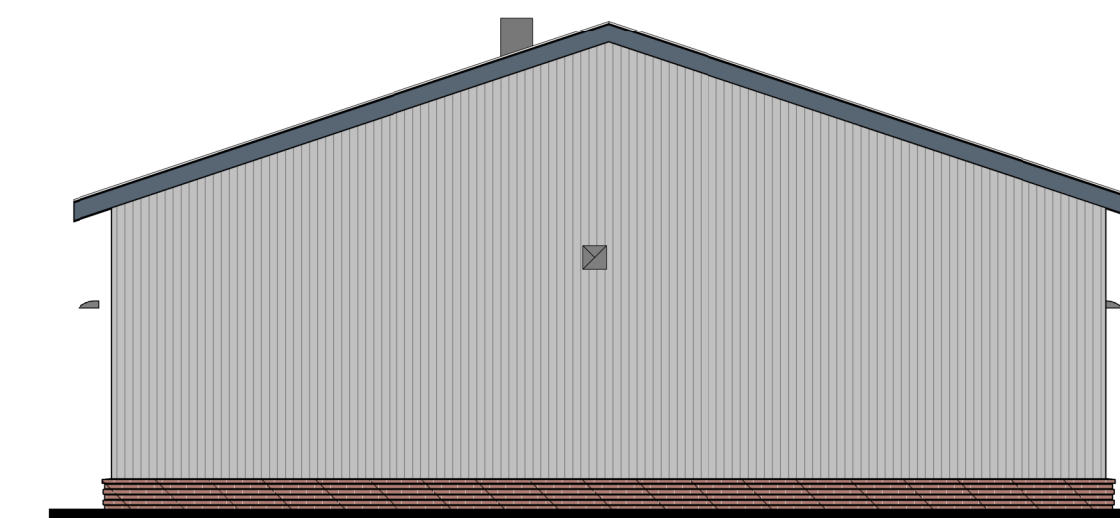
SIDE ELEVATION (SOUTH - FACING FIRE & DPW)
1/8" = 1'-0"



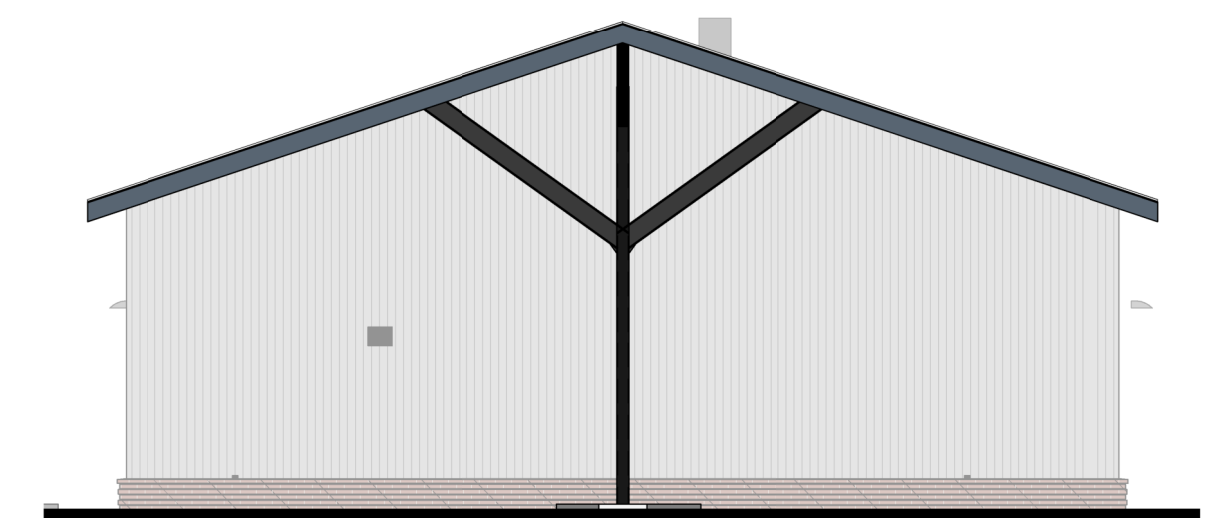
ERT BAY - NORTH ELEVATION
1/8" = 1'-0"



ERT BAY SOUTH ELEVATION
1/8" = 1'-0"



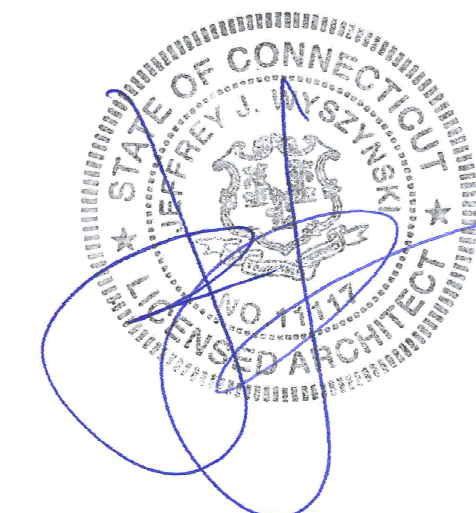
ERT BAY WEST ELEVATION
1/8" = 1'-0"



ERT BAY EAST ELEVATION
1/8" = 1'-0"

TOWN OF WILTON, CT
ZONING BOARD OF APPEALS
JANUARY 18, 2023

WILTON POLICE HEADQUARTERS EXTERIOR ELEVATIONS



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