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To: [Conklin, Mike](#)
Cc: [Larkin, Elizabeth](#)
Subject: 131 DANBURY ROAD
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THE INLAND WETLANDS COMMISSION
In the matter of 131 Danbury Road

To the Town of Wilton: The Inland Commission's public hearing

My name is Adam Stolpen, I live at 17 Wilton Hills, Wilton CT.

I have been asked to represent the Wilton Hills Community, consisting of 18 residences, in making our feelings known regarding the proposed application before the IWC. You might consider that there are two additional residential communities in close proximity to the 131 Danbury Road site that will also be affected by this matter: Lambert Common with 49 residences and White Oaks with 100 units. All three of these communities, with a total of 167 residences, have property fronting on Danbury Road either touching or abutting 131 Danbury Road and are materially affected by the effects which changes may have on our homes.

I directly overlook 131 Danbury Road and have seen for years the increased activities of the Norwalk River as it flows along the western border of the site. I have frequently visited the site by the river and have observed the increased activity of the river. I have seen ducks, geese, bobcats, coyotes and other animal life down by the river. While I have no scientific facts to back it up, it appears that the flow has increased appreciably as the effects of climate change have affected the amount of water flowing past the site. There is definitely more accumulation of debris on both the east and west banks of the river behind both 141 as well as 131 Danbury Rd. For a period of time 131 has been placing traffic cones in the rear (west side) of their parking lot approximately 60 feet from the river's edge to warn cars away from that area as it frequently and consistently floods the lot when the river is high.

Whatever is done on the 131 site it will be impacted by the river as will the river be by the construction. One can see from the pictures I have attached below that the river which is little if any threat to the area during normal flow is clearly now spilling over its banks to depths approaching more than a foot deep yards into the proposed building site. All the photos were taken on December 18, 2023, after a rain storm but intentionally the day before the river's flow peaked on the 19th. As you can see the west side of 131 was flooded way above the river bed and

encroached into the parking area to a measurable depth in both the 131 property as well as in the 141 property.

It is important that the Commission look at the bigger picture of diverting growing floodwater from the Norwalk River and acknowledge that we have a new and changed situation. As a result of global warming the river has frequently overflowed and it is our responsibility to: (1) protect the river flow (2) divert flood waters (3) hold free from harm surrounding properties (4) prevent damage to the West bank of the river where it holds the eastern wall of the "Wilton Ponds". We need to address how in the future we control the water when the river floods with the increasing force we are seeing with more frequency. The river can not merely be walled in just forcing the problem down stream from the 131 site.

It is important to ask how your decisions can assist in building and regulating for the future and not for the past. It is essential to acknowledge that there is more than a slight possibility that weather and environmental conditions are materially changing and anticipate the effect of global warming and what is coming because it is getting worse. You have an opportunity to be proactive rather than reactive after the problem worsens. Clearly the river will require divergence in the future and I would suggest that you need to ask if site's development is going to make subsequent corrections easier for the Town or more difficult.

I would suggest the Commission needs to ask:

1. Where does the flooding water go once the building has been added to the environment, where will the cars go in a flood.
2. How will the flood water be controlled?
3. As flooding increases how will it effect the roads surrounding the building? As currently proposed there will be a counterclockwise traffic flow coming off route 7 at the north side west to the river, continuing south along the west side of the property and back and out on the south side heading east into Danbury road. Emergency vehicles will not fit under the building into the parking area and will need to use the only available route which is along the river and as you can see will be flooded.
4. As water threatens cars in the exposed garage (which a development consultant has told me generally is calculated at approximately 1.5 vehicles per unit in an apartment building such as this one, or 312 cars) what will happen on route 7 when they try to avoid the flooding from the river in an emergency?
5. What is the egress from the building under flooding conditions and how do we anticipate dealing with residents exiting on the lowest level from elevators and stairwells all exiting into flood waters?

Clearly there are further considerations to be made regarding this site and the development of 131 Danbury Road. There is no need to rush here. I would suggest that the Inland Wetlands Commission best serves the community and wider interests of the region by asking more questions and getting more answers before it draws its final conclusions and makes its decisions on this important matter.

Thank you for hearing me out.

























