

## DISTRIBUTE TO ALL MEMBERS OF EACH COMMISSION

Dear Commissioners of the Town of Wilton, **Water Pollution Control Authority (WPCA)**, and **Inland Wetlands Commission**, as a resident of Wilton, living at 8 Maplewood Lane for the past 17 years and a total of 32 years in Wilton, I am writing to you to convey my support of the proposed multi-family community on the property at 131 Danbury Road, Wilton, CT.

My reasons for supporting this proposed development are as follows:

- 1. Community Economic Benefits:** The recent receipt of the assessment valuation of our home and potential property tax increase, demonstrates why it is evident that this type of development, in the location proposed is so desperately needed, is important as it will add a significant property value increase to the current tax base.
- 2. Employment Opportunities:** It will generate employment opportunities, both in the development and operation of the property.
- 3. New Home Buyers:** Residents of this proposed community are potential future "move-up" home buyers into our community, which will potentially increase future property values.
- 4. Retail Shops:** This proposed development will Increase discretionary spending in the retail trade area. We have witnessed the closing of many shops in Wilton. The leaders of our community need to recognize this sharp decline and respond positively to the development proposed at 131 Danbury Road, otherwise more shops are likely to close, which will add further burden of the single-family homeowners.
- 5. Housing diversification:** The community will offer thoughtfully designed residential apartments to meet the diverse housing needs of our community.

The town has spent considerable sums of taxpayer money to retain the consultants to develop the Plan of Conservation and Development (POCD) enacted in 2019, and they have entrusted the Planning and Zoning Commission to engage and work with the consultants to develop the Form Base Zoning Code (completed 2023/2024), both of which support the 131 Danbury Road application. In addition, the Board of Selectman completed a 10 Year School Facilities Needs Assessment report dated November 15, 2023 that clearly references the 131 Danbury Road proposed Multi-Family community as a sources of funding for the 10-Year net cost to taxpayers of \$105 million. Now that the Town is about to benefit from all this spending and work, I am asking the commission members of WPCA and Inland Wetlands Commission to act responsibly and approve projects such as what is proposed at 131 Danbury Road and help reduce the tax burden on Wilton's single-family homes.

Sincerely,



Jeffrey Rutishauser

February 5, 2024