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March 25, 2024

Hand Delivered

Michael Wrinn
Director of Planning and Land Use Management
Town of Wilton
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

(RECEIVED)
MAR 26 2024
PLANNING & ZONING

Re: 118 Old Ridgefield Road, Wilton, CT
Request for Pre-Application meeting with Town of Wilton Planning & Zoning Commission
Proposed mixed-use multi-family development

Dear Mr. Wrinn:

As you are aware, this firm represents 118 Old Ridgefield Road, LLCG ("118"), owner of real property with the improvements thereon, located at 118 Old Ridgefield Road in Wilton, Connecticut (Map 73, Lot 17) (the "Property"). Located on the eastern side of Old Ridgefield Road, the Property is 0.53± acres and is located within the Wilton Center ("WC") zone. The Property is improved with a 2-1/2 story, 3,738± sq. ft. office building constructed in the late 1880s, and with on-grade parking spaces at the rear of the Property. Various office tenants have occupied space in the building over the years including a lawyer, social worker and photography studio.

Per our discussion on March 14, 2024, my client proposes to redevelop the property with a new, four-story mixed-use structure containing approximately 1,400+/- sq.ft. of first floor retail space, 24 apartments and 36 parking spaces below the building on grade and at the rear of the property, also on grade. The concept proposes one-, two- and three-bedroom units, most with a terrace, ranging in size from 823 sq. ft. to 1862 sq. ft., along with indoor tenant storage space. Ten (10%) percent of the units (three units) will be classified and deed restricted as affordable. The proposal fully complies with the new zoning regulations for the Master Plan for Wilton Center.

This letter respectfully requests a pre-application meeting with the Town of Wilton Planning & Zoning Commission to present this proposal and obtain members' input and suggestions.

As noted in the Town of Wilton's Plan of Conservation and Development ("POCD") "[i]n more recent years, the community has increasingly expressed interest in increasing housing type

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variety and price points in design- and location-appropriate ways to provide greater diversity and liquidity to overall housing stock, particularly in attracting and meeting the needs of occupants at different life and employment stages.” (POCD p. 8). Accordingly, the town’s vision seeks “[a] Wilton where new housing typologies . . . emerge through organic means to provide desired and versatile living, working, shopping and entertaining opportunities and experiences.” (POCD p. 21). In recognition of this, the town has acknowledged the need for a greater variety of housing types and through community discussions about the POCD, “Wilton residents are generally open to diversifying housing options, provided new housing development occurs in design compatible areas with supporting infrastructure and respects the expectations of existing low-density neighborhoods.” (POCD p. 48).

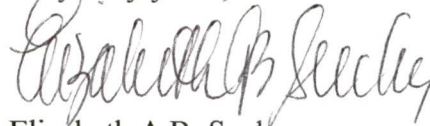
118’s proposal focuses on the town’s goals to create smaller housing units that can support various stages of life, smartly grow its population, and “foster a vibrant and socio-economically diverse community” which, by creating new residential opportunities in an already walkable area, will further activate town center.

Enclosed please find ten (10) copies of the following documents, which will also be sent to you via email:

1. “Render” prepared by Granoff Architects dated March 8, 2024;
2. “Basement” prepared by Granoff Architects dated March 8, 2024;
3. “1st Floor” prepared by Granoff Architects dated March 8, 2024;
4. “Typ. Resi. Flr” (levels 2-3) prepared by Granoff Architects dated March 8, 2024; and
5. “4th Floor” prepared by Granoff Architects dated March 8, 2024; and
6. “Site Plan” prepared by Granoff Architects dated March 8, 2024.

It is my understanding that this application may be scheduled for informal and discussion review by the Planning & Zoning Commission at its April 8, 2024 meeting. Should my understanding be in error, please advise. Further, should you have questions or require additional documentation, please do not hesitate to contact me.

Very truly yours,



Elizabeth A.B. Suchy

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Encl.