

From: [Wrinn, Michael](#)
To: [Callahan, Rich](#)
Subject: FW: Notes to share at tonight's P&Z public hearing re zoning
Date: Monday, April 8, 2024 9:55:01 AM

Pls post, thanks

Michael

From: Adrienne Schoetz <adriennegratry@gmail.com>
Sent: Monday, April 8, 2024 9:51 AM
To: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>
Subject: Notes to share at tonight's P&Z public hearing re zoning

CAREFUL - From outside - CHECK before you CLICK.

Good Morning,

I am writing to express my concern and strong position AGAINST the proposed zoning changes on tonight's agenda.

In 2019, Wilton spent a concerted amount of time and money working with a consultant team to rewrite the plan of conservation development - thinking carefully about growth in town and along Danbury Road.

This section of Danbury Rd - 141, 131 and 64, falls outside of the town's master plan. These were not sites intended for large scale residential development. 141 Danbury Rd is too big - the design gives no thought to scale or place - it belongs in Stamford.

These developers all point to the POCD, saying that the community has *"increasingly expressed interest in increasing housing type and variety and price points in design and location"*... To me, 141, 131 and 64 Danbury Rd are all very similar in design, they're in the exact same location, and if built today, would comprise a total of 474 1-3 BR rental apartments with 877 parking spaces. Doesn't seem like much variety to me.

There is great opportunity for housing diversity in Wilton, but we must think on a macro level, not project by project. There are at least 10 additional potential residential RENTAL projects in the pipeline all within this small 2 mile radius (at least 1,000 units). Developers have snatched up many key parcels along Danbury Road - in fact, 46 Danbury Road just changed hands this week - it's one after the other. I am not a zoning expert but it seems to me that every developer asks for special permits and most are granted. There is no turning back once it happens. Danbury Rd will be ruined, and it will happen so fast if we're not careful.

I wish we would look to The Corbin District and Noroton Heights developments in Darien and use some of that project as an example for changes in Wilton.

It's described as follows:

"The architectural design of the Residences of The Corbin District is influenced by place, culture and history, implementing the simple, patterned forms of early New England architecture. The architecture bridges between the distant past and the present by exploring varying degrees of abstraction of traditional form. The architectural vocabulary and design principles of scale, proportion, balance and rhythm, found in 18th century New England towns, informed the approach taken by Beinfield Architecture in the design of The Corbin District."

The same architect is working on several of these Wilton projects. Why do we lower our standards?

We entrust you, our elected P&Z, to do what is best for this town. Please use your better judgement and do NOT approve the zoning changes put forth at tonight's meeting.

Adrienne Schoetz

Adrienne Schoetz

P: (917) 826-5345