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January 14, 2021

Via email delivery only

Richard Tomasetti, Chairman
Planning and Zoning Commission
c/o Michael Wrinn
Director of Planning and Land Use
Management / Town Planner
Town of Wilton
Town Annex
238 Danbury Road
Wilton, Connecticut 06897

Re: Request for a preapplication meeting with the Planning and Zoning Commission to discuss, on a preliminary basis, a proposed twenty-seven dwelling, multi-family residential building on real property known as 3 Hubbard Road, located in Wilton, Connecticut.

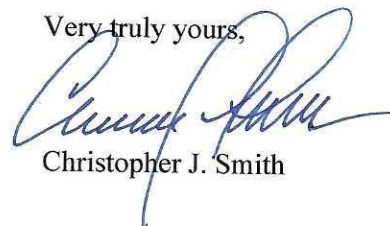
Dear Chairman Tomasetti, Members of the Commission and Mr. Wrinn,

The undersigned Firm represents Three Hubbard Rd LLC ("Hubbard"), which is the owner of real property known as 3 Hubbard Road, Wilton, Connecticut ("subject property"). Hubbard respectfully requests a preapplication meeting with the Commission to discuss, on an informal and non-binding basis, a potential development proposal for a new, twenty-seven dwelling, multi-family residential building on the subject property. Hubbard respectfully submits that the preliminary plan will provide more diverse housing opportunities in the Wilton Center. A brief "Narrative" and conceptual drawings are enclosed with this request.

On behalf of my client and myself, we thank you for your anticipated cooperation and assistance with this request for a preapplication meeting. We look forward to the opportunity to discuss this proposal, on an informal and non-binding basis, with the Commission and your professional Staff, Mr. Wrinn.

As always, best regards and stay safe.

Very truly yours,



Christopher J. Smith

Cc: Three Hubbard Rd LLC (with enclosure)

EXHIBIT A
NARRATIVE

Workforce Partners, operating under the IVE brand, has a mission to provide Class A housing for renters of average means. We currently own and professionally manage 373 apartments in Norwalk & Wilton, targeting properties that are close to transit, commercial centers, and community amenities. We breathe new life into old buildings and apartments by bringing modern finishes, sustainable and energy efficient features, and smart home products at a rent level that supports 60-100% of the area median income (AMI).

Wilton's recently adopted POCD highlights strengthening Wilton Center by providing more vibrancy and connectivity to the train station and Wilton's wealth of green spaces. The proposal to expand the IVE at Wilton Center aligns well with the stated goals in the POCD. The property currently has 24 residential dwellings, and we are proposing the addition of 27 more residential dwellings, bringing the total dwelling count to 51. The residents living in these new apartments will provide the vibrancy and commercial activity that the POCD seeks to achieve in Wilton Center. The proposed unit mix of 2- and 3-bedroom apartments will further enhance the vibrancy by bringing more families, which will have a positive impact on a broader range of commercial services. By leveraging the new pedestrian bridge scheduled for construction in 2021, The IVE at Wilton Center will provide its residents with quick access to the train station, Merwin Meadows, the Norwalk River Valley Trail, and the town Green, all within 1,000 feet.