

November 19, 2021

Mr. Rob Sanders, Chairman
Architectural Review Board (ARB)
c/o Mr. Michael Wrinn
Director of Planning and Land Use
238 Danbury Road Town Hall
Wilton, CT 06897

**Subject: Architectural Review Board (ARB) – Request for Informal Pre-Application Review
Baywing LLC, - Proposed Multi-Family Complex – 19 Cannon Road**

Dear Mr. Wrinn,

On behalf of our client, Baywing, LLC, I am hereby submitting a pre-application to the Wilton Architectural Review Board for the proposed redevelopment of the property located at 19 Cannon Road, Wilton, Connecticut (the "Property"). The Property is approximately 2.16 +/- acres and is located on the south side of Cannon Road. It is designated as Tax Lot 1 on Map 70 and is located in the R-2 Residential Zoning District. The Property is currently improved with a 2,357 square foot residential farm house style building. The proposed redevelopment would remove the existing residential structure and would replace it with a new 3½ story 70 unit residential apartment complex which will include a comprehensive landscaping plan and other associated site improvements.

I have included the application and the following supporting information:

1. Eight (8) copies ARB Application including the project narrative; GIS property map,
2. One (1) Letter of Authorization executed by the Applicants
3. Eight (8) copies – Reduced-size copy of the Architectural Plans prepared by Phillip H. Cerrone, Architect, dated 11/17/2021.
4. Eight (8) copies reduced – Site Plan prepared by LandTech dated November 17th, 2021, entitled, "Feasibility Plan for Residential Develop Proposed Conditions" Sheet C-1, Scale 1"= 30'.

If you have any questions or require any additional information, please contact me on 203-454-2110, ext. 150 or at promano@landtechconsult.com.

Very truly yours
LANDTECH



Pete Romano, Principal

Enclosures

C: Robert Andrews, Baywing, LLC
Phil Cerrone, Cerrone Architects
Elizabeth Suchy, Esq, Carmody Torrance Sandak & Hennessey LLP

**WILTON PLANNING AND
ZONING COMMISSION**

**ARCHITECTURAL REVIEW BOARD/VILLAGE
DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION**

Baywing, LLC	18 Crooked Trail Road, Norwalk, CT				
APPLICANT'S NAME	ADDRESS				
Hansen, Trygve	321 Thayer Pond Road, Wilton, CT 06897				
OWNER'S NAME	ADDRESS				
19 Cannon Road	R-2A				
PROPERTY LOCATION	ZONING DISTRICT				
2421	0068	47	1	2.16	
WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE

THE FOLLOWING MATERIALS SHALL BE ATTACHED:

- * Eight (8) complete **COLLATED/FOLDED** sets are required – 11" x 17" Plan Copies
- * All plans shall be equal in sheet size, collated into sets (either stapled or clipped), with **maps folded**, not rolled.
- * All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item.


X **ELECTRONIC EMAILED SUBMISSION OF ALL APPLICATION MATERIALS (CONSOLIDATED INTO ONE OR TWO PDFs MAXIMUM)**

- X i. An application form;
- X ii. A statement describing the proposed project (use page 2 or attach separate sheet);
- X iii. The following plans, where applicable, based on the nature of the proposed project:
 - X 1. An A-2 survey for any proposal involving the physical enlargement of a building, structure, parking area and/or vehicle access aisle.
 - X 2. A site plan drawn at a scale of no greater than 1" = 60', incorporating an A-2 survey (when required), of the property sufficient to show the location of:
 - a. wetlands, upland buffers, watercourse and flood zones, if any;
 - b. existing and/or proposed buildings and appurtenances thereof;
 - c. existing and/or proposed parking accommodations;
 - d. existing and/or proposed lighting
 - e. existing and proposed buffer strips and landscaping;
 - f. access and egress details for pedestrian and vehicular traffic;
 - g. existing and/or proposed signs, and
 - h. adjacent roads, curb cuts, and width of rights-of-way and travel way.
 - i. easements, regulatory setbacks, historic covenants or other historic assets.

- X 3. Floor plans at each level showing the basic divisions of the building, all entrances, exits and loading and service areas.
- X 4. A description of the architectural vernacular of proposed construction and its architectural relationship to other buildings within 500 feet.
- X 5. Elevation drawings of all sides of the building, with dimensions, finish materials, fixtures, lighting, signage, landscape and colors indicated.
- X 6. Samples of all finish materials to be used on the exterior of the building.
- X 7. A roof plan showing all mechanical equipment, vents, hatches, skylights, solar arrays, wind turbines, green roofing etc., and the type and extent of screening to be provided.
- X 8. A signage plan with a scaled drawing showing the design of any proposed signage, including dimensions (length, width, height), a drawing of sign design and content, colors of sign, materials for construction and illumination, together with a site plan showing location of proposed free-standing sign and/or building elevations showing location and proportions of wall signs.

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

 Peter Romano (LANDTECH) 11/17/2021 203.454.2110 promano@landtechconsult.com

APPLICANT'S SIGNATURE DATE TELEPHONE

OWNER'S SIGNATURE DATE TELEPHONE

PROJECT NARRATIVE:

See attached project narrative

November 17, 2021

Wilton Planning & Zoning Commission
Wilton ARB
Wilton Inland Wetlands Commission
Wilton Health Department
Wilton Department of Public Works
Wilton Water Pollution Control Authority

Town Hall Annex
238 Danbury Road, Wilton, CT 06897

Re: 19 Cannon Road, Wilton, Connecticut

To whom it may concern,

I hereby authorize Peter Romano of LANDTECH to act as my agent in all matters pertaining to the submission of applications and the securing permits for the construction of proposed residential apartment building at 19 Cannon Road in Wilton, Connecticut.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'R. Andrews', with a stylized flourish at the end.

Robert Andrews
Baywing, LLC
(914) 539-1928
randrews@baywingcapital.com

November 17, 2021

Wilton Architectural Review Board
PROJECT NARRATIVE – 19 Cannon Road – Multifamily Complex

I. BACKGROUND

Baywing LLC (the “Applicant”) is the contract purchaser of the property located at 19 Cannon Road Wilton, Connecticut (the “Property”). The Property consists of approximately 2.16+/- acres on the south side of Cannon Road and is designated as Tax Lot 1 on Map 47 in a R-2A single family residence zone. The Property is adjacent to the Metro-North railroad tracks to the east and is centrally located in the Cannondale Section of Wilton. The Applicant seeks to redevelop the Property with a 70-unit multifamily residential building with associated landscape and site improvements. The Property is currently improved with an approximate 2,357 square foot residential style farmhouse building that sits adjacent to Cannon Road. The southern half of the property is currently undeveloped and is covered with a mix of trees and shrubs. Based on a review of historical aerial photographs, the southern half the property was previous cleared and used either as lawn or pasture.

II. PROPOSAL

The new proposed development includes the construction of a single structure multi-family apartment building which will be situated along the western property boundary of the site. The proposed 4-story building with fifth floor attic space will be approximately 87,938 square feet and will include a mix of thirty-eight 1-bedroom units and thirty-two 2-bedroom units for a total of seventy (70) individual apartment units. The 1-bedroom units will range in size from 750 to 850 square feet while the two-bedroom units will range in size from 1,045 to 1,220 square feet. Approximately 12,290 square feet of the building has been set aside for circulation and utilities while an additional 2,580 square feet will be used for building amenity spaces and common areas. The proposed building’s mechanicals will be housed in attic space on the top floor of the building and will not be visible from the outside. There will be garbage chutes within the building and all refuse will be contained inside the structure.

The portion of the building fronting Cannon Road to the north will be stepped backed to incorporate terraces and green roof space. In general, the proposed roofs are gabled in order to accommodate additional space for the building’s mechanicals. As represented on Sheet A-201, the midpoint of the metal roof is 54’-8” and the midpoint of the cupola roof is 63’-8”.

The exterior of the site will include the construction of a new parking lot consisting of 92 new parking spaces which will be constructed to the south and east of the proposed building. A recreation area will be constructed along the southern portion of the property and will include outdoor amenities such as picnic tables, bike rack, seating areas, and a playground. The proposed building will be serviced with a municipal water supply and sanitary sewer. Furthermore, a comprehensive planting plan will be developed which will focus on native plants which will include wetland buffer plantings to re-establish and protect the offsite pocketed wetlands to the southwest of the property. The landscape design will focus on the planting of native species of wildflowers and shrubs to encourage and benefit local native pollinators.

The proposal will result in several important social benefits for the Town of Wilton (the “Town”). As noted in the

2019 Plan of Conservation and Development (the “POCD”), the “relatively high price of housing coupled with an available housing stock of detached single-family homes has more recently contributed to lower in-migration of younger working-age people and has increased the out-migration of empty-nesters and retirees.” The trends of increasing housing costs and decreasing housing supply have only been exacerbated by the COVID-19 Pandemic. At the same time, “the community has increasingly expressed interest in increasing housing type variety and price points in design and location appropriate ways” to increase the Town’s overall housing stock and to attract and meet “the needs of occupants at different life and employment stages.” In addition, the proposal would include an affordability component with 30% of the units available at prices affordable to families earning less than 80% of Area Median Income. With limited sites that are appropriate for multifamily residential development and the proximity to public transportation, the redevelopment of the Property for this purpose will help to achieve the Town’s housing and economic development goals.



Town of Wilton, CT

Property Listing Report

Map Block Lot 47-1

Account

002256

Property Information

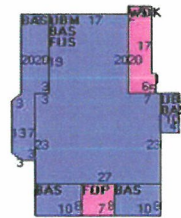
Property Location	19 CANNON RD
Owner	HANSEN TRYGVE
Co-Owner	
Mailing Address	321 THAYER POND RD WILTON CT 06897
Land Use	2-1 Commercial
Land Class	C
Zoning Code	R-2
Census Tract	
Sub Lot	
Neighborhood	2500
Acreage	2.16
Utilities	Well,Septic
Lot Setting/Desc	Rolling
Survey Map	
Foundation	1

Photo



Sketch

FUS[10]
FUS[14]
FUS[10]



Primary Construction Details

Year Built	1860
Stories	2
Building Style	Res Style Comm
Building Use	Commercial
Building Condition	Average +20
Floors	Hardwood
Total Rooms	1

Bedrooms	
Full Bathrooms	
Half Bathrooms	
Bath Style	
Kitchen Style	
Roof Style	Gable/Hip
Roof Cover	Asphalt Shngl.

Exterior Walls	Clapboard
Interior Walls	Plastered
Heating Type	Hot Water
Heating Fuel	Oil
AC Type	Central
Gross Bldg Area	3529
Total Living Area	2357



Town of Wilton, CT

Property Listing Report

Map Block Lot 47-1

Account

002256

Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	329600	230720
Extras	0	0
Outbuildings	0	0
Land	548900	384230
Total	878500	614950

Outbuilding and Extra Items

Type	Description

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Wood Deck	115	0
Upper Story, Finished	995	995
First Floor	1362	1362
Basement, Unfinished	1001	0
Open Porch	56	0
Total Area	3529	2357

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
HANSEN TRYGVE	2421/0068	4/22/2015	0
HANSEN TRYGVE &	2421/0066	4/22/2015	0
HANSEN TRYGVE &	2391/0268	8/22/2014	0
HANSEN TRYGVE & MURIEL	0402/0298	12/14/1982	250000

Town of Wilton

Geographic Information System (GIS)



Date Printed: 11/17/2021

**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Wilton and its mapping contractors assume no legal responsibility for the information contained herein.

Zoning Effective: July 28, 2017**Planimetrics Updated: 2014**

Approximate Scale: 1 inch = 100 feet

0 100
Feet



Town of Wilton

Geographic Information System (GIS)



Date Printed: 11/17/2021

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Zoning Effective: July 28, 2017**Planimetrics Updated: 2014**

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Feet



Baywing, LLC – 19 Cannon Road, Wilton, CT

Applications to the Wilton Architectural Review Board and Planning and Zoning Commission

Location: 19 Cannon Road, Wilton

Proposed Project: 4 story -70 Unit Residential Apartment Building.

LIST OF PROFESSIONALS

<u>Applicant:</u>	Peter Romano, Principal LANDTECH 518 Riverside Avenue Westport, CT 06880 203.454.2110 Baywing, LLC – 18 Crooked Trail Road, Norwalk, CT C/o – Robert Andrews, Baywing Capital 914 539-1928
<u>Architect</u>	Phil Cerrone, AIA Cerrone Architects 421 Meadow Street, Fairfield, CT 06824 203-333-2066
<u>Surveyor</u>	Dennis A. Deilus – Land Surveyors 108 Main Street, 2 nd floor, Norwalk, CT 06851 203.750.8832
<u>Civil Engineer</u>	Peter Romano, Principal LANDTECH 518 Riverside Avenue Westport, CT 06880 203.454.2110
<u>Soil Scientist:</u>	Christopher P. Allan, Senior Associate LANDTECH 518 Riverside Avenue Westport, CT 06880
<u>Attorney:</u>	Elizabeth A.B. Suchy Carmody Torrance Sandak & Hennessey LLP 707 Summer St Stamford, CT 06901-1026 Direct: 203-252-2656 Fax: 203-325-8608