

Better Environments LLC

June 22th, 2021

Via email delivery

ARB, Chair Rob Sanders
Architectural Review Board
c/o Michael Wrinn
Director of Planning and Land-Use Management/Town planner
Town of Wilton, Town Annex
238 Danbury Road. Wilton, CT 06897

Re: request for an informal pre-application meeting with the planning and zoning commission to discuss, on a preliminary basis, proposed multi-family residential development at 221 Danbury Road.

Dear Rob Sanders, members of the commission and Mr. Wrinn,

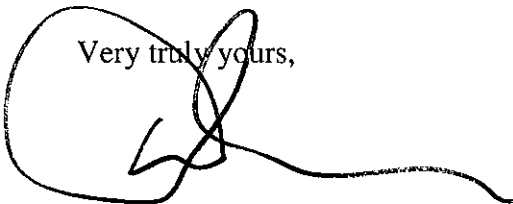
221 Danbury Road is under ownership of Better Environments LLC.

I am writing to respectfully request a pre-application meeting with the Commission to discuss our potential development concepts for this unique site and to obtain the Commission Members' candid feedback regarding this concept.

Attached please find sketch site plans, conceptual elevations and draft zoning summaries along with a brief narrative. We look forward to discussing these potential developments with the commission and your staff.

Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Douglas Cutler R.A.', written over the closing 'Very truly yours,'.

Better Environments LLC
Douglas Cutler R.A.
Owner/Architect

221 Danbury Road Development Narrative

221 Danbury Road is presently an 11,600 square foot commercial building on approximately a one acer site, across the street from Town Hall and south several hundred yards.

It is our understanding that the Town of Wilton is desirous of the benefits associated with a multi-family development such as:

- 1.) Creating housing alternatives for both existing and future Wilton residents
- 2.) Bringing new younger residents into the fabric of the community.
- 3.) Allowing older residents who want to remain a part of the community a maintenance-free rental alternative.
- 4.) Allowing new entrants into the housing market a transitional home while in search of a home to purchase.
- 5.) Allowing those that grew up in Wilton a housing alternative to come back to Town.
- 6.) Increasing Wilton's population and vitality along with providing affordable labor for local business and municipality.
- 7.) Creating more affordable housing that is privately funded without government subsidy.
- 8.) Increasing Wilton's ratable tax base.
- 9.) Repurposing vacant or underutilized commercial properties for which there is waning market demand.
- 10.) To create energy efficient building and employing solar power with lower maintenance fees.
Excess energy to be sold to the electrical grid and relief power strain at peak loads
- 11.) To create bike racks/charging stations for both scooters and electric vehicles.
- 12.) To create greater density to help struggling retail.

Declining demand for suburban office has made this parcel available for development.