

From: [Boucher, Toni](#)
To: [PlanZoneCommMailingList](#)
Cc: [Wrinn, Michael](#)
Subject: FW: [wiltonct] Architectural review board (Sent by raphael schlanger, boplicity86@yahoo.com)
Date: Thursday, February 22, 2024 1:27:42 PM

For your information only. Please do not respond to this email.

Very best regards,

Toni

Toni Boucher
First Selectman
Town of Wilton
238 Danbury Road
Wilton, CT 06897
203-563-0100 Main
203-563-0101, ext 1108 Direct
203-585-8890 Cell
Toni.Boucher@wiltonct.org

From: Contact form at wiltonct <cmsmailer@civicplus.com>
Sent: Thursday, February 22, 2024 12:25 PM
To: Boucher, Toni <Toni.Boucher@WILTONCT.ORG>
Subject: [wiltonct] Architectural review board (Sent by raphael schlanger, boplicity86@yahoo.com)

Hello tboucher,

raphael schlanger (boplicity86@yahoo.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/7346/contact>) at wiltonct.

If you don't want to receive such e-mails, you can change your settings at <https://www.wiltonct.org/user/7346/edit>.

Message:

Ms. Boucher-

I have lived in Wilton for over 30 years. I feel strongly that the architectural review board should continue and to insure that the character of our semi-rural town is not compromised. Also, I have been dismayed by some of the "generic" and uninspired architecture that has gone up, especially thinking of the ugly building on old Danbury road. We don't need everything to look colonial or especially high-end, but it should be beautiful and unique. The character and aesthetics of our town depends on it. Thanks for listening.

Raphael Schlanger
128 hulda hill road

From: [Boucher, Toni](#)
To: [PlanZoneCommMailingList](#)
Cc: [Wrinn, Michael](#)
Subject: FW: [wiltonct] Route 7 (Sent by Christopher Denham, Madpadraic@gmail.com)
Date: Thursday, February 22, 2024 5:21:07 PM

For your information ONLY. Please do not respond to my email.

Very best regards,

Toni

Toni Boucher
First Selectman
Town of Wilton
238 Danbury Road
Wilton, CT 06897
203-563-0100 Main
203-563-0101, ext 1108 Direct
203-585-8890 Cell
Toni.Boucher@wiltonct.org

From: Contact form at wiltonct <cmsmailer@civicplus.com>
Sent: Thursday, February 22, 2024 5:04 PM
To: Boucher, Toni <Toni.Boucher@WILTONCT.ORG>
Subject: [wiltonct] Route 7 (Sent by Christopher Denham, Madpadraic@gmail.com)

Hello tboucher,

Christopher Denham (Madpadraic@gmail.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/7346/contact>) at wiltonct.

If you don't want to receive such e-mails, you can change your settings at <https://www.wiltonct.org/user/7346/edit>.

Message:

Hi Ms. Boucher — thank you for your dedication to the town of Wilton. My wife and I live on Wilton Acres at would like to raise an objection to the proposed new apartment development on Route 7. The new complex will change the character of the immediate neighborhood and make it impossible to turn left on Route 7 (leaving Wilton Acres). This is already a considerably dangerous and a new development will only add to the problematic traffic. Thanks for your consideration.

From: [Boucher, Toni](#)
To: [PlanZoneCommMailingList](#); [Planning and Zoning Email](#)
Cc: [Wrinn, Michael](#)
Subject: FW: [wiltonct] Sewer capacity (Sent by Ronald Quist , tbq947@gmail.com)
Date: Wednesday, February 21, 2024 4:39:16 PM

FYI

Very best regards,

Toni

Toni Boucher
First Selectman
Town of Wilton
238 Danbury Road
Wilton, CT 06897
203-563-0100 Main
203-563-0101, ext 1108 Direct
203-585-8890 Cell
Toni.Boucher@wiltonct.org

From: Contact form at wiltonct <cmsmailer@civicplus.com>
Sent: Wednesday, February 21, 2024 3:56 PM
To: boardofselectmen@wiltonct.org
Subject: [wiltonct] Sewer capacity (Sent by Ronald Quist , tbq947@gmail.com)

Hello Board of Selectmen,

Ronald Quist (tbq947@gmail.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/35/contact>) at wiltonct.

If you don't want to receive such e-mails, you can change your settings at <https://www.wiltonct.org/user/35/edit>.

Message:

We don't think a week has passed recently without an article about Wilton's sewer capacity and associated impacts of the need to monitor and open discussions with Norwalk. The question is when will someone contact Norwalk to begin discussions on expanding Wilton's allocated capacity. We are sure they have read articles and are waiting to hear from someone. We think this is an instance where "be careful what you wish for." If Wilton negotiates a windfall increase, and it is not a secret, every developer in Fairfield County will be lining up with their projects.

Regarding "Special Treatment for ASML?" ABSOLUTELY YES! We fully support First Selectwoman Toni Boucher's position on ASML. There is no "overreach" on this proposal

with all due respect to former First Selectwoman Lynne Vanderslice. Everyone has to be all-in on positive messaging to ASML as a welcome and vital community member. ASML is an important supporter of our community through the Riverbrook Regional YMCA, Wilton Library and WARF banner funding, just a few examples. We trust that all members of the Board of Selectmen are acutely aware of ASML's unique and important role in the global semiconductor industry. The visibility ASML gives Wilton is unprecedented.

We think it is safe to say that there are different opinions with the comments of former First Selectwoman Lynne Vanderslice or former P & Z Commission chair Scott Lawrence. The Plan for Conservation and Development (POCD) was a significant accomplishment. However, it is just a Plan. It is a fool's errand to blindly follow a plan when assumptions, economics and societal impacts have changed. Turning Wilton into a Merritt 7-like apartment community should not be the result of the POCD.

Thank you all for the work you do for Wilton.
Ron and Barbara Quist, 11 Roxbury Lane, Wilton

From: [Boucher, Toni](#)
To: [planningzoningcomm](#)
Subject: FW: 131 Danbury Ave: Inland Wetlands
Date: Friday, February 23, 2024 12:29:21 PM

To the Town of Wilton: The Inland Commission's public hearing

My name is Adam Stolpen, I live at 17 Wilton Hills, Wilton CT.

I have been asked to represent the Wilton Hills Community, consisting of 18 residences, in making our feelings known regarding the proposed application before the IWC. You might consider that there are two additional residential communities in close proximity to the 131 Danbury Road site that will also be affected by this matter: Lambert Common with 49 residences and White Oaks with 100 units. All three of these communities, with a total of 167 residences, have property fronting on Danbury Road either touching or abutting 131 Danbury Road and are materially affected by the effects which changes may have on our homes.

I directly overlook 131 Danbury Road and have seen for years the increased activities of the Norwalk River as it flows along the western border of the site. I have frequently visited the site by the river and have observed the increased activity of the river. I have seen ducks, geese, bobcats, coyotes and other animal life down by the river. While I have no scientific facts to back it up, it appears that the flow has increased appreciably as the effects of climate change have affected the amount of water flowing past the site. There is definitely more accumulation of debris on both the east and west banks of the river behind both 141 as well as 131 Danbury Rd. For a period of time 131 has been placing traffic cones in the rear (west side) of their parking lot approximately 60 feet from the river's edge to warn cars away from that area as it frequently and consistently floods the lot when the river is high.

Whatever is done on the 131 site it will be impacted by the river as will the river be by the construction. One can see from the pictures I have attached below that the river which is little if any threat to the area during normal flow is clearly now spilling over its banks to a depth approaching more than a foot deep yards into the proposed building site. All the photos were taken on December 18, 2023, after a rain storm but intentionally the day before the river's flow peaked on the 19th. As you can see the west side of 131 was flooded way above the river bed and encroached into the parking area to a measurable depth in both the 131 property as well as in the 141 property.

It is important that the Commission look at the bigger picture of diverting growing floodwater from the Norwalk River and acknowledge that we have a new and changed situation. As a result of global warming the river has frequently overflowed and it is our responsibility to: (1) protect the river flow (2) divert flood waters (3) hold free from harm surrounding properties (4) prevent damage to the West bank of the river where it holds the eastern wall of the "Wilton Ponds". We need to address how in the future we control the water when the river floods with the increasing force we are seeing with more frequency. The river can not merely be walled in just forcing the problem down stream from the 131 site.

It is important to ask how your decisions can assist in building and regulating for the future and not for the past. It is essential to acknowledge that there is more than a slight possibility that weather and environmental conditions are materially changing and anticipate the effect of global warming and what is coming because it is getting worse. You have an opportunity to be proactive rather than reactive after

the problem worsens. Clearly the river will require divergence in the future and I would suggest that you need to ask if site's development is going to make subsequent corrections easier for the Town or more difficult.

I would suggest the Commission needs to ask:

1. Where does the flooding water go once the building has been added to the environment, where will the cars go in a flood.
2. How will the flood water be controlled?
3. As flooding increases how will it effect the roads surrounding the building? As currently proposed there will be a counterclockwise traffic flow coming off route 7 at the north side west to the river, continuing south along the west side of the property and back and out on the south side heading east into Danbury road. Emergency vehicles will not fit under the building into the parking area and will need to use the only available route which is along the river and as you can see will be flooded.
4. As water threatens cars in the exposed garage (which a development consultant has told me generally is calculated at approximately 1.5 vehicles per unit in an apartment building such as this one, or 312 cars) what will happen on route 7 when they try to avoid the flooding from the river in an emergency?
5. What is the egress from the building under flooding conditions and how do the anticipate dealing with residents exiting on the lowest level from elevators and stairwells all exiting into flood waters?

Clearly there are further considerations to be made regarding this site and the development of 131 Danbury Road. There is no need to rush here. I would suggest that the Inland Wetlands Commission best serves the community and wider interests of the region by asking more questions and getting more answers before it draws its final conclusions and makes its decisions on this important matter.

Thank you for hearing me out.



























From: [Boucher, Toni](#)
To: [planningzoningcomm](#)
Cc: [Wrinn, Michael](#)
Subject: FW: Concerns about more apartments on Danbury Ave/Route 7
Date: Monday, February 26, 2024 11:46:58 AM
Importance: High

For your information.

Very best regards,

Toni

Toni Boucher
First Selectman
Town of Wilton
238 Danbury Road
Wilton, CT 06897
203-563-0100 Main
203-563-0101, ext 1108 Direct
203-585-8890 Cell
Toni.Boucher@wiltonct.org

From: Margot Denham <margot.campbell@gmail.com>
Sent: Friday, February 23, 2024 3:55 PM
To: Boucher, Toni <Toni.Boucher@WILTONCT.ORG>
Subject: Concerns about more apartments on Danbury Ave/Route 7

CAREFUL - From outside - CHECK before you CLICK.

Hi Toni,

My family purchased a home in Wilton in 2020. We moved from Westchester in the midst of the pandemic so we could have more space, the wonderful public schools in Wilton and we loved the rural feel and New England charm with the close availability of trains to NYC and proximity to New Haven.

Since we purchased our home at 10 Wilton Acres, which is right off Route 7, we have seen an influx of new buildings along Route 7 that have, to be frank, been the opposite of the development we hoped the town would encourage. When we heard about the apartments going in at 141 Danbury road, we were cautiously optimistic about what it might bring to the area. Perhaps a building in keeping with the small town, New England setting (especially with the historic buildings across the street). Perhaps sidewalks and crosswalks with areas for coffee shops, restaurants and other small businesses to increase the charm and walkability of the area. Instead, so far we see a massive structure not befitting of the small town charm we hoped for in Wilton. No sidewalks, no

crosswalks, and the building hasn't opened yet but already the traffic patterns with the construction vehicles are worse.

The entrance to our street is very proximal to this and the newly proposed 131 Danbury Rd structure (just across from CubeSmart). We already have a VERY hard time safely turning left at the end of our road onto Rt 7. I cannot imagine how much worse this will get with another complex full of tenants. My neighbors and my family feel strongly that the town needs to, at the very least, pause on more large apartments in this area until the current structure has been opened and filled with tenants. Until we see the impact on the area, the traffic, and the schools. And any further developments in this area, we feel, should contribute strongly to creating a community with sidewalks, local business, and walkability to the area, not contributing to an already hazardous traffic pattern and creating a city-feel in a small town.

Thanks for your consideration,

Margot Denham, MD

Anesthesiology Section Chief, Perioperative Services—VACTHS
Attending Cardiothoracic Anesthesiologist—VACTHS
Assistant Professor of Clinical Anesthesiology—Yale School of Medicine

Margot Reilly Denham, M.D.

From: [Boucher, Toni](#)
To: [PlanZoneCommMailingList](#)
Cc: [Planning and Zoning Email](#)
Subject: FW: Construction in Wilton
Date: Tuesday, February 20, 2024 4:15:06 PM

For your information only. Please do not respond.

Very best regards,

Toni

Toni Boucher
First Selectman
Town of Wilton
238 Danbury Road
Wilton, CT 06897
203-563-0100 Main
203-563-0101, ext 1108 Direct
203-585-8890 Cell
Toni.Boucher@wiltonct.org

From: Jeanine Phippen <jkandreassi@gmail.com>
Date: February 12, 2024 at 8:25:23 PM EST
To: "Rep. Boucher, Toni" <toni.boucher@cga.ct.gov>
Subject: Construction in Wilton

Dear Toni,

I've lived with my family in Wilton since 2001. Two years ago I convinced my elderly mom to move into Grumman hill village to downsize and be close to me. Today she referred to the building going up in the old Melissa and Doug site as a factory. She really does have a point. Every time I see it it makes me wish we had moved to Weston instead in 2001 (where my husband grew up). It's an eyesore. More concerning is the traffic. My mom already has a difficult time navigating the traffic on that road. She told me she was at rings end today and someone there told her there is another building going on right next to it. This in my opinion would be a travesty, would cause further congestion in an already very congested road, and increase the burden on our fire/police/schools. Finally, we moved here for a small town feel. It is very out of character and looks more like something you would expect in a big city. My husband and I are very concerned about the look and feel and overall character of the town that we have lived in for over 20 years being disrupted. Please do what you can to block another large building at the Tracey Locke site. I would rather see ASML expand into this space or alternatively townhomes for a 55+ community in Wilton which we sorely need.

I'm not sure that this is the right email address. Please confirm receipt of this email. Thank you !

Jeanine Andreassi Phippen
5 Holly Pl, Wilton, CT 06897

From: [Boucher, Toni](#)
To: [planningzoningcomm](#)
Subject: FW: Opposition to Increasing Multiplex Housing
Date: Friday, February 23, 2024 12:12:38 PM
Importance: High

Very best regards,

Toni

Toni Boucher
First Selectman
Town of Wilton
238 Danbury Road
Wilton, CT 06897
203-563-0100 Main
203-563-0101, ext 1108 Direct
203-585-8890 Cell
Toni.Boucher@wiltonct.org

-----Original Message-----

From: Boucher, Toni
Sent: Friday, February 23, 2024 9:55 AM
To: 'allisoncstagg@gmail.com' <allisoncstagg@gmail.com>
Cc: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>; Conlan, Thomas <thomas.conlan@WILTONCT.ORG>
Subject: RE: Opposition to Increasing Multiplex Housing
Importance: High

Hello Allison,

Thank you for your email regarding Wilton's development and your experience with the increase in traffic. We take your concerns very seriously. I will make sure that all Wilton departments that relate to this matter are notified. You may wish to also send your comments to planningzoningcomm@Wiltonct.org or Michael.wrinn@wiltonCT.org

I am grateful for your feedback as town government is here to support its citizens and taxpayers. Please continue to contact us with any further questions or concerns.

Very best regards,

Toni

Toni Boucher
First Selectman
Town of Wilton
238 Danbury Road
Wilton, CT 06897
203-563-0100 Main
203-563-0101, ext 1108 Direct
203-585-8890 Cell
Toni.Boucher@wiltonct.org

-----Original Message-----

From: allisoncstagg@gmail.com <allisoncstagg@gmail.com>

Sent: Thursday, February 22, 2024 10:15 PM

To: Boucher, Toni <Toni.Boucher@WILTONCT.ORG>

Subject: Opposition to Increasing Multiplex Housing

C A R E F U L - From outside - CHECK before you CLICK.

Hi Toni,

I am writing to share my concern and opposition to Wilton's continued efforts to build more and more apartment complexes.

We are a small municipality and simply cannot handle the burden of more apartment complexes that will be likely rented out by families escaping Norwalk and Stamford to gain access to our school district at a discount. At present, our BoE can't even find a reasonable way to maintain the quality and integrity of our school district with its current budget. The building of more apartments which will undoubtedly attract families to rent will continue to overwhelm our classrooms. I already know of an instance where a family is using the address of their grandparents in Ogden House to gain entry into our schools when the parents actually live in Norwalk. If you surf parent pages on Facebook, parents talk openly about how easy it is to rent a single bedroom in Wilton to get their children services in the district because it's more affordable than the alternative of paying out of pocket. We are becoming the town that is easy to rip off.

Traffic. Route 7/Danbury Road/Main Ave is a complete disaster. The roadway is heavily congested throughout the day and we don't have enough police to patrol the area. Has there been any studies to see what could be done to make Danbury Road safer in its current state? I can barely turn out of Rings End as is. The congestion has worsened when Walmart closed its Connecticut Ave location and kept the Main Ave location. As a resident, I avoid that area and find it increasingly difficult to support our local businesses in South Wilton just because it is absolute mayhem. The overwhelming congestion in South Wilton has spilled over to residential sections of Wilton such as Belden Hill, Old Belden Hill and Range Road where people use a "cut throughs" to avoid traffic. This has made these residential neighborhoods noisier and less safe for bikers and pedestrians who attempt to enjoy their neighborhoods.

Please advise against more multiple housing units in Wilton.

Best,

Allison Stagg
29 Bittersweet Trail

Sent from Allison Stagg's iPhone

From: [Boucher, Toni](#)
To: [planningzoningcomm](#)
Subject: FW: Responsible Development Opportunity
Date: Friday, February 23, 2024 12:27:02 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

From: Craig J. Flaherty <C.Flaherty@rednissmead.com>
Sent: Thursday, February 8, 2024 9:58 AM
To: Conklin, Mike <Mike.Conklin@WILTONCT.ORG>; Larkin, Elizabeth <elizabeth.larkin@wiltonct.org>; Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>; White, Daphne <Daphne.White@WILTONCT.ORG>; Smeriglio, Frank <Frank.Smeriglio@WILTONCT.ORG>; richard.callahan@wiltonct.org; Smeriglio, Frank <Frank.Smeriglio@WILTONCT.ORG>; Boucher, Toni <Toni.Boucher@WILTONCT.ORG>
Cc: Ted Hoffstatter <tedhoffstatter@hotmail.com>
Subject: FW: Responsible Development Opportunity

CAREFUL - From outside - CHECK before you CLICK.

We received the email below from a member of the public, Ted Hofstatter (copied hereon), regarding 131 Danbury Road and would like to include it in the record for the applications he notes (Wetlands, PZC, and WPCA).

Thank you.

CRAIG J. FLAHERTY, P.E. 

PRESIDENT & SENIOR ENGINEER

[\(203\) 327-0500 x15111](tel:(203)327-0500x15111)

We enhance properties and communities
through exceptional land use services.

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& MEAD



From: Ted Hoffstatter <tedhoffstatter@hotmail.com>
Sent: Wednesday, February 7, 2024 4:02 PM
To: Scott Gance <Scott.Gance@partnersrealestate.net>
Cc: Ted Hoffstatter <tedhoffstatter@hotmail.com>
Subject: Fw: Responsible Development Opportunity

Dear Commissioners of the Town of Wilton, Inland Wetlands, WPCA, and Planning and Zoning Commission, as a resident of Wilton, living at 201 Deer Run Rd, I am writing to you to convey my support of the proposed multi-family community on the property at 131

Danbury Road, Wilton, CT.

As a Wilton resident I'm concerned about our ability to attract new residents and ensure that our current residents stay. I also feel this is an environmentally responsible project.

Our property taxes are increasing and are much higher than the surrounding towns, which have vibrant shopping and restaurants as well as activities for their children.

Without the financial ability for young families to move in, our schools will suffer. Additionally, without the enticement for people to shop and visit Wilton, our existing merchants will find it impossible to stay in business.

What's required is responsible development in appropriate locations that benefit the community.

The development at 131 Danbury Road will not only bring in desperately needed additional property taxes that will provide relief too residents but will allow more families to become the next generation of Wilton residents.

I strongly urge the Commission to approve the development of 131 Danbury Road.

Sincerely,

Ted and Debra Hoffstatter

February 7, 2024

203-451-5049

From: [Boucher, Toni](#)
To: [planningzoningcomm](#)
Subject: Fwd: [wiltonct] Architectural review board (Sent by raphael schlanger, boplicity86@yahoo.com)
Date: Saturday, February 24, 2024 9:09:01 PM

Very best regards,
Toni

Toni Boucher
First Selectman
Town of Wilton
203-563-0101, ext 1108 office
203-585-8899 cell
203-858-9950 cell
Toni.Boucher@wiltonct.org

Begin forwarded message:

From: "Boucher, Toni" <Toni.Boucher@wiltonct.org>
Date: February 22, 2024 at 4:15:00 PM EST
To: ArchitecturalReviewBoardMailingList
<ArchitecturalReviewBoardMailingList@wiltonct.org>
Subject: FW: [wiltonct] Architectural review board (Sent by raphael schlanger, boplicity86@yahoo.com)

For your information only. Please do not respond to this email.

Very best regards,

Toni

Toni Boucher
First Selectman
Town of Wilton
238 Danbury Road
Wilton, CT 06897
203-563-0100 Main
203-563-0101, ext 1108 Direct
203-585-8890 Cell
Toni.Boucher@wiltonct.org

From: Contact form at wiltonct <cmsmailer@civicplus.com>
Sent: Thursday, February 22, 2024 12:25 PM

To: Boucher, Toni <Toni.Boucher@WILTONCT.ORG>

Subject: [wiltonct] Architectural review board (Sent by raphael schlanger, boplicity86@yahoo.com)

Hello tboucher,

raphael schlanger (boplicity86@yahoo.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/7346/contact>) at wiltonct.

If you don't want to receive such e-mails, you can change your settings at <https://www.wiltonct.org/user/7346/edit>.

Message:

Ms. Boucher-

I have lived in Wilton for over 30 years. I feel strongly that the architectural review board should continue and to insure that the character of our semi-rural town is not compromised. Also, I have been dismayed by some of the "generic" and uninspired architecture that has gone up, especially thinking of the ugly building on old Danbury road. We don't need everything to look colonial or especially high-end, but it should be beautiful and unique. The character and aesthetics of our town depends on it. Thanks for listening.

Raphael Schlanger
128 hulda hill road

From: [Boucher, Toni](#)
To: [planningzoningcomm](#); [Wrinn, Michael](#)
Cc: [boardofselectmen](#); [Rochester, Jacqueline](#)
Subject: Fwd: home sales
Date: Saturday, February 24, 2024 8:43:05 PM

For your information only. Please do not respond to this email.

Very best regards,
Toni

Toni Boucher
First Selectman
Town of Wilton
203-563-0101, ext 1108 office
203-585-8899 cell
203-858-9950 cell
Toni.Boucher@wiltonct.org

Begin forwarded message:

From: Coral Mitchell <coraltrend@ymail.com>
Date: February 23, 2024 at 4:21:55 PM EST
To: "Boucher, Toni" <Toni.Boucher@wiltonct.org>
Subject: home sales

CAREFUL - From outside - CHECK before you CLICK.

Hi Toni!

I hope all is well. This week there was one home sale in Wilton that sold for \$195K under the initial listing price. The initial listing price was \$850K on 10/4/2023 and it sold 2/15/2024 for only \$620K. We should not be paying taxes on yesterday's prices for the next 5 years. The market is not what it used to be.

Wouldn't it be better to stop allowing apartment complexes use up our water and septic resources and instead focus on bringing Wilton back to what it used to be? Place restrictions on the volume of trees that could be knocked down on a property. Because my neighbor knocked down every tree on his property, I now have a flooding issue. In 44 years of living in Wilton, there was never a flooding issue until the guy next door chopped down all of his trees. He has his property lit up with LED lights so bright that they shine through every window of my house. We call that house 'Close Encounters of the Third Kind', yet Wilton tells me that the light

regulations apply only to the business district. I have read those rules over and over again and see no place where it would suggest the rules apply only to the business district. It is horrible. He has done nothing but uglify this neighborhood, yet it all seems to be allowed.

It is a real shame that we focus on development rather than making Wilton beautiful and making it the town that inspired all of us that moved here years ago to do so. It was beautiful, there was nature, there was beauty, there were horses and it was a wonderful place to live. It was like what North Greenwich is now. Just as beautiful. Not anymore.

Thank you. No need to respond.

Sincerely,

Coral Mitchell

From: [Boucher, Toni](#)
To: [planningzoningcomm](#); [Wrinn, Michael](#)
Cc: [boardofselectmen](#); [Rochester, Jacqueline](#)
Subject: Fwd: More Developments
Date: Saturday, February 24, 2024 8:39:51 PM

For your information only. Please do not respond to this email.

Very best regards,
Toni

Toni Boucher
First Selectman
Town of Wilton
203-563-0101, ext 1108 office
203-585-8899 cell
203-858-9950 cell
Toni.Boucher@wiltonct.org

Begin forwarded message:

From: Donna Peterson <donnacpeterson@gmail.com>
Date: February 24, 2024 at 3:56:40 PM EST
To: "Boucher, Toni" <Toni.Boucher@wiltonct.org>
Subject: **More Developments**

C A R E F U L - From outside - CHECK before you CLICK.

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Hi Toni,

I am writing today to express my concern for yet another apartment building being proposed for Route 7 in Wilton, next to the very large, new apartment building being built where Melissa and Doug was. This will create an additional traffic nightmare which I believe could potentially compromise the safety of our residents traveling on one of our main roads.

I am not sure why they want to develop this area in such a way, but I don't think it is being thought through clearly. Who do we expect to attract to our community with so many rental options?

I hope you will be able to address these concerns as you are in your dealings with the approval of this building site.

Thank you for your hard work in keeping Wilton beautiful.

Best,

Donna C Peterson

Sent from my iPhone

From: [Boucher, Toni](#)
To: [Hoffman, Kenneth](#)
Cc: [PlanZoneCommMailingList](#); [Wrinn, Michael](#)
Subject: Re: [wiltonct] Route 7 (Sent by Christopher Denham, Madpadraic@gmail.com)
Date: Thursday, February 22, 2024 7:57:18 PM

I respond with Michael Wrinn's email. I get all kinds of comments for many of the boards because it is often the only name they know and can email off our town web site.

Very best regards,

Toni

Toni Boucher
First Selectman
Town of Wilton
203-563-0101, ext 1108 office
203-585-8899 cell
203-858-9950 cell
Toni.Boucher@wiltonct.org

On Feb 22, 2024, at 7:18 PM, Hoffman, Kenneth
<Kenneth.Hoffman@wiltonct.org> wrote:

Toni. It would be greatly appreciated if you could ask these constituents to contact P&Z through normal channels. I cannot consider forwarded information in my deliberations.

Thank you,

Ken

On Feb 22, 2024, at 5:21 PM, Boucher, Toni <Toni.Boucher@wiltonct.org>
wrote:

For your information ONLY. Please do not respond to my email.

Very best regards,

Toni

Toni Boucher
First Selectman
Town of Wilton
238 Danbury Road
Wilton, CT 06897
203-563-0100 Main
203-563-0101, ext 1108 Direct

203-585-8890 Cell
Toni.Boucher@wiltonct.org

From: Contact form at wiltonct <cmsmailer@civicplus.com>
Sent: Thursday, February 22, 2024 5:04 PM
To: Boucher, Toni <Toni.Boucher@WILTONCT.ORG>
Subject: [wiltonct] Route 7 (Sent by Christopher Denham, Madpadraic@gmail.com)

Hello tboucher,

Christopher Denham (Madpadraic@gmail.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/7346/contact>) at wiltonct.

If you don't want to receive such e-mails, you can change your settings at <https://www.wiltonct.org/user/7346/edit>.

Message:

Hi Ms. Boucher — thank you for your dedication to the town of Wilton. My wife and I live on Wilton Acres and would like to raise an objection to the proposed new apartment development on Route 7. The new complex will change the character of the immediate neighborhood and make it impossible to turn left on Route 7 (leaving Wilton Acres). This is already a considerably dangerous and a new development will only add to the problematic traffic. Thanks for your consideration.

From: [Boucher, Toni](#)
To: [boardofselectmen](#)
Cc: [planningzoningcomm](#)
Subject: Fwd: Planning and zoning
Date: Tuesday, March 26, 2024 7:02:24 AM

FYI
Very best regards,
Toni

Toni Boucher
First Selectman
Town of Wilton
203-563-0101, ext 1108 office
203-585-8899 cell
203-858-9950 cell
Toni.Boucher@wiltonct.org

Begin forwarded message:

From: Jeanine Andreassi <jkandreassi@gmail.com>
Date: March 25, 2024 at 10:22:37 PM EDT
To: "Boucher, Toni" <Toni.Boucher@wiltonct.org>
Cc: "Wrinn, Michael" <Michael.Wrinn@wiltonct.org>
Subject: Planning and zoning

C A R E F U L - From outside - CHECK before you CLICK.

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Dear Toni

I just watched the planning and zoning meeting on zoom.

I just wanted to express my frustration with the enormous amount of building on Danbury road. I live on Holly Place but my mom is in village court and I am often on Danbury road and find the traffic to be very heavy.

I question these traffic studies being done since they seem to be completed in isolation and not considering the 3 new buildings and their combined impact on traffic. I fear that there could be an increase in accidents and god forbid and increase in casualties due to the excessive number of units being built and the traffic conditions that will create.

Aside from my concerns about safety my other concerns are

1) the look and feel of Wilton is changing for the worse. I didn't purchase in Wilton to see buildings erected that look like buildings in Stamford CT. Every time I pass 141 I cringe and dread the thought of 131 being blessed. The design for 131 is just as outrageously big and not fitting of the town. It's obvious that

developers are trying to make as much money as feasible without concern for our town.

2) I am concerned about the impact the increased population will have on our services - schools and fire/police- as well as the traffic congestion and potential difficulty navigating Wilton town center and finding parking

3) I find the 64 Danbury road proposal tolerable but I detest 141 and 131 - as mentioned previously they are too big for Wilton and are destroying the spirit of the small town and reason why we lived here.

4) although I find 64 Danbury road tolerable I question the traffic study done. Did they measure current traffic patterns in and out of that site? Is thomas Wamser being paid by fuller ? And did they include consideration of traffic from 141 and 131(which I really hope is not approved). The study seemed very weak to me and not believable. Also why is this not going to be something we need in Wilton such as a 55 plus community ? Everyone I know can't find places to put their aging parents.

Please help preserve our small town feel and don't allow 131 to be built. 141 was a mistake. Let's not make another one.

Thank you for your service

Jeanine Andreassi
5 Holly place
Wilton

Sent from my iPhone