

Tad & Nicole Wampfler
154 Cannon Road
Wilton, CT 06897
E: twamp23@gmail.com

October 7, 2022

Dear Wilton P&Z Commission,

The purpose of this note is to share with you our extreme concern regarding the proposed construction of a 73 unit, 5-story apartment building at 19 Cannon Rd in Wilton.

As the homeowners of 154 Cannon Rd in Wilton, we are very concerned about a dramatic increase in the traffic / safety / environmental impact on Cannon / Seeley / Sturgis roads, including but not limited to:

- There are already traffic bottlenecks on the section of road between Rte 7 and the Pimpewaug intersection during the morning and evening commute times and when trains are passing ... this could potentially be exasperated by the large new development, causing both traffic and safety issues.
- Cannon Road between Pimpewaug and up past Hurlbutt is a very narrow road. Drivers in both directions already feel compelled to drive over the mid-line, especially on the blind turns. Added traffic will most certainly result in accidents.
- What will be the visual and physical environmental challenges to the scenic and historic Cannon and Seely road areas? How does a 5-story commercial building in the middle of Cannondale fit into the town's commitment to preserving this scenic and historic area?

My request is that all of these issues and their mitigation be discussed with residents prior to approval of this proposed development. At first blush it seems completely out of scale with the existing infrastructure of this beautiful and historic area, potentially leading to safety, traffic, and environmental issues.

Thank you for your consideration.



Tad Wampfler



Nicole Wampfler

STEVEN GEORGEOU
63 Cannon Road
Wilton, CT 06897

October 8, 2022

Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Commission Members:

Regarding the proposal under consideration to extend the sanitary sewer line from Danbury Road to 19 Cannon Road, we strongly object to the approval for the following reasons:

1. Safety

Since the expansion of Danbury Road, the traffic volume has increased exponentially. Cannon Road has become a bypass from Danbury Road to and from Routes 57, 33, 106 and 53. Driving is dangerous due to the increased traffic volume over the past several years; it is no longer possible to walk safely on Cannon Road, as was the case in the past, and even entering Cannon Road from your driveway is perilous.

2. Traffic

A steady stream of cars, pool water trucks, delivery trucks and gardening trucks has significantly impacted the safety and environment of Cannon Road. The construction of a 70-unit apartment building will add hundreds of autos and service vehicles and will only make the existing situation far worse. The addition of this many vehicles to a road that is narrow, winding with blind curves is both dangerous and detrimental to the quality of life for Cannondale residents. Consider also a situation when the road is blocked by a passing train and traffic is backed up to Danbury Road. How accessible will Cannon Road be to emergency vehicles during peak traffic hours when a train is at the station?

3. Environment

Cannon Road already suffers from air pollution from Danbury Road and Metro North diesel engines. The addition of hundreds of cars and service vehicles will further deteriorate the air quality in Cannondale. In addition to air pollution, there are serious concerns about nearby wetlands and the Aquarion aquifer, not to mention the Norwalk River. The prudence of bringing a sewer line in close proximity to this environmentally sensitive area is questionable.

4. Plan of Conservation & Development

A development of this size dismisses the town's POCD at many levels. If this development were to be built, it would be tantamount to tearing up the POCD. A thoughtful plan to develop 19 Cannon Road that is scaled to the neighboring buildings and density would enhance rather than detract from the rural and historic nature of Cannondale emphasized in the POCD. We urge the Commission to support the POCD and sound planning for Cannondale by voting against the proposed sewer extension.

Sincerely,

Steven & Tina Georgeou

White, Daphne

From: Kevin Hickey <kevin@cannondalesolutions.com>
Sent: Sunday, October 9, 2022 5:11 PM
To: planningzoningcomm
Subject: 19 Cannon Road

CAUTION: This email came from outside the Town network. Is it authentic? Don't click until you are sure.

Dear Commission members,

We are opposed to the extension of a sewer line to 19 Cannon Road. This area is not conducive to high density housing due to environmental, health, traffic, and safety concerns.

If this development goes through, there will be a significant increase in traffic on Cannon Road and other streets, including Hurlbutt and Sturgis Ridge. The impact of this ill-conceived development will affect the health and safety of Cannondale residents as well as the environment, including wetlands and water from the aquifer that stretches all the way to Allen's Meadow

Sincerely,

Kevin and Marianne Hickey
29 Black Alder Lane
Wilton, CT 06897

Best regards,

Kevin Hickey
cell:203.858.4266

Barbara L. Geddis, FAIA
296 Cannon Road
Wilton, CT 06897

October 9, 2022

Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Re: 19 Cannon Road 8-24 referral from the WPCA

Commissioners and Mr. Wrinn,

After another review of all the documents, we continue to ask that you recommend to the WPCA that they again deny the new application.

This new application with a new attorney appears on a track to prepare a court challenge at the state level to the validity of all POCD's. A new attorney does not make a poorly suited concept any better. This vulnerable site in Cannondale Village is a particularly unsuitable test case.

There are three (3) clear bases for a recommendation to deny: **Health, Safety, and Environment.**

HEALTH

Public health includes water, water quality, and access to water:

Our physical health in Cannondale is dramatically affected by the quality of our water. Most have wells. Most of us have exceedingly high groundwater. We enjoy living directly within the larger bounds of the Norwalk River aquifer. As the POCD says, the aquifer remarkably close to this property "is a recharge area for drinking water supplies." Look at the water resource map in the POCD (below) and the FEMA map. You can readily see Norwalk River narrow aquifer and one of the impaired groundwater sites north of Cannondale. Wilton has, says the POCD "sensitive water resources," more fragile in this high groundwater neighborhood.



Aquarion unsuccessfully attempted from 2019 to divert up to one million gallons of water from an existing Cannondale well to Stamford recently. Aquarion's property and the Aquarion well at 3 Cannon Road shares 170 linear feet of boundary with 19 Cannon Road. Cited was CT General Statute 22a-366-Legislative Findings "in recognition that the waters of Connecticut have a previous, finite and invaluable resource upon which there is every increasing demand for present, new and competing uses..."

The applicant says that "the parcel is not within any aquifer protection area and/or watershed of any water companies." This requires review. Here is the boundary with Aquarion and their building and the Aquarion well next door, 19 Cannon at its closest is 140 feet from the river and 240 feet at its widest. There is a gully/low land on the adjacent property as well. This GIS shows "blue" on the adjacent parcel too. This "blue" is less than one hundred feet from 19 Cannon. 3 Cannon is south.



A comprehensive water and sewer plan ought to address all the existing neighbors. In addition to neighboring Aquarion at 3 Cannon Road, there are properties on Cannon and on Danbury Road that are part of this property's context. There are many R-2 properties like 19 Cannon (the majority), but also three DRB properties and 1 GB property. P and Z will address proper mapping within Cannondale in the master planning. It is a complex small neighborhood with different "frontages" that align in the back boundaries

	From GIS		
Address	Acreage	Current Zoning	Owner
3 Cannon	3.17	R-2	Aquarion and the Aquarion Well
15 Cannon	2.22	R-2	Cannon House. Formerly ABC, now Bone and Bark
18 Cannon Road	2.56	R-2	Cyril Uy
19 Cannon	2.16	R-2	Trygve Hansen
20 Cannon Road	3.7	R-2	Karla King
24-30 Cannon	1.48	GB	MNG Properties
25 Cannon	0.2	DRB	Cannon Grange
27 Cannon	3.09	DRB	Fidelco
30 Cannon Road	4.41	DRB	Nava Gueron
34-42 No Number Cannon	2.96	R-2	Nava Gueron
34-12-1 No Number Cannon	2.0	R-2	Nava Gueron
Total on Cannon At Cannondale Station	27.95 Acres		Nine (9) Owners
436 Danbury Road	1.98	R-2	Cannon House LLC
440 Danbury	2.0	R-2	Nava Gueron
444 Danbury	2.5	R-2	444 Danbury Rd Associates
450 Danbury	1.0	R-2	Dan Gueron
462 Danbury	2.75	R-2	462 Danbury Road Associates
Total of Cannon and immediately proximate Danbury	35.68 Acres		Plus 2-3 additional owners)

If the density proposed here by Baywing of thirty-five units/acre and the water use were to extend across all the acreage along this small part of Cannon Road, this would be 980 units! That is of course unacceptable by any logic. See their prediction of discharged water use per day:

Baywing is proposing a multi-family residential development that will consist of thirty-eight one-bedroom units and thirty-two two-bedroom units, in one building. Based on the attached Sewer Capacity Analysis prepared by LANDTECH (Tab 6), the proposed units will discharge 15,300 gallons per day. These calculations, however, are based on full occupancy with two people in each bedroom; this is a conservative calculation, and the actual total discharge will be less than calculated.

The POCD identifies water in two guiding principles:

7.1 Water and Sewer goals that reflect land use goals.

"Extensions of sewer and water should be limited to those that address risks to environmental and/or public health or as requested by the property owners of a certain area in accordance with the recommendations of this Plan and the Town Water and Sewer Plan." (Page 910)

Limited to Extensions that address risks to environmental and/ or public health? Certainly, that is not the case here. The earlier illustration Water Resource Map from the POCD shows the aquifer around Cannondale and an impaired water area north along Danbury Road.

2.2 Monitor water resources and promote water consideration. (Page 434) strongly urges the Water Commission and others to have proactive (versus reactive) oversight and informed planning.

SAFETY

Safety includes safety for pedestrians, for cars, for the adjacent train station and for the adjacent bridge over the river.

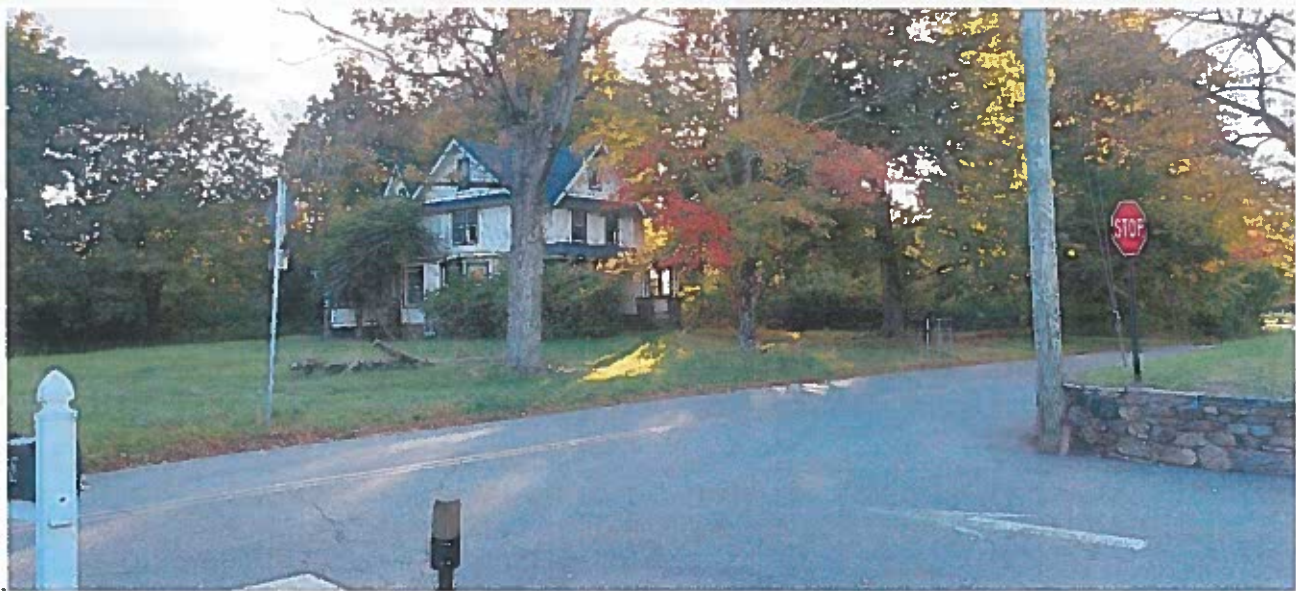
Cannondale is currently a low-density neighborhood with extensive tree cover and the river's edge, the bridge, and the railroad tracks and depot as its identifier.

It would seem patently obviously that new paving for ninety-two cars at the Cannondale gateway and removal of all natural ingredients on site will add polluted runoff to the gulley (shown in blue on the earlier GIS map) alongside the property towards Danbury Road, out onto Cannon Road directly across from the commuter parking., and presumably on the adjacent railroad tracks and Aquarion property.

As others have already aptly stated, our "rural" and scenic Cannon Road (25 mph speed limit) is a bypass for Train traffic to the station from the north. We have only a few ways into our area and a few ways out. Cannon is the preferred southern route and Cannondale Road to the north to bypass Danbury Road.

The bridge at Cannondale has structural issues and is already slated for replacement over the next three years for safety reasons.

The narrow frontage to 19 Cannon is diagonally across from the train parking lot's two-way ingress/egress, it is self-evident that turning in and out at least two times a day has a significant impact with ninety-two new cars from one curb cut jeopardizes safety.



It remains to be seen how Metro North evolves over the next decade. Characterizing Cannondale as a "transit hub" is quite an overstatement in the 2020's. As decades pass and if the aging train infrastructure improves, the future will reveal if employment patterns favor South Norwalk to Danbury and/or Danbury to NYC.

Another POCD goal of "Promoting Safety and Access to Reliable Services in Emergencies" is about our ability to have power and lights and communications and access to public safety in emergencies. Our safety is directly impacted by our access to services, road conditions, road speed and traffic. This site next to the tracks, next to an aging bridge, near Danbury Road and across from commuter parking clearly has safety challenges.

ENVIRONMENT

Environment has broad meaning for both the natural environment as well as the built context, history, and scale. The economics are also in the balance here.

This application does not consider the overall built and natural environment. Context, history, and scale are of no consequence to this developer.

Since March 2022, with the previous application for this site with a different attorney. Some things have changed, and some things have not changed. I highlighted these in my recent letter to HPD of October 6th, 2022:

What has not changed is that a thirty-six units per acres in a multi-story building (73 units and over ninety cars) on a single family, two-acre parcel lodged across from the train parking adjacent to an Aquarion water property will shatter this particularly fragile context.

This height and density and intensity of cars and loss of tree canopy at the entrance to Cannondale on the Norwalk River is targeted to defiantly violate the POCD.

Yet what has changed is the evident lack of care on this property. That lack of care can easily spread to other properties. Now another property in the village behind the Historic Grange is for sale. The real estate and developer market must be watching closely to see what happens. Surely all the existing property owners are watching.

There are also at least two properties on the train station side are now seemingly partially vacant.



The POCD has an overarching theme of three closely intertwined and balanced factors:

- the natural and historical environment (fragile in Cannondale Village),
- the human and economic environment
- the built environment (which specifically references the unique design and historical character of the Cannondale Area's nineteenth century,

The 2019 POCD represents a holistic vision of a town of villages along the Norwalk River fragile aquifer which has stunning natural beauty, a strong community, with a shared belief in how thoughtful land use directly impacts quality of life.

The consultants for this application, as they did earlier this year, decided to choose excerpted phrases and disregard others, and overlook in full the larger ground rules. All directly impact the "environment":

- 4.0 Preserve Wilton's Rural Character, Historic Resources and Cultural Landscapes. This plan would essentially "obliterate" Cannondale Village at its entrance sequence, notwithstanding a solid 1860 residence, which might be part of an enlightened development plan in the future.

- A goal for ordered and appropriate housing variety and "diversity." is not a one size, four story apartment house. Consider "south of Cannon Road" say the POCD and "denser, yet compatible: including condominiums and smaller single-family homes. (Page 49)
- 6.2 Strengthen the economic viability of the Cannondale area while protecting its unique design and historical character. This is not even mentioned at all.
- 3.1 Conduct a master planning process for Cannondale.
- Cannondale Node "Densities should be lower than the Greater Wilton Center are and should align with the gradual decrease in density north of Cannon Road." This is clearly stated and this plan of thirty-five units per acre on a small lot of two acres is triple digit times over the very densest areas of Wilton.



GOING FORWARD:

We have always been fully supportive of new and interesting ways to support new life in Cannondale Village. If the current property owner wished community support to create something quite extraordinary and comprehensively, there are paths forward with unifying themes. We believe residential uses in town might be expanded within our three quite different villages with new zone overlays and integrated with smaller unit ownership opportunities with work from home concepts as well as small business hubs.

Wilton has citizens with strong respect for education, for invention, for science and technology. This "working village" by a mill, river and train station is distinctly different from Wilton Center and even from the quite different working mill scale of Georgetown. That is why it is on the National Register. Its mill "brand" and a vernacular offer many examples from other nineteenth century mill riverfronts that have been vital, desirable places to work, to live, to visit and be together. The Cannon Grange is on a trajectory to re-invigorate itself with community wide activities on a regular basis.

"Promoting Quality of Life" in the small number existing households is important. This is a special place that is linear with a beginning and end. Cannondale once straddled what became Danbury Road

and Olmsted. What is left is a vital narrow bucolic neighborhood of ponds, stone walls, trees, understory ringed by conservation preserves and a habitat for wildlife from tree frogs to wild turkeys. Adding seventy-three units of residents on one single family lot tips the balance by a measurable percentage and fundamentally alters what is here.

On a positive note, what is also emerging subtly and incrementally in other recent developments is a new "brand" of Wilton and Cannondale. What can be seen is eclectic combinations of adaptive reuse of historic vernacular buildings alongside contemporary settings.

There would be a greater value in a development that respects the lands, the aquifer, the tree canopy, the limited road carrying capacity, the river, the bridge, and the overall eclectic mixed use. Though the word gateway is much overused, this site truly is part of the entrance to Cannondale Village,

We would enthusiastically join an effort for a terrific plan for this area and even a different plan for this property that would be consistent with the POCD's holistic and powerfully intertwined goals and not threaten our very health, our safety and local environment with a density and intensity that strains our natura resources.

Cannondale is its own unique area with its own challenges which are increasing and visually self-evident. Such an approval without any discernable higher public good seems a poor choice.

Its larger purpose is not demonstrable for public health, safety, or environmental considerations. Its scale, intensity of water use, and gigantic contextual impact are not in conformance with townwide goals.

Cannondale, on of Wilton's unique villages within the town, is in serious need of land use evaluation with overlay district, with clarity on water and sewer policy, with understanding of incentivizing historical assets. Its boundaries are not well defined even in its National Historic Register status.

I would urge Planning and Zoning to continue its focused trajectory on enlightened land use, promotion of Wilton as a place for artful, excellent development, and within that, a full celebration of its main Village Center and its unique small centers of Cannondale and Georgetown.

For today, at this critical juncture, this request for a sewer extension must clearly be denied on Health, Safety and Environmental grounds.

Best,

Barbara L. Geddis, FAIA

Stephen and Mary Jones
200 Pimpewaug Road
Wilton, CT 06897

Planning And Zoning Commission Town Hall
238 Danbury Road
Wilton, CT 06897

Members of the Planning & Zoning Commission,

We understand that you have received an application for a proposed sewer extension for a potential development at 19 Cannon Road. We recommend the application be denied for a number of reasons.

- The scale, density, and form of the proposed development to be served by this extension is not in compliance with the 2019 Plan Of Conservation And Development (the "Plan")
- The Plan has not yet solidified exact boundaries, form, or scale of the Cannondale district, so any new project, especially a large-scale project, is premature.
- The massive scale, design, and form of the project does not adhere to the goal of preserving Wilton's Rural Character, Historic Resources and Cultural Landscapes of the Cannondale National Historic District.
- Not consistent with the goal of abutting transition areas allowing for "smaller, mixed use" buildings, and "smaller single family homes".
- Does not protect its unique design and historical character in providing economic viability of the Cannondale area
- The sizing of the sewer extension is out of scale with the lower densities laid out in the Plan and does not ensure water and sewer policies reflect land-use goals.

We are not opposed to a project that reflects the intention of Plan and that is of appropriate scale. However, this project is not in scale with the neighborhood nor consistent with the Plan. Additionally, the Cannondale master plan needs to be completed first that will determine the appropriate use of Cannondale by solidifying the exact boundaries, form, infrastructure needs, scale of the district, etc.

Please advise the WPCA to deny this application and thank you for your consideration

Stephen and Mary Jones

White, Daphne

From: Contact form at Wilton CT <cmsmailer@civicplus.com>
Sent: Monday, October 10, 2022 7:11 PM
To: planningzoningcomm
Subject: [Wilton CT] 19 Cannon Road (Sent by CRAIG GARTNER, craig@gartnergroupent.com)

Hello the Planning and Zoning Commission,

CRAIG GARTNER (craig@gartnergroupent.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/203/contact>) at Wilton CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.wiltonct.org/user/203/edit>.

Message:

Hello there, it's just been brought to my attention this proposal of a 73 unit, 5 story apartment building at 19 Cannon Road. As someone who quite literally just moved to Wilton from Los Angeles, I can tell you first hand what a terrible idea this is. These over-crowded and ill-conceived buildings are a nightmare. They are EVERYWHERE on residential roads in Los Angeles and one of the many reasons that city has fallen significantly as a desirable place to live. These buildings cause so much noise and traffic as well as pose a great public safety threat. Little is thought about as for the strain on public resources and environmental concerns. I urge you to NOT turn this quiet, safe, peaceful town into something the likes of which I just left after 23 years.

Thank you
Craig Gartner
231 Cannon Road
Wilton, CT 06897

White, Daphne

From: cmsmailer@civicplus.com on behalf of Contact form at Wilton CT
<cmsmailer@civicplus.com>
Sent: Monday, October 10, 2022 4:30 PM
To: planningzoningcomm
Subject: [Wilton CT] 19 Cannon Road (Sent by Iris Krawitz, iriskrawitz@hotmail.com)
Attachments: cannon_road_project.pdf

Hello the Planning and Zoning Commission,

Iris Krawitz (iriskrawitz@hotmail.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/203/contact>) at Wilton CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.wiltonct.org/user/203/edit>.

Message:

Good evening

I am reaching out to voice that I am against the proposed project at 19 Cannon Road. The reasons behind my disapproval are outline in the attached letter.

Thank you for your attention to this matter.

Iris Krawitz
176 Cannon Road
Wilton CT 06897

Planning And Zoning Commission
Town Hall
238 Danbury Road
Wilton, CT 06897

10/10/2022

With regards to the proposal at 19 Cannon Road:

The scale, density, and form of the proposed development to be served by this extension is not in compliance with the 2019 Plan Of Conservation And Development. While the core of Cannondale could benefit from slightly increased density, there are particular, specific recommendations and goals in the Plan that are not adhered to by the applicant. In addition, the Plan has not yet solidified exact boundaries, form, or scale of the Cannondale district, so any new project, especially a large-scale project, is premature.

Page 39-40 Goal 4: *Preserve Wilton's Rural Character, Historic Resources and Cultural Landscapes.* Mentioned specifically is the Cannondale National Historic District. The scale, design, and form of the project does not adhere to this goal. A single, monolithic building of this size not only violates all three of the goals, it is seemingly designed to be as exactly opposite said goals as possible.

Page 49 Goal 1.1: *Increase the Availability of Multi-Family Housing and Smaller Housing Units.* This section sets very specific guidelines and goals that limit large scale building like the one proposed to Town Center and Danbury Road, south of Cannon Road. "Abutting transition areas" such as 19 Cannon Road, which clearly transitions from busy commercial Danbury Road to the single family neighborhood in Cannondale, are specifically called out as areas of opportunity for "smaller, mixed use" buildings, and "smaller single family homes". The scale of this proposal is far in excess of what any reasonable person would term "smaller".

Page 68-70: (Cannon Road as a transition point) Cannon Road straddles two zones as outlined in the Plan; neither one specifies large, multi-story buildings (more appropriate on Danbury Road and in Wilton Center, as outlined in the Plan) Instead, the two zones outline "commercial, residential, and mixed-use development that emphasizes transit-oriented development, community, and village design character and connections to Wilton Center." "Evaluate form-based zoning approaches" for the zone south of Cannon Road, and "Maintain existing low-density, rural development patterns, except in approaches to and within the Georgetown node... enhance the utility and clarity of Adaptive Use regulations that are often used in this area... enable commercial and residential development at limited densities that can be supported by on-site infrastructure" for the zone north of Cannon Road.

Page 70 Goal 3: *Strengthen the economic viability of the Cannondale area while protecting its unique design and historical character.* The proposal clearly does neither of these things. The "economic viability" of Cannondale is an ill-defined goal, and certainly the style and scale of the building is neither unique nor historical.

Page 91 Goal 7.1: *Ensure water and sewer policies reflect land-use goals.* The sizing of the sewer extension is out of scale with the lower densities laid out in the Plan, and will serve to encourage more large-scale developments on adjacent lots, in direct contradiction to the Plan.

Page 95: *The Cannondale Node-* "The Town should conduct a Master Planning process to properly define the extent of the Cannondale Node. Once this is done, the Town should align its land-use policies to encourage mixed-use, residential, and commercial development of an appropriate scale and design that is transit-oriented in nature, given access to Cannondale Train Station... densities should be lower than the Greater Wilton Center area and should align with the gradual decrease in density north of Cannon Road." This survey, and resultant recommendations, have not yet been completed, so no large development should be approved until the Plan is updated.

Besides the clear-cut departures from the PCOD, there are also serious questions about health and safety at this location, including, but not limited to: roadway sight-lines, proximity to a busy railroad grade crossing, proximity to a fragile river ecosystem, and possible additional contamination to an already marginal aquifer that supplies public drinking water. Less dense development of this property would alleviate all of these issues, as well as comply with the PCOD.

Unless and until the developer can answer questions about health and safety you are under no obligation to approve this project, regardless of statute 8-30g. I ask that you deny the application.

Iris Krawitz

dotloop verified
10/10/22 4:20 PM EDT
V04G-PVW-0F5E-ANWF

Iris Krawitz
176 Cannon Rd Wilton CT 06897

White, Daphne

From: Contact form at Wilton CT <cmsmailer@civicplus.com>
Sent: Monday, October 10, 2022 3:53 PM
To: planningzoningcomm
Subject: [Wilton CT] Opposition to 19 Cannon Road (Sent by Ashleigh Lauria , Ashleighlauria125@gmail.com)

Hello the Planning and Zoning Commission,

Ashleigh Lauria (Ashleighlauria125@gmail.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/203/contact>) at Wilton CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.wiltonct.org/user/203/edit>.

Message:

To whom it may concern,

As a resident of 328 Hurlbutt St. in Wilton, I highly oppose the construction of a 73-unit, 5 story apartment building at 19 Cannon Rd. The current amount of traffic affecting and not being addressed already on Hurlbutt St. is a danger to its residents. A development of that size would further put children, walkers/runners and residents in danger with an increase in traffic. In addition, I oppose the construction of 19 Cannon Rd. due to the negative affects of the surrounding wetlands and water that would need to be pulled from the area. Please protect our quiet area and do not allow for a large development to ruin that. There are other resources that can be tapped into - redevelopment of downtown and the new construction at the corner of Sharp Hill. PLEASE OPPOSE THIS DEVELOPMENT.

Best,
The Lauria family

White, Daphne

From: Contact form at Wilton CT <cmsmailer@civicplus.com>
Sent: Monday, October 10, 2022 3:42 PM
To: planningzoningcomm
Subject: [Wilton CT] Proposed construction at No 19 Cannon Road (Sent by john connelly, john.connelly215@gmail.com)

Hello the Planning and Zoning Commission,

john connelly (john.connelly215@gmail.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/203/contact>) at Wilton CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.wiltonct.org/user/203/edit>.

Message:

I believe that the construction of such a large compact facility at that location would have a significant negative impact on the immediately surrounding area. The already low water table would be impacted and traffic, especially at the immediate Cannon /Pimpawaug Junction, would be negatively impacted. A building this size would look way out of place and it is hard to understand how the intent of zoning laws would be satisfied by this structure and its use. Has parking been considered in this case. assuming 2 cars per family, I can't imagine that the area could handle that either. Please reject this proposal inasmuch it violates the spirit and I would be letter of any Wilton planning or zoning laws I have been aware of since I moved here in 1986. Sincerely, John Connelly. 170 Cannon Road Wilton Ct. 06897

White, Daphne

From: Contact form at Wilton CT <cmsmailer@civicplus.com>
Sent: Monday, October 10, 2022 10:19 AM
To: planningzoningcomm
Subject: [Wilton CT] 19 Cannon Road Development Proposal (Sent by David T. Remes, dtremes@gmail.com)

Hello the Planning and Zoning Commission,

David T. Remes (dtremes@gmail.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/203/contact>) at Wilton CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.wiltonct.org/user/203/edit>.

Message:

As 44 year residents of Black Alder Lane my wife and I urge the P&Z Commission to vote AGAINST the 19 Cannon Road Proposal. In addition to the significant increase in traffic and safety on several roads (Cannon, Pimpewaug, Hurlbutt, Sturges Ridge) there are potential environmental issues that are of concern.

Chris Rekow & Jen Longmire
49 Cannon Road
Wilton, CT 06897

October 10, 2022

Planning and Zoning Commission
Town Hall
239 Danbury Road
Wilton, CT 06897

Members of the Planning and Zoning Commission,

As residents of Cannondale since 2004, we have seen many proposals come and go regarding our unique and historic corner of Wilton. It was disheartening to learn that a second request has been made for a sewer line extension from Danbury Road to 19 Cannon Road.

We are writing to ask that you deny the proposal for the following reasons:

1. By allowing the sewer extension, and thus ensuring that a large apartment complex is developed, will only encourage and provide the roadmap for more development, eroding the unique and historic nature of Cannondale, and in our opinion, **going against Goal 4 of the 2019 POCD, Preserve Wilton's Rural Character, Historic Resources and Cultural Landscapes.**
2. The proposal calls for the construction of a 73-unit, 5-story apartment building once a sewer line is approved. A building of this size **contradicts Goal 1 of the 2019 POCD**, which identifies the Cannondale area as opportunity for "smaller, mixed use" buildings, and "smaller, single-family homes".
3. The town has yet to fully complete the Master Planning process, specifically a survey that would properly define the Cannondale Node which would enable "the Town to align its land-use policies to encourage mixed-use, residential, and commercial development of an appropriate scale and design that is transit-oriented in nature, given access to Cannondale Train Station...densities should be lower than the Greater Wilton Center area and should align with the gradual decrease in density north of Cannon Road." The extended sewer line and resulting large development should not be approved until the Town completes this process.
4. As Cannondale residents for 18 years, the proposal raises **serious health and safety concerns** for our neighborhood. The proposed development would abut a busy railroad grade crossing, it is near a fragile river ecosystem and could contaminate an already marginal aquifer that supplies public drinking water.

5. Allowing the extension could encourage more large-scale developments on adjacent lots, in direct contradiction to the POCD; notably **Goal 7.1: Ensure water and sewer policies reflect land-use goals.**

We believe that the draw of Wilton is its charming rural character, and are very concerned that such a large development, in what is essentially the edge of a moderately rural and picturesque part of our town, will discourage future potential residents from moving here, having an adverse effect not only on the Cannondale area, but Wilton as a whole.

We respectfully request that the application by the WPCA be denied.

Sincerely,

Chris Rekow and Jen Longmire

White, Daphne

From: Contact form at Wilton CT <cmsmailer@civicplus.com>
Sent: Monday, October 10, 2022 3:42 PM
To: planningzoningcomm
Subject: [Wilton CT] Objection to Sanitary Sewer Line to 19 Cannon Road (Sent by Amy R Collins, amycollins4941@icloud.com)

Hello the Planning and Zoning Commission,

Amy R Collins (amycollins4941@icloud.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/203/contact>) at Wilton CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.wiltonct.org/user/203/edit>.

Message:

Amy and Matt Collins
30 Black Alder Lane
Wilton, CT 06897

Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Dear Commission Members:

We are writing today regarding the proposal under consideration to extend the sanitary sewer line from Danbury Road to 19 Cannon Road. My husband and I strongly object to the approval of the extension and we ask that you strongly object to the proposal for the following reasons:

1. Traffic –

Over the past several years, there has been a significant increase in the flow of cars, and delivery trucks using Cannon Road as a shortcut around Route 7 and as easier access to Westport and the commercial businesses on Route 7. As a person who used to walk on Cannon Road frequently over the past twenty+ years, I have had to stop as it is no longer a safe road to walk on. Also, please seriously consider that the construction of a 70-unit apartment building will add hundreds of autos and service vehicles and will make the current situation even worse

2. Environment-

The addition of the above-mentioned incremental autos and service vehicles will further deteriorate the air quality in Cannondale. In addition to air quality, there are serious concerns about nearby wetlands and the Aquarion aquifer, as well as the Norwalk River. We have been experiencing waning water issues this past year due to the recent drought. It seems that the long-term impact of bringing in an additional sewer line in close proximity to an area already experiencing declining water issues should be taken into consideration.

3. Plan of Conservation & Development –

A development of this size dismisses the town's POCD on several levels. Approving this development to be built will be going against the letter of and intention of the POCD. A thoughtful plan to develop 19 Cannon Road that is akin to the

neighboring buildings and density would enhance rather than detract from the rural and historic nature of Cannondale emphasized in the POCD.

We respectfully ask the Commission to strongly consider supporting the POCD and sound planning for Cannondale by voting against the proposed sewer extension.

Sincerely,
Amy and Matt Collins
30 Black Alder Lane

White, Daphne

From: Contact form at Wilton CT <cmsmailer@civicplus.com>
Sent: Monday, October 10, 2022 9:44 PM
To: planningzoningcomm
Subject: [Wilton CT] 19 Cannon Rd (Sent by Matthew Allen, mtallen71@yahoo.com)

Hello the Planning and Zoning Commission,

Matthew Allen (mtallen71@yahoo.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/203/contact>) at Wilton CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.wiltonct.org/user/203/edit>.

Message:

Matthew and Robin
36 Cobblestone PL
Wilton, CT 06897

Planning And Zoning Commission Town Hall
238 Danbury Road
Wilton, CT 06897

Members of the Planning & Zoning Commission,

I happen to work in commercial real estate, not multifamily currently but I have experience in this area. The proposal from the developer is obviously far out of scale for a two acre site. I'm not sure what the strategy or intent of this "plan" is but it appears to me that they are putting forth a ridiculous ask with the intention of winning something much smaller and more realistic, but larger than would be prudent for the site and location. My wife and I understand that you have received an application for a proposed sewer extension for a potential development at 19 Cannon Road. We recommend the application be denied for a number of reasons.

- The scale, density, and form of the proposed development to be served by this extension is not in compliance with the 2019 Plan Of Conservation And Development (the "Plan") nor is it even remotely realistic for a two acre site.
 - The sizing of the sewer extension is out of scale with the lower densities laid out in the Plan and does not ensure water and sewer policies reflect land-use goals.
 - The amount of traffic that would be generated by this proposal would require significant investment in order for pedestrians and commuters to be able to move safely in the area. Currently, the intersection with the Metro North train line and Cannon Rd. is already heavily congested in the mornings and evenings. A development like this would be like throwing gasoline on a fire.
 - The Plan has not yet solidified exact boundaries, form, or scale of the Cannondale district, so any new project, especially a large-scale project, is premature.
 - The massive scale, design, and form of the project does not adhere to the goal of preserving Wilton's Rural Character, Historic Resources and Cultural Landscapes of the Cannondale National Historic District.
 - Not consistent with the goal of abutting transition areas allowing for "smaller, mixed use" buildings, and "smaller single family homes".
 - Does not protect its unique design and historical character in providing economic viability of the Cannondale area
- We are not opposed to a project that reflects the intention of the Plan and that is of appropriate scale. However, this project is not in scale with the neighborhood nor consistent with the Plan. Additionally, the Cannondale master plan needs to be completed first, so that will determine the appropriate use of Cannondale by solidifying the exact boundaries, form, infrastructure needs, scale of the district, etc.

Please advise the WPCA to deny this application and thank you for your consideration.

Matthew and Robin Allen

October 10, 2022

Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Commission Members:

We are writing with regard to the proposal under consideration to extend the sanitary sewer line from Danbury Road to 19 Cannon Road. We **STRONGLY OBJECT** to the approval of this proposal for the following reasons:

1. **Safety:** Cannon Road is used as cut-through to and from Routes 57, 33, 106, and 53. Driving is dangerous due to the increased traffic with speeding motorists. We have two small children that have to cross the street and catch the bus and it is already perilous as it is. Adding a development of this size will only quadruple these safety issues.
2. **Traffic:** There is already a steady stream of vehicles congesting Cannon Road to service the existing homes and developments. The developments of a 70-unit apartments building adding hundreds of new vehicles and service vehicles will only make any already existing traffic problem even worse. Add these new residents and their vehicles, guests, and service delivery drivers plus the train station traffic and it will be a traffic nightmare for both Cannon Road and Danbury Road especially during peak traffic and commuting times.
3. **Environmental:** With the train station and congested roads this area is already suffering from air pollution. Adding more vehicles will only worsen the situation. There are also a number of other environmental concerns considering the many wetlands in this area and introducing a sewer line in light of these concerns is ill advised.
4. **2019 Plan of Conservation & Development (POCD):** A development of this magnitude flies in the face of the POCD. The proposed development does not take into consideration the goals of the POCD and any development of this large-scale size must be thoroughly and carefully thought out with the POCD objectives in mind.

Sincerely,

Ed & Kara Kuchar
235 Cannon Road
Wilton, CT 06897