

Wrinn, Michael

From: cmsmailer@civicplus.com on behalf of Contact form at Wilton CT
<cmsmailer@civicplus.com>
Sent: Thursday, October 13, 2022 6:44 PM
To: Wrinn, Michael
Subject: [Wilton CT] 19 Cannon Rd In Opposition (Sent by Harry Clark,
wiltonclarks@optimum.net)
Attachments: 19_cannon_road_in_opposition_clark.pdf

Hello mwrinn,

Harry Clark (wiltonclarks@optimum.net) has sent you a message via your contact form
(<https://www.wiltonct.org/user/3373/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/3373/edit>.

Message:

Please see attached letter regarding this.

Cheers,
Harry

Harry Clark
130 Old Highway
Wilton, CT 06897

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

10/7/22

Members of the Planning & Zoning Commission,

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 laid out boundaries, form, or scale of the Cannondale district, so any project, especially a large-scale project, is premature. There are also health and safety issues with a building of this size at this location.

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. In fact, this building would forever change the "character" of Cannondale for the worse.

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.

Sincerely,

Harry Clark

Wrinn, Michael

From: Barbara Geddis <barbarag@geddisarchitects.com>
Sent: Thursday, October 13, 2022 6:56 PM
To: Wrinn, Michael
Subject: 19 Cannon Road: 13 October 2022 Letter of Opposition to the New Submission
Attachments: GEDDIS.19 Cannon Road Letter OCTOBER 13. 2022.pdf

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

Good Evening Mr. Wrinn,

Here is my letter opposing the "new" application.

At each juncture, the evidence against this request grows on empirical grounds.

Perhaps, I should also submit through the town portal?

Thanks,

Barbara

Barbara L. Geddis, FAIA | President
Geddis Architects | www.geddisarchitects.com
71 Old Post Road | Post Office Box 1020
Southport, CT 06890
T 203.256.8700
F 203.255.0004
barbarag@geddisarchitects.com

Remote Cell 203 820-3493

Barbara L. Geddis, FAIA

296 Cannon Road

Wilton, CT 06897

October 13, 2022

Planning and Zoning Commission

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

Re: 19 Cannon Road WPCA MR#154, 8-24 Referral

Commissioners and Mr. Wrinn,

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Despite this "new" application with a new attorney, the preponderance of factual evidence continues to demonstrate this site is a poor "case study" to mount a legal challenge in the courts to the validity of all POCD's. An attorney's new declarations does not make an ill-conceived request for a private sewer extension any better. This vulnerable two-acre site and 1860 house site in Cannondale Village is particularly unsuitable.

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

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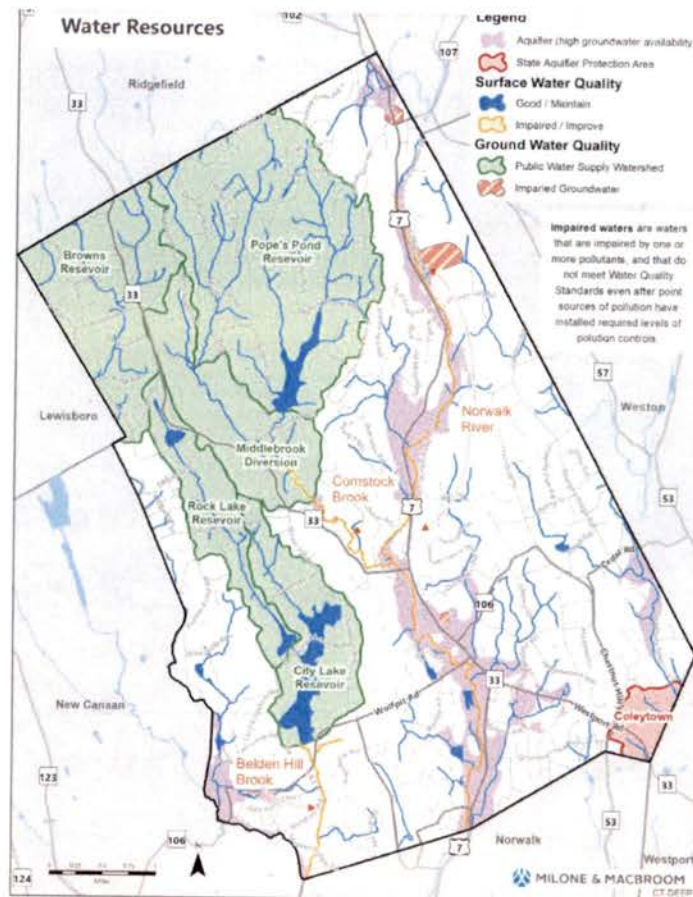
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Look at the FEMA map below and water resource map in the POCD (below). You can readily see Norwalk River's narrow aquifer and one of the impaired groundwater sites north of Cannondale.



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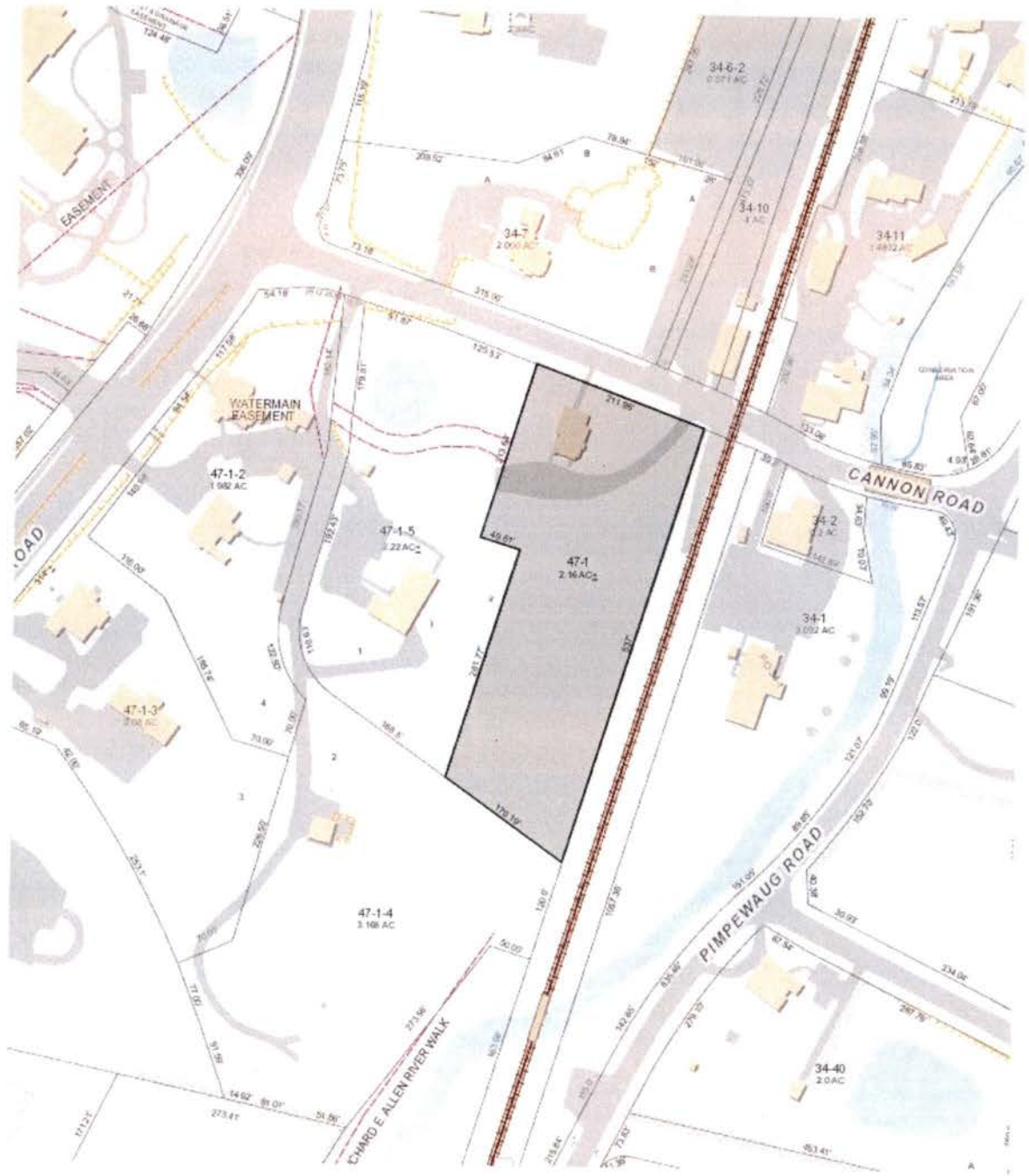
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Limited to Extensions that address risks to environmental and/ or public health? Certainly, that is not the case here. The earlier illustration Water Resource Map from the POCD shows the aquifer around Cannondale and an impaired water area north along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

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

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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:

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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.
- The list of all Cannondale property owners with Cannon Road locations. (See Cannondale. A Connecticut Neighborhood) is fortunately available in the 1860 Census. This was at that time a

much larger neighborhood as evident in Carol Moran Russell's 1987 documentation of that 1860 census with many details about the occupations and families in the Cannon's Station area (now known as Cannondale Village.) This is the center of the National Register designation.

- 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 smaller 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

Wrinn, Michael

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Barbara

Barbara L. Geddis, FAIA
296 Cannon Road
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Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
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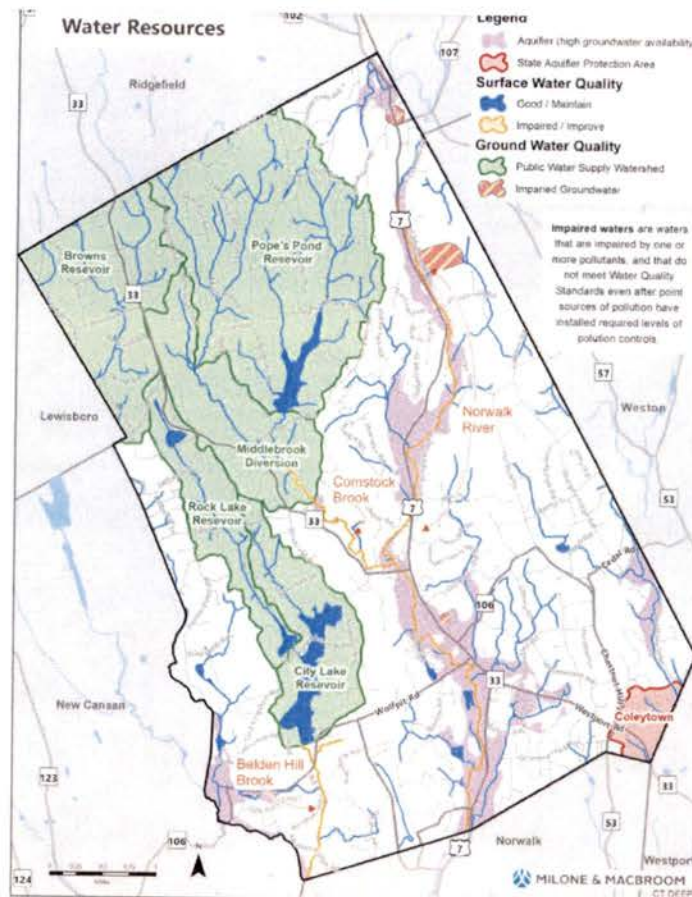
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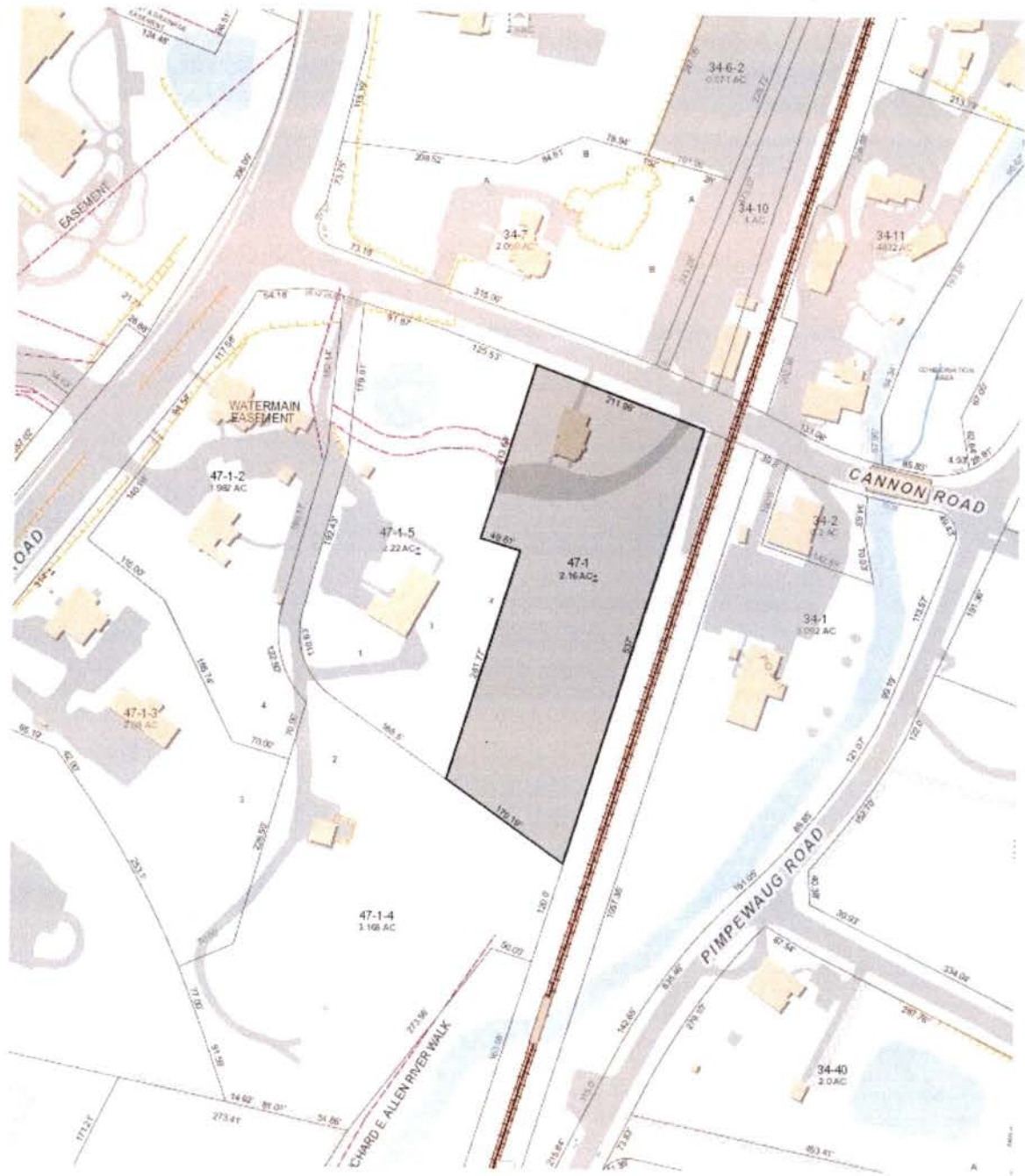
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- 4.0 Preserve Wilton's Rural Character, Historic Resources and Cultural Landscapes. This plan would essentially "obliterate" Cannondale Village at its entrance sequence, notwithstanding a solid 1860 residence, which might be part of an enlightened development plan in the future.
- The list of all Cannondale property owners with Cannon Road locations. (See Cannondale. A Connecticut Neighborhood) is fortunately available in the 1860 Census. This was at that time a

much larger neighborhood as evident in Carol Moran Russell's 1987 documentation of that 1860 census with many details about the occupations and families in the Cannon's Station area (now known as Cannondale Village.) This is the center of the National Register designation.

- 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 smaller 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

Wrinn, Michael

From: Steven Georgeou <sgeorgeou@geocom-inc.com>
Sent: Tuesday, October 11, 2022 4:21 PM
To: White, Daphne
Cc: Wrinn, Michael; Russo, Lorraine
Subject: Re: FW: [Wilton CT] Danbury Road Sewer Line Extension (Sent by Steven Georgeou , sgeorgeou@geocom-inc.com)
Attachments: Georgeou Letter to P&Z 10.8.22.pdf

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

Attached is my letter to the P&Z. I hope you are still able to include it.
Steven Georgeou

On Tue, 11 Oct 2022 18:04:39 +0000, "White, Daphne" <Daphne.White@WILTONCT.ORG> wrote:

Dear Mr. Georgeou,

We received your cover e-mail, as shown below, but we did not receive your attachment.

Please send your e-mail so that we can post it along with the other e-mails that we have received.

Regards,

Daphne White

From: Contact form at Wilton CT <cmsmailer@civicplus.com>
Sent: Saturday, October 8, 2022 10:16 AM
To: planningzoningcomm <planningzoningcomm@WILTONCT.ORG>
Subject: [Wilton CT] Danbury Road Sewer Line Extension (Sent by Steven Georgeou , sgeorgeou@geocom-inc.com)

Hello the Planning and Zoning Commission,

Steven Georgeou (sgeorgeou@geocom-inc.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:

Attached please find our letter of opposition to the extension of the sewer line from Danbury Road to 19 Cannon Road for consideration by the P&Z Commission at its October 11th meeting. Thank you.

▪

*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

Wrinn, Michael

From: Sara Curtis <sara.curtis3229@gmail.com>
Sent: Tuesday, October 11, 2022 3:14 PM
To: Wrinn, Michael
Cc: White, Daphne; Sara Curtis; Steven G
Subject: 19 Cannon Road Opposition Letter - attachment
Attachments: Georgeou Letter to P&Z 10.8.22.pdf

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

Daphne, Please find attached the letter previously submitted by the Georgeous on Oct. 8. Thank you for letting us know that the attachment had not gone through. Very kind of you.

.Sara Curtis
290 Cannon Road

STEVEN GEORGEOU
63 Cannon Road
Wilton, CT 06897

October 8, 2022

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

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Sincerely,

Steven & Tina Georgeou

Wrinn, Michael

From: cmsmailer@civicplus.com on behalf of Contact form at Wilton CT
<cmsmailer@civicplus.com>
Sent: Tuesday, October 11, 2022 3:12 PM
To: planningzoningcomm
Subject: [Wilton CT] MR#153, 8-24 Referral (Sent by Jennifer Longmire, jongmire1@optonline.net)
Attachments: 19_cannon_rd_pz_10.10.22.pdf

Hello the Planning and Zoning Commission,

Jennifer Longmire (jongmire1@optonline.net) 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:

My husband Chris Rekow and I submitted a letter in regards to the referral yesterday. We did so through this link, but it is not reflected in the Communications related to the sewer extension. Letter is re-attached. Please advise.

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

Wrinn, Michael

From: White, Daphne
Sent: Tuesday, October 11, 2022 2:05 PM
To: sgeorgeou@geocom-inc.com
Cc: Wrinn, Michael; Russo, Lorraine
Subject: FW: [Wilton CT] Danbury Road Sewer Line Extension (Sent by Steven Georgeou , sgeorgeou@geocom-inc.com)

Dear Mr. Georgeou,

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Message:

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▪

Wrinn, Michael

From: Barbara Geddis <barbarag@geddisarchitects.com>
Sent: Monday, October 10, 2022 8:15 AM
To: Wrinn, Michael
Subject: 19 Cannon Road Letter
Attachments: GEDDIS.19 Cannon Road Letter OCTOBER 9.2022.pdf

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

Hi Michael,

Just checking in.

This was sent through the town portal yesterday morning (a Sunday) , but here it is again directly.

Thanks,

Barbara

Barbara L. Geddis, FAIA

Geddis Architects

www.geddisarchitects.com

71 Old Post Road

Post Office Box 1020

Southport, CT. 06890

T 203 256 8700 ext 103

barbarag@geddisarchitects.com

Remote cell: 203-820-3493

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

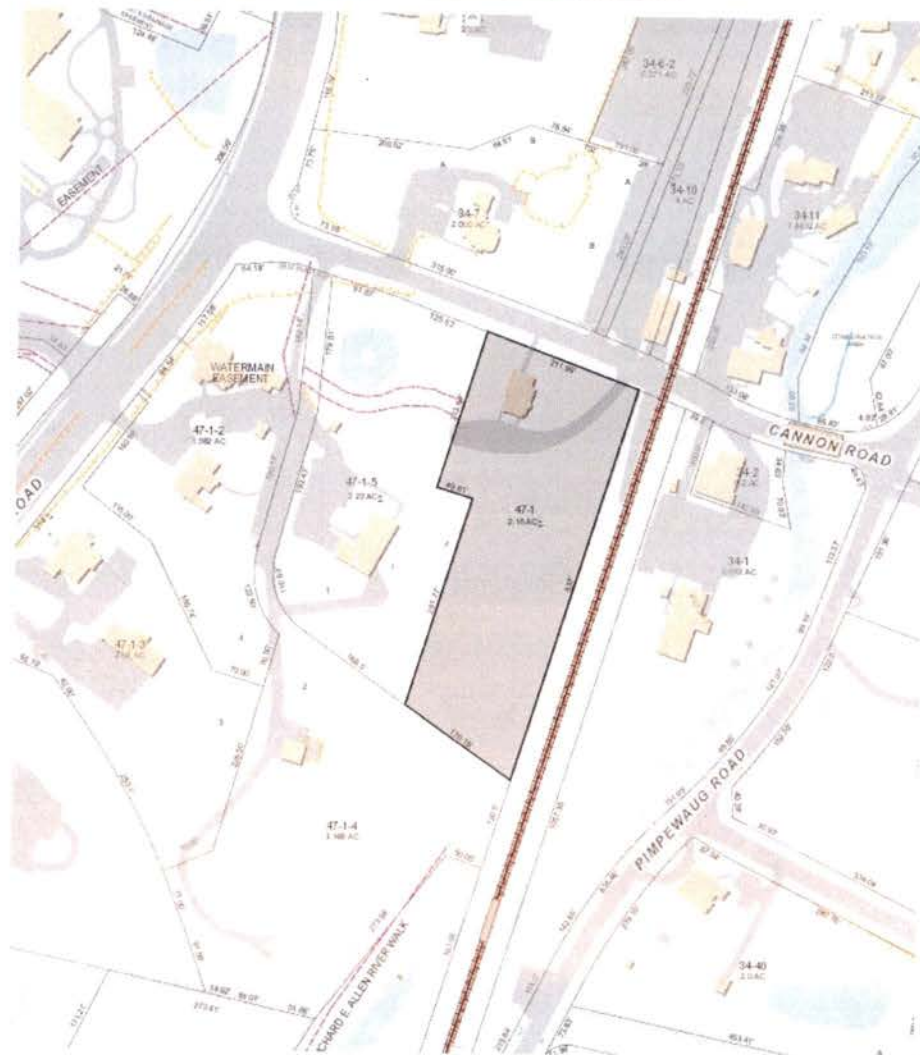
Public health includes water, water quality, and access to water:

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":

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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

Wrinn, Michael

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Sent: Monday, October 10, 2022 8:41 AM
To: Wrinn, Michael
Subject: [Wilton CT] 19 Cannon Rd -Deny NRWA (Sent by Elizabeth Y Craig, elizycraig@gmail.com)
Attachments: 19_cannon_rd_nrwa_oct_2022_pdf.pdf

Hello mwrinn,

Elizabeth Y Craig (elizycraig@gmail.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/3373/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/3373/edit>.

Message:

Dear Mr. Wrinn and Commissioners,

Please see attached letter from the Norwalk Watershed Association (NRWA) to deny 19 Cannon Rd.

Thank you for your consideration,

Elizabeth Y Craig, NRWA Board

PO Box 7114
Wilton, CT 06897
norwalkriver.org

**Re: 19 Cannon Road 8-24 Referral from the WPCA
October 10, 2022**

Dear Commissioners and Mr Wrinn,

Please advise the WPCA to deny this application for a sewer extension to the property at 19 Cannon Road.

The mission of the Norwalk River Watershed Association is to improve water quality and fish and wildlife habitats of the Norwalk River watershed.

Concerns regarding 19 Cannon Road 8-24 are as follows:

Approval of any sewer extension before the Plan for the Cannondale District has been finalized, before the boundaries and the scale of development for Cannondale has been determined is premature. And may encourage and/or be taken as approval for a greater intensity of development than is in accordance with the scale of this community and with the needed protections of water quality and protection of existing properties near the adjacent floodplain, where flooding is fairly frequent and well documented.

How will this proposed development with its high site coverage/high impervious coverage and more development likely to follow impact this community and the DEEP aquifer potential area, adjacent to 19 Cannon Rd?

Along with the potential for increased flooding with increased development, there is an increased probability for ground water pollution and reduction in groundwater recharge. This is a real concern for local residents dependent on private wells. This aquifer potential area follows the Norwalk River through Wilton.

<https://portal.ct.gov/-/media/DEEP/geology/CTSurficialAquiferPotentialpdf.pdf>

We urge the Wilton Planning and Zoning Commission to support the fundamental principals laid out by the Wilton POCD as relates to Cannondale and concerning the protection and conservation of water and wildlife-fish habitat. Please balance the need for development with the need for protecting our environment.

The 19 Cannon Road application calls for 70 units and 92 parking spaces effectively doubling the size of Cannondale's current residential community on a mere 2 acres! The housing density proposed here would exceed any other property in Wilton with 35 units per acre. The scale and density of development

proposed for 19 Cannon Rd would not be in conformity to the surrounding neighborhood of Cannondale, this development as proposed is not compatible to the neighborhood. The Plan for the Cannondale District needs to be scaled to protect the community and its fragile natural resources. A comprehensive review of the potential impacts of development is needed to protect the highly valuable, historic and water rich Cannondale district. Successful development cannot be done in a piecemeal fashion.

The proposed site plan at 19 Cannon Road with its exceedingly high intensity of use and nearly complete site coverage does not allow space for the implementation of nonstructural LID (Low Impact Development) techniques. Nonstructural LID-BMPs include: minimizing site disturbance, preserving important site features, retaining and utilizing existing native vegetation including retaining large trees, maintaining natural drainage features and characteristics and minimizing turf lawns. These nonstructural BMPs used in LID can reduce stormwater runoff and increase groundwater recharge and can be used effectively with sound site planning and design. Allowing space to utilize these softer, vegetative, more natural stormwater controls will serve to protect the charm of Cannondale, natural habitat and water quality.

Again, we urge the Wilton Planning and Zoning Commission to support the fundamental principals laid out by the Wilton POCD as relates to Cannondale and concerning the protection and conservation of water and wildlife-fish habitat. Please balance the need for development with the need for protecting our environment.

Please advise the WPCA to deny this application.

Sincerely,

Elizabeth Y. Craig, Norwalk River Watershed Association, Board of Directors

Wrinn, Michael

From: cmsmailer@civicplus.com on behalf of Contact form at Wilton CT
<cmsmailer@civicplus.com>
Sent: Monday, October 10, 2022 8:46 AM
To: planningzoningcomm
Subject: [Wilton CT] MR#153, 8-24 Referral (Sent by Jennifer Longmire, jlongmire1@optonline.net)
Attachments: 19_cannon_rd_pz_10.10.22.pdf

Hello the Planning and Zoning Commission,

Jennifer Longmire (jlongmire1@optonline.net) 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:

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

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:

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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.
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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

Wrinn, Michael

From: cmsmailer@civicplus.com on behalf of Contact form at Wilton CT
<cmsmailer@civicplus.com>
Sent: Monday, October 10, 2022 10:16 AM
To: Wrinn, Michael
Subject: [Wilton CT] 19 Cannon Road Sewer Line Proposal (Sent by Evan Shepard, eshep@optonline.net)
Attachments: pz_commission_letter_221010.docx

Hello mwrinn,

Evan Shepard (eshep@optonline.net) has sent you a message via your contact form (<https://www.wiltonct.org/user/3373/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/3373/edit>.

Message:

Please see attached letter.

Evan Shepard
63 Black Alder Lane
Wilton, CT 06897

October 10, 2022

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

VIA EMAIL: www.wiltonct.org

Commission Members:

We are strongly opposed to the approval under consideration to extend the sanitary sewer line from Danbury Road to the proposed development at 19 Cannon Road due to safety, traffic and environmental concerns.

We have experienced from years ago during construction to widen Route 7, as well as other times traffic on Route 7 was impacted, that Cannon Road had become a bypass, in both directions, from Danbury road to Routes 57, 33, 106 and 53. To this day, drivers continue to utilize Cannon Road to avoid route 7.

As a result, our family and neighbors have experienced "near misses" from traffic on Cannon Road when collecting our mail from the mailboxes located along Cannon Road. It is not safe!

We urge the Commission to support sound planning for the historic and rural nature of Cannondale by voting against the proposed sewer extension.

Sincerely,

Perri and Evan Shepard

Wrinn, Michael

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.

Wrinn, Michael

From: Christina Duncan <cduncan4@optonline.net>
Sent: Monday, October 10, 2022 11:30 AM
To: Wrinn, Michael
Subject: 19 Cannon Road
Attachments: 19 Cannon Road[1].docx

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

Mr. Wrinn,
We are resubmitting the attached letter.
Thank you,
Christina and Woodson Duncan
27 Keelers Ridge Road

March 13, 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,

We write to urge that the Commission deny the proposed sewer line to Cannondale.

As active residents in Town planning for many years, we have witnessed countless discussions of protecting Wilton's historic and natural assets. Protecting these unique features is reflected in the current and previous POCD. In spite of what has been written in those plans, we have watched with dismay as forest has been clear cut and old buildings have been torn down, while the recommendations in the POCD were never enacted. This is a chance for the Town to step up and follow the POCD and prevent a project that is totally out of character for the Cannondale National Historic District. These assets are what makes our town unique and beautiful and they cannot be recreated once destroyed.

We are pleased that the Town is finally working on a Master Plan for the Town Center and it appears that the Norwalk River is the centerpiece, as it was in the Schenk's Island/ Merwin Meadow discussions. We believe a healthy river and clean water are essential to our future and have thus supported the Town of Wilton, NRV, NRWA, Wilton Land Conservation Trust, Pollinator Pathway and Trout Unlimited in their efforts to preserve, protect and enhance the Norwalk River. We are currently working with Save The Sound to remove the Dana Dam and further restore the river as habitat for migratory fish. Allowing development of this scale next to our beautiful Norwalk River, which so many organizations have worked to protect and which many of us rely on for our drinking water, makes no sense. The POCD Section 2.4 states **"Conserve and enhance habitats including migratory fish habitats along the Norwalk River and native tree promotion."** The road salt used on a parking lot for 90 cars alone will have a major impact on water quality in the river as will the warm water from pavement runoff and other pollutants from the lot. The Town should be aware that road salt is a major issue for drinking water after dealing with the lack of potable water from the well at the firehouse on Ridgefield Road.

We are looking forward to the Master Plan and hope that it will be followed by thoughtful plans for Cannondale and Georgetown. To be clear, Wilton needs **truly** affordable housing and we hope it will be included in a way that makes sense for everyone. Affordable housing should be integrated into the community. We understand that the Town needs to move forward and development will happen. Please make sure that the words of the POCD are taken into account and we preserve Wilton's unique character and protect our priceless resources.

Sincerely,

Woodson and Christina Duncan

27 Keelers Ridge Road

Wrinn, Michael

From: Jonathan Wooten <jonwwooten@gmail.com>
Sent: Monday, October 10, 2022 11:56 AM
To: Wrinn, Michael
Subject: Re: 19 Cannon Road 8-24 referral from the WPCA

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

October 10, 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,

I am writing to object to the proposed construction of an apartment high rise at 19 Canon road.

This proposal is for shoe horning 70 apartments into a tiny 2 acre parcel on the Norwalk River. It will loom over the historic village of Cannondale and the primary entrance to our area.

As a local residence owner, I have read that legislation written 33 years ago basically removes any significant local input to this defining structure next to the entry to historic Cannondale.

This can't be. The State could have put all local Planning and Zoning Commissions out of business in Connecticut but they didn't. As long as Wilton P&Z exists it must mind the interests of the local community and Wilton at large. Wilton doesn't need a new Pruitt-Igoe East.

I think it is a pretty proven principle that extreme density low end apartments lead eventually to local safety issues, sanitation, water quality and falling property values.

This proposal couldn't come at a worse time.

Wilton is in the midst of a major review of historical areas, development and the like. Those efforts will be carpet bombed if this proposal passes.

No one will want to live near it. Future development will be stunted by the knowledge that there are no limits to future monstrosities and uncertainties packaged and force fed by Hartford.

Best Regards,

Jonathan Wooten

296 Cannon Road
Wilton, CT. 06897

Wrinn, Michael

From: Sara Curtis <sara.curtis3229@gmail.com>
Sent: Monday, October 10, 2022 11:56 AM
To: Wrinn, Michael
Cc: Sara Curtis
Subject: 19 Cannon Road 8-24 Referral MR# 153
Attachments: 19 Cannon Road 8-24 Referral 10_10_2022.pdf

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

Please post the attached for the Planning and Zoning October 11, 2022 meeting. Contact me if you have any difficulties.

Thank you,

Sara Curtis
290 Cannon Road
Wilton CT

October 9, 2022

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

Re: MR#153, 8-24 Referral - Wilton Water Pollution Control Authority/Baywing LLC – Sewer extension, allocation of Sewer Capacity and approval to connect - 19 Cannon Rd to Danbury Rd

Commissioners and Mr. Wrinn,

I am in strong opposition to the newly submitted application that again requests approval of a sewer extension, capacity allocation and connection to the multi-family development. I ask that your recommendation to the WPCA is for denial.

I understand as outlined by Attorney Gelderman and agreed to by Attorney Hollister during the September 14, 2022 WPCA meeting that P&Z is to be guided by the 2019 Plan of Conservation and Development (POCD) as part of their deliberations, decision and 8-24 report.

While the applicant may have regrouped and reassessed its approach it appears that many of statements and representations made by the applicant continue to be cherry-picked /partial, irrelevant or unquestionably inaccurate. These include references from Attorney Hollister's submission letter regarding:

- Aquifers/watersheds, historic designations
- Continued reference to the eleven-year-old lapsed approval for a different project that was never constructed, on a different parcel and under an outdated POCD. This has been deemed irrelevant.
- Statements/conclusions inaccurately attributed to (and now retracted after being called out) the Town Engineer and Director of Public Works regarding capacity and the lack of any engineering or environmental issues.
- "Designation for Sewer Service" referencing the Cannondale Node, the applicant selectively uses the POCD to its benefit but simultaneously saying the POCD cannot be used by P&Z for planning and then later contradicted during the September 14, 2022 WPCA meeting.

My opposition is not about anti-development. There are clear reasons that require the **application's denial**. Many are carefully documented by Wilton's POCD when not taken out of context and further supported by the State's Conservation & Development Policies: The Plan for Connecticut 2018-2023 guiding principles.

The applicant's premise that the application is consistent with the POCD is inaccurate.

It ignores the overwhelming majority of references and cautions throughout the document that address the POCD organizing principles of our Natural and Historical Environment, Human and Economic Environment and Built Environment. Dozens of references in the POCD specific to Cannondale identify the need to:

- (Section3.1.) Conduct a **master planning** process for Cannondale
- Strengthen the economic viability of the Cannondale area while **protecting its unique design and historical character**
- Establish **zoning incentives for preserving historic structures**
- Establish unique design guidelines for Cannondale with input through the master planning process that preserve historic character.
- Encourage mixed-use, residential, and commercial development of an **appropriate scale** and design, with possible form-based approaches, transit-oriented design, and **historical preservation as central principles**.

The applicant's overview letter Paragraph B. references POCD pages 95 and 101 to support their limited view that 19 Cannon Road be considered as a "Sewer Growth Area". Unfortunately, the applicant overlooks page 100 that establishes the following in regard to water and sewer planning goals.

- The Town has historically extended sewers **to serve community facilities, address public health concerns or to support appropriate development projects** on the fringe of the existing sewer service area. However, in the past 10 years only 3 such projects have been undertaken. Miller Driscoll School, School Sisters of Notre Dame, and Station Place/Wilton Commons. The one-off request under consideration hardly rises to this historical precedent.
- The POCD further notes under **Primary Sewer Avoidance – Sewers should not be extended** due to the presence of critical natural resources and a public water supply watershed.
- The above defines Cannondale, this site and immediately adjacent lands that include the vital aquifer, the only well Aquarion has in Wilton (see <https://goodmorningwilton.com/overflow-crowd-attends-deep-meeting-to-oppose-aquarions-water-diversion-application/>), and the Norwalk River. If there was ever an area to be "avoided" this would be it.

The POCD water and sewer planning goals are also supported by Conservation & Development Policies: The Plan for Connecticut 2018-2023 guiding principles.

Guiding Principle 4.4 Avoid activities that could negatively affect rare or unique ecological communities and natural areas, **including habitats of endangered, threatened and special concern species**, (see Trout Unlimited, Wilton CT report <https://www.mianustu.org/>) other critical wildlife habitats identified in the Connecticut Wildlife Action Plan, river and stream corridors, aquifers, ridgelines, large or connected forest areas, highland areas, coastal marsh migration areas, and Long Island Sound.

Guiding Principle 4.14 Support the introduction or expansion of public water and/or sewer services or alternative on-site wastewater treatment systems only when there is a demonstrated environmental, public health, public safety, economic, social, or general welfare concern, and then introduce such services only at a scale which responds to the existing need without serving as an attraction to more extensive development.

Safety Considerations

- The Wilton Police Department recently identified the intersection at Cannon Road/Olmstead/Danbury Road as one of the most dangerous in Wilton due to the high (top 3) accident rates. The master planning process for Cannondale must be allowed to consider traffic safety as a critical factor. This impacts the health and safety of everyone.
- The frequency of storms and related flooding in addition to Danbury Road traffic accidents have resulted in increased closures. **This impacts everyone's safety – residents, children on school buses, commuters, commercial vehicles, businesses.**
- The urgent Town emails are now a constant, **Detour!** Cannon is the only access for north and southbound traffic as well as access to east/west side roads (Seeley, Wampum, Honey Hill) for police, fire, and emergency medical responders and utility support crews. This leaves Cannon Road as the only alternative.

Our Health and Environment

Our most precious and limited resource is water. Nothing is more important and vital to our wellbeing than protecting the supply and quality of that resource. The debate should end here.

As reported by Aquarion in 2018 "The Aquarion well sits nestled on land between the *Norwalk River and the wetlands* created by the Department of Transportation after the widening of Route 7. It is the only well Aquarion has in Wilton. It's located between Danbury Rd./Route 7 and Pimpewaug Rd., just south of the Cannondale train station". 19 Cannon Road sits adjacent to this site that:

- Ensures the availability of safe/high quality water supplies.
- Plays a vital role in storm water management and flood control.
- Serves to increase groundwater recharge.
- Protects and ensures the integrity of all environmental assets critical to public health and safety.

I look forward to a thriving Cannondale Village with shops, activities, and yes, housing options in concert with all of the well documented goals and visions set out in the POCD. As the primary authors and keepers of our 2019 POCD please embrace your hard work and be guided by all of the guiding principles.

I ask that you deny the request for a sewer extension at 19 Cannon Road.

Respectfully,

Sara Curtis
290 Cannon Road
Wilton CT

Wrinn, Michael

From: Contact form at Wilton CT <cmsmailer@civicplus.com>
Sent: Monday, October 10, 2022 3:34 PM
To: Wrinn, Michael
Subject: [Wilton CT] Objection - Sewer Connection - 19 Cannon Road (Sent by Amy R Collins, amycollins4941@icloud.com)

Hello mwrinn,

Amy R Collins (amycollins4941@icloud.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/3373/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/3373/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, delivery trucks using Cannon Road as short cut around Route 7 and as an easier access to Westport and the commercial businesses on route 7. As a person who use to walk on Cannon 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 ask the Commission to support the POCD and sound planning for Cannondale by voting against the proposed sewer extension.

Sincerely,
Amy and Matt Collins
30 Black Alder Lane

Wrinn, Michael

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

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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

Wrinn, Michael

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

Wrinn, Michael

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

Wrinn, Michael

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
VOAL-PTV-PSK-AMT

Iris Krawitz
176 Cannon Rd Wilton CT 06897

Wrinn, Michael

From: cmsmailer@civicplus.com on behalf of Contact form at Wilton CT
<cmsmailer@civicplus.com>
Sent: Monday, October 10, 2022 4:35 PM
To: planningzoningcomm
Subject: [Wilton CT] Proposal at 19 Cannon Road - Letter of Objection (Sent by Kara Kuchar, kara.kuchar@srz.com)
Attachments: letter_pz_commission_235_cannon_10-10-22.pdf

Hello the Planning and Zoning Commission,

Kara Kuchar (kara.kuchar@srz.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:

Attached please find our letter of objection for the proposed sewer line for 19 Cannon Road. "

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

Wrinn, Michael

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

Wrinn, Michael

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

Wrinn, Michael

From: Rose Havron <rosehavron@yahoo.com>
Sent: Tuesday, October 11, 2022 10:36 AM
To: Wrinn, Michael
Subject: 19 Cannon 8-24 referral from the WPCA
Attachments: 19 Cannon Rd propsal - reject letter to Planning and Zoning Commission.docx

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

Dear Mr. Wrinn,

We are very concerned about the implications of the 19 Cannon proposal. Attached is our letter requesting that this proposal be denied.

Thank you,
Rose Havron and Louis Florio

October 11, 2022

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

Re: 19 Cannon 8-24 referral from the WPCA

Dear Commissioners and Mr. Wrinn:

We have read the proposal regarding 19 Cannon and have spoken with many residents and understand the serious implications to our health and safety. This proposal is counter opposed to the careful planning that our town and its residence and boards and commissions have embraced.

We strongly oppose the approval of this proposal and respectfully request that you deny the application.

Sincerely,

Rose Havron

Home address:
24 Chessor Lane
Wilton, CT 06897

Louis Florio

Home Address:
50 McFadden Drive
Wilton, CT 06897

Emailed October 11, 2022 to: Michael.wrinn@wiltonct.org

Wrinn, Michael

From: Rose Havron <rosehavron@yahoo.com>
Sent: Tuesday, October 11, 2022 11:04 AM
To: Wrinn, Michael; Lou Florio
Subject: Fw: 19 Cannon 8-24 referral from the WPCA
Attachments: 19 Cannon Rd propsal - reject letter to Planning and Zoning Commission.docx

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

Oops, I had omitted to copy Luis Florio in my original email so I'm resending.

[Sent from Yahoo Mail for iPad](#)

Begin forwarded message:

On Tuesday, October 11, 2022, 10:35 AM, Rose Havron <rosehavron@yahoo.com> wrote:

Dear Mr. Wrinn,

We are very concerned about the implications of the 19 Cannon proposal. Attached is our letter requesting that this proposal be denied.

Thank you,
Rose Havron and Louis Florio

October 11, 2022

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

Re: 19 Cannon 8-24 referral from the WPCA

Dear Commissioners and Mr. Wrinn:

We have read the proposal regarding 19 Cannon and have spoken with many residents and understand the serious implications to our health and safety. This proposal is counter opposed to the careful planning that our town and its residence and boards and commissions have embraced.

We strongly oppose the approval of this proposal and respectfully request that you deny the application.

Sincerely,

Rose Havron

Home address:
24 Chessor Lane
Wilton, CT 06897

Louis Florio

Home Address:
50 McFadden Drive
Wilton, CT 06897

Emailed October 11, 2022 to: Michael.wrinn@wiltonct.org

Wrinn, Michael

From: Tammy Tuminelli <ttuminelli@yahoo.com>
Sent: Sunday, October 9, 2022 7:37 AM
To: Wrinn, Michael
Subject: Letter of opposition to the 8-24 Referral (MR#153)
Attachments: 10.8.22 Letter of Opposition to 8-24 Referral (MR#153).pdf

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

Good morning Michael,

Please find our letter of opposition to the 8-24 Referral (MR#153) for 19 Cannon Road attached.

Thank you
Matt and Tammy Thornton

FROM: Matt and Tammy Thornton
174 Pimpewaug Road
Wilton, CT 06897

TO: Planning and Zoning Commission
c/o Mr. Michael Wrinn

October 9, 2022

RE: 8-24 Referral (MR#153) – Wilton Water Pollution Control Authority – Extension of sanitary sewer line from 19 Cannon Rd to Danbury Rd

Dear Commissioners,

We are writing to you today, again, to highlight the ways in which the 8-24 Referral does not in fact align with our Plan of Conservation and Development and therefore recommend a negative approval by the Planning and Zoning Commission.

There are many areas of our POCD that require review when considering this project but we will focus on one summary and goal.

Although the Plan states Cannondale Node on page 100 is an area that should be considered for future growth of the sewers it also states on page 95 the following:

There is no clear or consistent definition for the Cannondale Node, and for the purposes of the Future Land Use Plan, the area remains vaguely defined geographically, pending further evaluation by the Town. The Town should conduct a Master Planning process to properly define the extents of the Cannondale Node.

- With no clear master plan yet in process for Cannondale it would be remiss to approve this project without having a clear vision in place. A project approved now without a vision for the area could affect viability of future projects and plans for 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.

- Watching the Town Master Plan Subcommittee meeting on March 10th the concept of appropriate scale and design was a common theme when considering different areas of the Town Center District. A 4-story building on 2 acres with 90 parking spots does not seem an appropriate scale for this area.

Densities should be lower than the Greater Wilton Center area and should align with the gradual decrease in density north of Cannon Road.

- The scale of this proposed project negates this statement.

Goal 3: Strengthen the economic viability of the Cannondale area while protecting its unique design and historical character (page 70)

3.1 Conduct a master planning process for Cannondale (page 71)

- *The first step to improving the viability of the Cannondale area is to conduct a Master Planning process that defines the extent of Cannondale and establishes a clear vision for its future. Regulatory and infrastructure improvements should stem from the recommendations of the Master Planning process.*
- Again, no master-plan has occurred in order to strategically make these decisions.

We hope that you once again consider all areas of the POCD referring to Cannondale and see how this project does not in fact align with our POCD.

Respectfully,
Matt and Tammy Thornton

Wrinn, Michael

From: cmsmailer@civicplus.com on behalf of Contact form at Wilton CT
<cmsmailer@civicplus.com>
Sent: Sunday, October 9, 2022 10:13 AM
To: planningzoningcomm
Subject: [Wilton CT] 19 Cannon Road and Sewer Application (Sent by Stephen and Mary Jones, srj.jones@yahoo.com)
Attachments: 19_cannon_road_application_oct_10_2022.docx

Hello the Planning and Zoning Commission,

Stephen and Mary Jones (srj.jones@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:

Refer to attached letter.

Stephen and Mary Jones
200 Pimpeaug 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

Wrinn, Michael

From: cmsmailer@civicplus.com on behalf of Contact form at Wilton CT
<cmsmailer@civicplus.com>
Sent: Thursday, October 13, 2022 9:49 PM
To: Wrinn, Michael
Subject: [Wilton CT] MR#154 (Sent by Lauren Rowland, redd2679@gmail.com)
Attachments: rowland-19_cannon_rd_letter_10.13.22.pdf

Hello mwrinn,

Lauren Rowland (redd2679@gmail.com) has sent you a message via your contact form
(<https://www.wiltonct.org/user/3373/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/3373/edit>.

Message:

Please find attached our letter pertaining to MR#154,8-24 Referral - Wilton Water Pollution Control Authority/Baywing LLC – Sanitary sewer line extension - 19 Cannon Rd to Danbury Rd

Lauren & Richard Rowland
277 Cannon Road
Wilton, CT 06897

March 13, 2022

Planning And Zoning Commission
c/o Mr. Michael Winn
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Members of the Planning & Zoning Commission,

We are writing to you today as we understand that you have received a proposal for a sewer extension to the property located at 19 Cannon Road. We would like to express our objection to approving this project.

We recently moved to the area and while we have not fully engaged in all that is going on in town, we have done our best to learn as much as we can on those things impacting our home and neighborhood. This proposal directly impacts our home and our neighborhood, one which we cannot stand by on the sideline watching. Below are a few reasons we oppose the proposal:

- We do not feel that the proposal is in compliance with the 2019 Plan of Conservation and Development. We chose to live in this area as it is so close to the Cannondale National Historic district, knowing that the town had a plan to to preserve this area was important to us.
- It was not obvious to us that this new project takes into consideration the 2019 Plan, especially since exact boundaries, form, or scale of the Cannondale district, have not been solidified.
- Developing a large apartment complex on a two acre property near the Cannondale district would alter the unique design and historical nature of Cannondale Village.

- The proposed project would increase the volume of traffic on Cannon Road. There are many young children on the road, including our own. As it is, people drive on the road at increased speeds and there are many blind turns which limit our ability to walk on the road as a family.
- Our front yard is a pond which is fed by the wetlands in the area. We have enjoyed the wildlife and vegetation that come with this fresh body of water. Developing such a large scale project on such a condensed piece of land could put this fragile ecosystem at risk.

When we were looking for our forever home, we spent a lot of time looking for a town that reminded us of those that we grew up in. Wilton checked all those boxes for us. It is our hope that the commission will think about the people like us who are moving to the area and value the historical nature that the town has to offer. We are not opposed to the development of the area, but rather hope that the town and commission take into consideration the historical nature of the area along with the 2019 Plan which was developed to enhance the area.

We look forward to working with the town on future projects to improve the area for all current and future residents.

Sincerely yours,

Lauren & Richard Rowland

Wrinn, Michael

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

October 9, 2022

Wilton Planning and Zoning Commission
c/o Mike Wrinn
238 Danbury Road
Wilton, CT 06897

RE: Opposition to 8-24 Referral for a Sewer Main Extension for 19 Cannon Road: Resubmission of my 3.24 letter with a new addendum at the end

Dear Michael Wrinn and Commissioners,

Having watched your meetings and reviewed the documents pertaining to this possible sewer extension for property at 19 Cannon Road, I must express my strong opposition to such a request.

Clearly the timing is a problem as the town of Wilton has only just embarked on a Master Plan for the 'Greater Wilton Center' leaving such an analysis of Cannondale Village, one of Wilton's most important and beloved historic neighborhoods, for a later date in the future. In some of the commentary provided by both commissioners and members of the public as well as members of other commissions like the HDC, I note the shared refrain that this sewer extension is akin to 'putting the cart before the horse' in terms of our planning.

This 8-24 referral embodies piecemeal planning at best. Not only is the prospect of 70 units at 19 Cannon Road the unavoidable elephant in the room, but my understanding of engineer Peter Romano's representation is that even if any adjacent Cannon Rd neighbors and businesses want to tie in to such sewer service, they would do so at their own expense requiring installation of individual 'grinder pumps' on their own properties, all while responsibility for maintenance of such a system would fall to the developer versus the Town. That doesn't sound beneficial for the residents of Wilton, nor aligned with a development plan that takes into account the entirety of the affected area, not just one property which by the way is in fact zoned R-2A, not R-1A despite some statements made at the 3.14 meeting.

Commissioner Rotini rightly points out that our recently updated POCD talks about Cannondale Village boundaries being poorly defined and development goals not yet being established while the sewer extension constitutes a change in use: that change being overscale, higher density development which is not supported by resident feedback provided during the 2019 POCD update. And of all the letters thus far submitted to P&Z on this referral, it similarly appears that residents are uniformly opposed to the sewer extension.

Cannondale Village enjoys a rare distinction in our town and region. Its worthiness is attested to by its inclusion on the National Register of Historic Places. Its dozens of historic 18th and 19th century buildings displaying a mixture of colonial, Greek Revival and Victorian style architecture set amidst the picturesque Norwalk River and its c. 1890 train station are emblematic of not only Wilton's more tranquil agrarian past, but America's as well. It is not incidental that the famed Schoolhouse restaurant operated out of Cannondale Village for many years where it brought national culinary attention to the village. Places like this not only define Cannondale and its sense of place, but also help to define the character of Wilton. And they are fast disappearing owing to development pressure.

One aspect overlooked by this 8-24 referral which the Town of Wilton needs to revisit is whether Cannondale Village should be properly designated as a local historic district. From my research on this topic, it appears there have been some attempts in the past that did not come to fruition. Nevertheless, it is an important issue that should be explored in a planning exercise before any changes are approved that could have potentially adverse consequences that might inhibit a more successful Master Plan for the area. Such an exercise would then also address formalizing Cannondale boundaries and updating mapping as well as identifying suitable types of development, whether rezoning of sections should occur, and what sorts of infrastructure upgrades would be appropriate.

During the 2019 POCD meetings, residents spoke about a need to approach redevelopment of Cannondale with creativity and sensitivity. Many excellent visioning suggestions and ideas were shared then as members of the public looked forward to the time we could all approach Cannondale planning in more focused dialogue.

Now once again, residents of Wilton feel a need to remind you, our elected officials of the spirit of that 2019 POCD dialogue. Please consider this now as you approach your decision-making and give us the opportunity to address planning for Cannondale Village when we can do so in a thoughtful townwide process, not as the reaction to a singular application.

Sincerely,

Vicki Mavis
208 Ridgefield Road

October 9, 2022 New Addition to letter previously submitted on 3.24.22:

I recently rewatched the commission's meeting of 3.14.22 with applicant Baywing when the previous application was being reviewed and note engineer Peter Romano's extremely brief 'spiel' as he referred to it when he claimed the sewer referral request was 'consistent with the POCD.'

This is simply not true in regard to the 2019 POCD. There are many examples, but I'll simply cite on page 93, it states "sewer extension should only be considered for existing developments where they are requested by the community or needed for public health purposes." Neither of these conditions apply. The Wilton community did not request this extension of service and there is no public health emergency requiring this action. So Cannondale Village should not be assumed to be exempt from this stipulation.

As such, the Wilton Planning and Zoning commissioners would be acting in good faith and well within your charge in denying this application and allowing Wiltonians the chance to weigh in on Cannondale's development during a planning exercise in the future.