

October 14, 2022

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

Re: MR#154, 8-24 Referral - Wilton Water Pollution Control Authority/Baywing LLC – Sanitary sewer line extension, 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 Planning and Zoning 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eleven-year-old lapsed approval for a different project that was never constructed, on a different parcel and under an outdated POCD.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

Russo, Lorraine

From: Kevin Hickey <kevin@cannondalesolutions.com>
Sent: Friday, October 14, 2022 9:19 AM
To: planningzoningcomm
Subject: MR#154---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 historical 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

Wilton Commission of Planning & Zoning
C/O Michael Wrinn
238 Danbury Rd
Wilton, CT 06897

Via Email: Michael.Wrinn@wiltonct.org

RE: Letter of support from Amy Liang at 28 Woodhill Road, Wilton CT 06897.

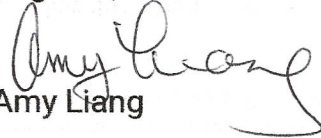
Dear Wilton Commission of Planning & Zoning,

As a longtime Wilton resident, I am writing to express my support for the proposed extension of the sewer line on Cannon Road, which is on the agenda for discussion at your meeting on October 11th.

Upgrading this infrastructure is consistent with the goals laid out in the Plan of Conservation and Development to extend the sewer system to Cannondale and will help improve the area surrounding the Cannondale train station. The opportunity to have public infrastructure funded by private capital is a tremendous benefit to the town.

I am also in favor of redeveloping the parcel at 19 Cannon Road. The house at that property has sat vacant for far too long and redeveloping the property to a more productive use would benefit the town through higher property tax revenue and increased vibrancy at Cannondale.

Regards,


Amy Liang

Wilton Commission of Planning & Zoning
C/O Michael Wrinn
238 Danbury Rd
Wilton, CT 06897

Via Email: Michael.Wrinn@wiltonct.org

RE: Letter of support from Martin Bostwick at 28 Woodhill Road, Wilton CT 06897.

Dear Wilton Commission of Planning & Zoning,

As a longtime Wilton resident, I am writing to express my support for the proposed extension of the sewer line on Cannon Road, which is on the agenda for discussion at your meeting on October 11th.

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Regards,

Martin Bostwick

A handwritten signature in black ink, appearing to read 'MBA', is written over the printed name 'Martin Bostwick'.

From: Contact form at Wilton CT <cmsmailer@civicplus.com>
Sent: Friday, October 14, 2022 11:37 AM
To: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>
Subject: [Wilton CT] MR#154, 8-24 Referral // 19 Cannon Road WPCA ~ (Sent by CRAIG GARTNER, craig@gartnergroupent.com)

Hello mwrinn,

CRAIG GARTNER (craig@gartnergroupent.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,

I'm writing to you today to voice my strong opposition with regards to the proposal for a 70+ unit apartment building on the 2 acres of land at 19 Cannon Road.

Please allow me to begin by saying I'm a new resident to Wilton as of four months ago. I'm absolutely in love with this community, this town - its beauty, its quiet peacefulness, its safety, the quaint surroundings which oftentimes leave you wondering exactly in what year we're currently living.

I moved to Wilton after 23 years in Los Angeles - where buildings such as the one being proposed here have overtaken that entire city. Once quiet and historic residential neighborhoods are now overrun with these modern monstrosities on nearly every corner. It's not just that they're unsightly and incongruous with their surroundings, though they are eyesores to be certain. These buildings put an enormous strain not only on the residents and community who currently occupy the surrounding areas, but on the shared resources as well. The noise, traffic and non-stop coming & going that comes with a building like this are undeniable and inevitable - not just from the residents, but from their rotating casts of roommates and guests as well. The residential streets in Wilton, which are certainly charming, are also incredibly narrow and riddled with blind curves. They were not made to be traveled by an unending stream of SUVs going 50 MPH at all times. It's already a little tenuous to go for a jog, walk your dog or even attempt to collect your mail on Cannon, Hurlbutt and Pimpewaug to name a few - and even making a left turn onto Danbury Road poses a challenge most days. Add to that at least 140 new cars and you're asking for disaster. This is to say nothing about the strain on natural resources or decline in personal safety that comes with an addition like this - as well as throwing a wrench in the overall aesthetics and vibe of a provincial town like Cannondale. If this building is allowed to move forward, it will become the first of many - and before you know it, you've completely disturbed and redefined an entire town. Cannondale is not an appropriate place for a structure like this to exist.

Thank you for your time,
Craig Gartner
231 Cannon Road
Wilton 06897

Wilton Commission of Planning & Zoning
C/O Michael Wrinn
238 Danbury Rd
Wilton, CT 06897

Via Email: Michael.Wrinn@wiltonct.org

RE: Letter of support from Thomas Bouvier, 69 Crosswicks Ridge Road, Wilton

Dear Wilton Commission of Planning & Zoning,

As a longtime Wilton resident, I am writing to express my support for the proposed extension of the sewer line on Cannon Road, which is on the agenda for discussion at your meeting on October 11th.

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I am also in favor of redeveloping the parcel at 19 Cannon Road. The house at that property has sat vacant for far too long and redeveloping the property to a more productive use would benefit the town through higher property tax revenue and increased vibrancy at Cannondale.

Thank you,

Tom

Wilton Commission of Planning & Zoning
C/O Michael Wrinn
238 Danbury Rd
Wilton, CT 06897

Via Email: Michael.Wrinn@wiltonct.org

RE: Letter of support from (Insert name and address)

Dear Wilton Commission of Planning & Zoning,

As a longtime Wilton resident, I am writing to express my support for the proposed extension of the sewer line on Cannon Road, which is on the agenda for discussion at your meeting on October 11th.

Upgrading this infrastructure is consistent with the goals laid out in the Plan of Conservation and Development to extend the sewer system to Cannondale and will help improve the area surrounding the Cannondale train station. The opportunity to have public infrastructure funded by private capital is a tremendous benefit to the town.

I am also in favor of redeveloping the parcel at 19 Cannon Road. The house at that property has sat vacant for far too long and redeveloping the property to a more productive use would benefit the town through higher property tax revenue and increased vibrancy at Cannondale.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Snyder', with a long horizontal flourish extending to the right.

Jeff Snyder
54 Twin Oak Lane
Wilton, CT 06897