

*STEVEN GEORGEOU
63 Cannon Road
Wilton, CT 06897*

October 14, 2022

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

Commission Members:

Re: MR#154, (not #153, the previous application number) 8-24 Referral - Wilton Water Pollution Control Authority/Baywing LLC – Sanitary sewer line extension - 19 Cannon Rd to Danbury Rd

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

October 14, 2022

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

Re: MR#154, (not #153, the previous application number) 8-24 Referral - Wilton Water Pollution Control Authority/Baywing LLC – Sanitary sewer line extension - 19 Cannon Rd to Danbury Rd

Dear Commissioners and Mr. Wrinn:

We have read the proposal regarding a 70+ unit apartment building on 2 acres at 19 Cannon Road and have spoken with many residents and understand the serious implications to our health and safety. This proposal is contrary 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 14, 2022 to: <https://www.wiltonct.org/user/3373/contact>

**HISTORIC DISTRICT &
HISTORIC PROPERTY
COMMISSION**

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**TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897**

TO: Planning & Zoning Commission

FROM: Allison Sanders, Chair

DATE: October 14, 2022

RE: OPPOSITION: MR#154, 8-24 Referral - Wilton Water Pollution Control
Authority/Baywing LLC – Sanitary sewer line extension - 19 Cannon Rd to Danbury
Rd

Cannondale is small but complex area both geographically and historically. Packed into a handful of acres in a scenic valley are a river, a bridge, a railroad track and station, a mill pond, dam, old trees, stone walls, and diverse historic buildings. It has retained its authentic New England-style small village character and is a National Register Historic District. It is an irreplaceable piece of Wilton's history and would be severely compromised by development of this scale.

***Regarding Hinckley Allen letter of September 1, 2022 re: 19 Cannon Road:
Page 2, Item A "The parcel is not located in a historic district."***

The Historic District and Historic Property Commission takes issue with the above statement. Recognized in the national program to identify, evaluate, and protect America's historic and archeological resources, Cannondale has been listed on the National Register of Historic Places since 1992. Cannondale National Register District documentation codifies the inventory of important buildings and features as well as providing a professional appraisal of the extent of the existing historic neighborhood. **19 Cannon Road is located in the Cannondale National Register District**

Historic Resource Inventory Designation

In addition to the area being designated as the Cannondale National Register District, the structure at 19 Cannon Road, which is to be demolished to make way for the proposed project, is listed on Wilton's Historic Resource Inventory (HRI) of structures that are important to the town

for their historical and/or architectural attributes. Related to both the Cannon and Ambler families, the structure is the Colonial Revival-style “Ambler House” c 1905 and “contributes to the original residential character of Cannondale” and is further described as “picturesque . . . set on generous, park-like grounds” as described by architectural historian Mary McCahon in the 1989 historic house survey.



Catherine and Lewis Ambler House built c 1905

Master Planning

Following the directive of the POCD, the town is engaged with master planning for Wilton Center. **The POCD also calls for the town to implement a master planning process for the area, and for “the Cannondale Node.”** A planning process would carefully and thoughtfully strive to create a plan that embraces and enhances the topography and existing historic architectural features of this undervalued resource.

Any sizeable project, such as the proposal for 19 Cannon Road, should not be pursued until Master Planning is complete.

POCD Goal 4 “Preserve Wilton’s Rural Character, Historic Resources and Cultural Landscapes”

Even without a master plan, there is no question that the size, density, and use of the proposed project would be antithetical to what is appropriate for Cannondale Village as envisioned by the POCD. The POCD’s Goal 4 “Preserve Wilton’s Rural Character, Historic Resources and Cultural Landscapes” states: “Wilton has significant historic assets from its rural origins, which fundamentally complement its natural environment and contribute to its character, sense of place and quality of life. Notable historical and scenic assets include [among others]: Cannondale National Register District.” This is a place to “establish zoning incentives for preserving historic structures” which is in the POCD as well. A variety of incentives are already being discussed in the current master planning of Wilton Center, using the HDC-provided “Historic Preservation Tools for Commercial Buildings” report.

The design proposed for 19 Cannon Road would dominate the surrounding structures. **Overall, it would be non-compliant with POCD Goal 3 which is to “Strengthen the economic vitality of the Cannondale area while protecting its unique design and historical character.”**

When it comes to the future of Cannondale Village – an area with an unmistakable New England-style sense of place – it is impossible to justify proceeding with a sewer extension before master planning.