

## Wrinn, Michael

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**From:** Marc Gueron <marc.gueron@globetech.net>  
**Sent:** Monday, October 17, 2022 3:23 PM  
**To:** Wrinn, Michael  
**Subject:** 19 Cannon Road Sewer Extension: Letter of Support (attached)  
**Attachments:** 20221017\_151618.jpg

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

Pls find the attached.

Thank you,

Marc

Marc Gueron  
440 Danbury Road  
Wilton, CT  
Cell: 1-786-200-2498

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

10/17/22

Via Email: [Michael.Wrinn@wiltonct.org](mailto:Michael.Wrinn@wiltonct.org)

RE: Letter of support

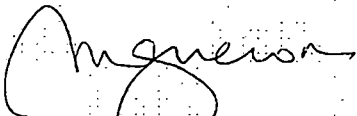
Dear Wilton Commission of Planning & Zoning,

As a longtime Wilton resident and business owner in the Cannondale area, 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.

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,



Marc Gueron

440 DANBURY RD.  
WILTON, CT

CELL: 1-786-200-2498

## Wrinn, Michael

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**From:** Robert Andrews <randrews@baywingcapital.com>  
**Sent:** Monday, October 17, 2022 3:07 PM  
**To:** Wrinn, Michael  
**Subject:** 19 Cannon Road - Walter Cromwell Letter for 8-24 Hearing  
**Attachments:** Xerox Scan\_10172022144349.PDF

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

Michael,

Attached please find a letter of support for the 19 Cannon Road sewer extension.

Thank you

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

Via Email: [Michael.Wrinn@wiltonct.org](mailto:Michael.Wrinn@wiltonct.org)

RE: Letter of support

Dear Wilton Commission of Planning & Zoning,

As a longtime property and business owner in the Cannondale area, 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.

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 "Walter B. Cromwell". The signature is fluid and cursive, with the first name "Walter" being the most prominent.

Walter Cromwell

## Wrinn, Michael

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**From:** cmsmailer@civicplus.com on behalf of Contact form at Wilton CT  
<cmsmailer@civicplus.com>  
**Sent:** Monday, October 17, 2022 2:54 PM  
**To:** Wrinn, Michael  
**Subject:** [Wilton CT] Oppose MR#154 (Sent by Dr. James & Mrs. Pamela Aris, smilesaris@gmail.com)  
**Attachments:** opposed\_to\_mr154\_development.pdf; 19\_cannon\_road\_gis\_map.pdf

Hello mwrinn,

Dr. James & Mrs. Pamela Aris (smilesaris@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:

See attached letter and GIS map. Please confirm receipt (also sent Friday, Oct. 14 at 4:58 p.m.) and post. Thank you, Dr. James and Pamela Aris, 436 Danbury Road, Wilton, CT

**Dr. James & Pamela Aris  
436 Danbury Road  
Wilton, CT 06897  
(203) 762-5100**

October 14, 2022

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

**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:**

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Dear Commission Members:

We are opposed to the MR#154 proposed development in R-2A zoning, for a variety of reasons including the irreversible environmental impact of the density of the population on the wetlands, flood zones on site (please post attached GIS map), adjoining aquifer, the traffic congestion on narrow roads; and the importance of preserving one of Wilton's few remaining historic neighborhoods.

We feel very fortunate to be a part of the Wilton community, and in a small part preserve one of the most architecturally significant historic homes in Wilton with the ionic portico and doric columns in the Cannondale National Register Historic District. As property owners of the 1835 2.5 story, gable-roofed, clapboard Greek Revival house (also known as the Mary Cannon Jones House) in the historic neighborhood of Cannondale, we have preserved an important part of the town's legacy of the Cannon-Miller family. We also recently purchased an adjoining property in an effort to keep this unique green space along Route 7.

In an effort to recently rent just one pre-existing home, next door to the proposed development, we lost potential tenants due to the rigorous demands of meeting traffic flow studies and restrictions of the wetlands. We hope that any development in question considers the impact on the wetlands, adjoining aquifer and flood zones.

As stated, we are opposed to the proposed 70-unit development property on approximately 2-acres, and agree with fellow Cannondale neighbors' concerns:

**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.

**Dr. James & Pamela Aris  
436 Danbury Road  
Wilton, CT 06897  
(203) 762-5100**

## **2. Traffic**

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**

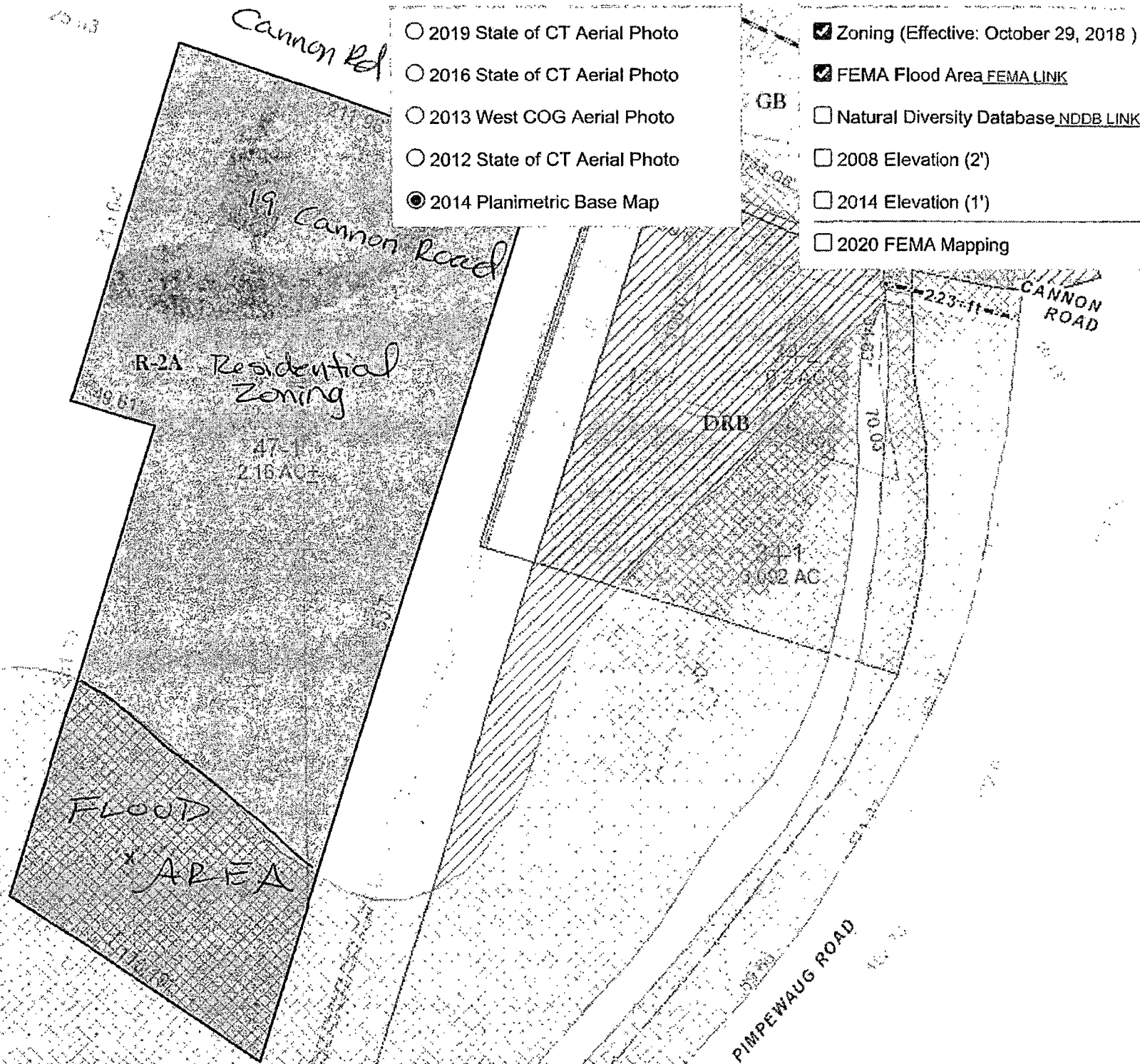
Cannon Road already suffers from air pollution from Danbury Road and Metro North diesel engines. The addition of hundreds of cars and service vehicles will further deteriorate the air quality in Cannondale. In addition to air pollution, there are serious concerns about nearby wetlands and the Aquarion 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 Plan of Conservation & Development at many levels. If this development were to be built, it would be tantamount to tearing up the Plan of Conservation & Development. 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 Plan of Conservation & Development. We urge the Commission to support the Plan of Conservation & Development and sound planning for Cannondale by voting against the proposed sewer extension.

Sincerely,

Dr. James & Mrs. Pamela Aris  
436 Danbury Road, Wilton, CT





## Wrinn, Michael

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**From:** Sam Gardner <[sgardner@gwgarchitects.com](mailto:sgardner@gwgarchitects.com)>  
**Sent:** Monday, October 17, 2022 12:00 PM  
**To:** Wrinn, Michael  
**Subject:** 19 Cannon Road - Letter in Support of Denail  
**Attachments:** 19 Cannon Road Letter.pdf

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

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Hi Michael: Please include me in the public file for this application  
Thx, Sam

**Samuel E. Gardner, AIA**

Partner

Gregg Wies & Gardner Architects, LLC

151 east street new haven, ct 06511

t 203. 468. 1967 x 280

c 203.216.4297

[sgardner@gwgarchitects.com](mailto:sgardner@gwgarchitects.com)

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**Samuel E. Gardner, AIA**

390 Ridgefield Road Wilton, CT 06897

October 17, 2022

Richard Tomasetti, Chairman  
Town of Wilton Planning & Zoning Commission  
Wilton Town Hall  
238 Danbury Road  
Wilton, CT 06897

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

Dear Chairman Tomasetti:

I am writing to urge the P&Z Commission to **deny** the application by representatives of 19 Cannon Road to seek a referral for the extension of the sanitary sewer system to Canon Road. My reasons are as follows:

1. The applicant indicates that the sewer connection impact is deminimis to the Norwalk sewer system, but it is important to keep in mind that once the line is brought up to this location, many more properties have the right to connect and utilize the line up to that location. The 19 Cannon Rd. development does NOT STAND ALONE. The entire area of the extension now has the right and ability to connect. No sewer capacity analysis has been provided to measure the impacts of this eventuality. This should be a basis of denial.
2. Whereas, the individual user of the Norwalk sewer system pays a connection and maintenance fee, the ENTIRE TOWN does contribute through our local taxes to peripheral support and maintenance of the system. Why should we as taxpayers have to support an expansion that has no benefit to the Town overall. This should be a basis of denial.
3. A proposal for 70 units in the Cannondale Historic District is objectionable on so many levels:
  - a) Cannondale is historically significant, a 70 unit project will cause irreparable harm and change the neighborhood for good; the historic character will be obliterated. Historic character – whether landscape or structures- is AS IMPORTANT as environmental impacts.
  - b) The site is adjacent to an important Norwalk River watershed. It upland to the river and feeds the Norwalk potable water system. The fact that there are no wetlands within the property lines does NOT MITIGATE impacts to the immediately adjacent lands and water quality.
  - c) There will be major traffic impacts of a 70-unit development on Cannon Road. 1.5 cars per unit is over 100 trips. This clearly impacts the Health & Safety of drivers along Cannon Road.

Through my personal activities in supporting various initiatives in Wilton including the POCD, the Village Design Advisory Committee, the Architecture Review Board, and the Village Center Master Plan Committee my goal has been to discuss, analyze and support appropriate development in Wilton. As a member of RPA's CT Committee I have been an advocate for affordable and diverse housing. This is a major goal for the Town of Wilton. Unfortunately, 8-30g has become a private developer's "tool" – more like a cudgel – to take advantage of our town's inadequate affordable housing stock. Even an 8-30g

project just continues the deficit -with more units with only 20% affordable only moving the needle in a very small way. What the town needs is a comprehensive Affordable Housing approach which ups Wilton's percentage of units over the 10% requirement and keeps these ill considered projects from even finding a footing in our Town.

8-30g Legislation was meant to help solve an affordable housing problem in our state. It has been perverted to become a means for private developers who are not particularly interested in our town's vision or goals to solely meet their own individual financial goals – in other words "GREED"!

Again, I urge the Commission to deny and let's take them on in court.  
Thank you for the opportunity to express my thoughts about this application.

Regards,

Sam Gardner

## Wrinn, Michael

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**From:** Jane Mitchell <jane.elizabeth.interiors@gmail.com>  
**Sent:** Monday, October 17, 2022 11:42 AM  
**To:** Wrinn, Michael  
**Subject:** NO- Comment Against Approval on 19 Cannon Road

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

Dear Michael-

I am writing to you as a very concerned citizen, a Wilton resident (since 1999) and a parent of three driving teenagers.

I absolutely disagree with a sewer line approval for a housing development at 19 Cannon Road, Wilton.

There is absolutely no room or space in the fragile, tiny village of Cannondale to properly and environmentally soundly handle a sewer line and in the

future 70 housing/parking units.

Such a large housing development would NEGATIVELY impact the Norwalk River, the wetlands surrounding it, the aquifers, well water and all of the

nearby roadways.

The banks of the Norwalk River are already maxed out by the current houses and the railroad that runs through that immediate area.

The pedestrian traffic flow is haphazard and sloppy. There is no healthy common sense- practical and safe, sensibly studied long range plan or impact

study as to the chaos this sewer line could activate and provoke.

The traffic flow on and off Cannon Road at the Route 7 intersection is already overworked and hazardous shown by multiple car accidents each year-

and many high schoolers trying to access Wilton High School.

The very nearby intersection of Olmstead Hill Road and Route 7 is congested and a problem bottlenecking the traffic both sides of Route 7 and severely

struggles becoming a one lane northbound flow.

Over the railroad tracks towards Pimpewaug Road and Cannon Road also poises many traffic hazards. The area cannot possibly handle 100-200 more

vehicles daily in that area near 19 Cannon Road.

Please DO NOT approve this sewer line.

I am a Wilton taxpayer for 23 years writing to STOP this horrid idea proposed at 19 Cannon Road.

I am adamantly FOR a small healthy Wilton with healthy well water, ground water, wildlife, green open spaces and less traffic congestion in the town of

Wilton!

Sincerely,

Jane Mitchell

## **Wrinn, Michael**

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**From:** Serenbetz, Warren  
**Sent:** Monday, October 17, 2022 11:21 AM  
**To:** Wrinn, Michael  
**Subject:** Comment Against 19 Cannon Road Project

Dear Michael-

I want to voice my strong opposition to the 830-g project at 19 Cannon Road. My reasons for this are:

**Safety:** The additional apartments will add significant traffic to the area which has heavy pedestrian traffic thus increasing risk to pedestrians and other motorists.

**Health:** The additional apartments would harm the Norwalk River aquifer.

**Environment:** The increased activity from the residents and service providers to the additional apartments would negatively impact the historical nature of the immediate and surrounding area.

Thank you for consideration of my comments,

Warren Serenbetz  
165 Signal Hill Rd

## Wrinn, Michael

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**From:** Contact form at Wilton CT <cmsmailer@civicplus.com>  
**Sent:** Monday, October 17, 2022 11:07 AM  
**To:** Wrinn, Michael  
**Subject:** [Wilton CT] Opposition to the proposed sewer in Cannondale (Sent by Gail Lavielle, gaillavielle@aol.om)

Hello mwrinn,

Gail Lavielle ([gaillavielle@aol.om](mailto:gaillavielle@aol.om)) 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:

Members of the Commission,

I write in opposition to the proposed sewer extension in Cannondale. A substantial number of cars from North Wilton and especially from Weston, arrive in the area at peak train times, many of which coincide with school times. Children are regularly outside in the early morning, it is dark, and the situation is exacerbated by curves in the road and a busy railroad crossing. With the introduction of a 70-unit development, there will certainly be innumerable new service vehicles arriving at all hours. With so much activity on the roads, no one is safe.

Among the other reasons for opposing this project, it has been pointed out by several other writers that the proposal actively contradicts the POCD and that nothing should be done before it is finished. There are also multiple possibilities for environmental damage to the area.

Thank you.

Gail Lavielle

## Wrinn, Michael

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**From:** Elizabeth Craig <elizycraig@gmail.com>  
**Sent:** Monday, October 17, 2022 10:57 AM  
**To:** Wrinn, Michael; daphne.white@wiltoncy.org  
**Subject:** 19 Cannon Rd NRWA - Please advise to deny  
**Attachments:** 19 Cannon Rd NRWA Oct 2022 .pdf

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

Dear Michael Wrinn, Wilton Director of Planning & Land Use Management and Wilton Planning and Zoning Commissioners,

Please see letter attached from the **Norwalk River Watershed Association to Deny 19 Cannon Rd.**

Thank you for your consideration,  
Liz Craig, NRWA board member



PO Box 7114  
Wilton, CT 06897  
norwalkriver.org

**Re: 19 Cannon Road 8-24 Referral from the WPCA  
October 16, 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

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**From:** William Lalor <wlalor@lalorattorneys.com>  
**Sent:** Monday, October 17, 2022 10:04 AM  
**To:** Wrinn, Michael  
**Subject:** 19 Cannon Road - Comment on Application

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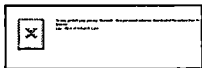
Michael,

Please accept this email to note my family's strong opposition to the proposed, 73 unit apartment complex at 19 Cannon Road.

We frequently travel on that area of Cannon Road and it is hard to imagine any way the proposal can proceed without adverse impacts on pedestrians' and others' safety, to say nothing of the local environment and health of nearby residents, in particular children and pedestrians. That area of Cannon Road and its surrounding roads are already congested and often unsafe, especially during commute and school bus hours. The roads are narrow and already dangerous. Further, adding 36 units/acre in addition to related vehicle traffic would seem to have complex, very problematic impacts on the environment starting with wetlands areas.

Thank you for your consideration of the foregoing. I urge the town to resist this ill-conceived proposal.

Bill Lalor  
40 Mollbrook Drive



William P. Lalor, Esq.

Law Offices of William P. Lalor

o: [646.818.9870](tel:646.818.9870)

w: [LalorAttorneys.com](http://LalorAttorneys.com)

e: [WLalor@LalorAttorneys.com](mailto:WLalor@LalorAttorneys.com)

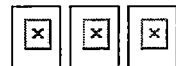
at: NEW YORK: 30 Wall Street, 8th Floor New York, NY 10005

a: NORTH CAROLINA: P.O. Box 8336, Duck, North Carolina

***Please note our new correspondence address:***

**23 Hubbard Road, Wilton, Connecticut 06897**

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## Wrinn, Michael

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**From:** Eric Cameron <ecame67@gmail.com>  
**Sent:** Monday, October 17, 2022 10:16 AM  
**To:** Wrinn, Michael  
**Cc:** Eric Cameron  
**Subject:** Comment Against 19 Cannon Road

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

Members of the Planning & Zoning Commission,

I am writing to oppose the proposed 73 unit building project at 19 Cannon Rd

I live at 95 Cannon Rd and can tell you that this will severely and detrimentally impact traffic in this area. The intersection at Cannon and Rte 7 is already used by many as an entrance on to Route 7 to avoid making a left at Pimpawaug road which has no traffic light. With the train station, traffic can back up. Adding a 73 unit building will exacerbate this and create a dangerous traffic situation and will no doubt lead to more accidents.

Please reject this project

Thank you  
Eric Cameron  
95 Cannon Rd  
Wilton, CT 06897