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March 24, 2022

Hand Delivered

Michael Wrinn

Director of Planning and Land Use Management

Town of Wilton

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

**Re: 12 Godfrey Place, Wilton, CT
Request for Pre-Application meeting with Town of Wilton Planning & Zoning Commission
Proposed multi-family development**

Dear Mr. Wrinn:

As you are aware, this firm represents Greenwich Realty Development, LLC (“GRD”), contract purchaser of real property, with the improvements thereon, located at 12 Godfrey Place in Wilton, Connecticut (Map 73, Lot 33) (the “Property”). Located on the eastern side of Hubbard Road and the northern side of Godfrey Place, the Property is 0.62± acres and is located within the Wilton Center (“WC”) zone. The Property is improved with a three-story, 9,768± sq. ft. office building constructed in the early 1980s, and with on-grade parking spaces. Various office tenants have occupied space in the building over the years including a dentist and marketing company. In addition, a small parcel of land located on the western side of Hubbard Road is associated with the 12 Godfrey Place parcel and is improved with 11 parking spaces.

Per our discussion on March 18, 2022, my client proposes to redevelop the property with a new, multi-family structure containing 30 apartments in a 2½-story building above 40 on-grade parking spaces, resulting in a 1.3 space per unit ratio. The concept proposes one-, two- and three-bedroom units, each with a terrace, ranging in size from 750 sq. ft. to 2,250 sq. ft. Ten (10%) percent of the units will be classified and deed restricted as affordable. This letter respectfully requests a pre-application meeting with the Town of Wilton Planning & Zoning Commission to present this proposal and obtain members’ input and suggestions.

As noted in the Town of Wilton’s Plan of Conservation and Development (“POCD”) “[i]n more recent years, the community has increasingly expressed interest in increasing housing type variety and price points in design- and location-appropriate ways to provide greater diversity and liquidity to overall housing stock, particularly in attracting and meeting the needs of occupants at

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different life and employment stages.” (POCD p. 8). Accordingly, the town’s vision seeks “[a] Wilton where new housing typologies . . . emerge through organic means to provide desired and versatile living, working, shopping and entertaining opportunities and experiences.” (POCD p. 21). In recognition of this, the town has acknowledged the need for a greater variety of housing types and through community discussions about the POCD, “Wilton residents are generally open to diversifying housing options, provided new housing development occurs in design compatible areas with supporting infrastructure and respects the expectations of existing low-density neighborhoods.” (POCD p. 48).

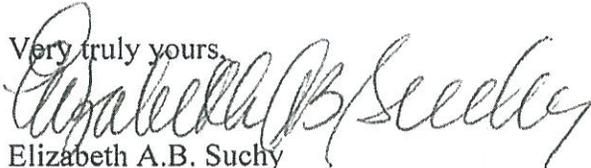
GRD’s proposal focuses on the town’s goals to create smaller housing units that can support various stages of life, smartly grow its population, and “foster a vibrant and socio-economically diverse community” which, by creating new residential opportunities in an already walkable area, will further activate town center.

Enclosed please find one (1) copy of the following documents, which will also be sent to you via email:

1. “Conceptual Study Rendering” prepared by Granoff Architects dated 3-22-22;
2. “Conceptual Study Drawing No. SK-S1” prepared by Granoff Architects dated 3-22-22;
3. “Conceptual Study Drawing No. SK-S2” prepared by Granoff Architects dated 3-22-22;
4. “Conceptual Study Drawing No. SK-S3” prepared by Granoff Architects dated 3-22-22;
5. “Conceptual Study Drawing No. SK-2” prepared by Granoff Architects dated 3-22-22;
6. “Conceptual Study Drawing No. SK-3” prepared by Granoff Architects dated 3-22-22; and
7. “Conceptual Study Rendering” prepared by Granoff Architects dated 3-22-22.

It is my understanding that this application may be scheduled for informal and discussion review by the Planning & Zoning Commission at its April 11, 2022 meeting. Should my understanding be in error, please advise. Further, should you have questions or require additional documentation, please do not hesitate to contact me.

Very truly yours,


Elizabeth A.B. Suchy

EABS
Encl.



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**12 GODFREY PLACE
WILTON, CT**

DATE: 3/22/2022

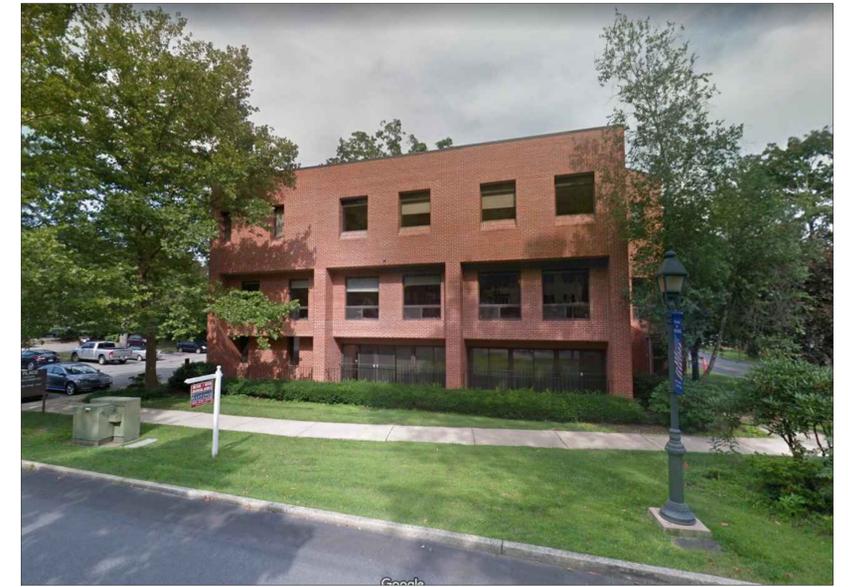
CONCEPTUAL STUDY

DRAWING NO: **SK-1**

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■ AERIAL IMAGE OF SITE



■ 12 GODFREY EXISTING BUILDING



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DRAWING NO.:

SK-2

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1 GROUND LEVEL
LOBBY / PARKING

1/16"=1'-0"



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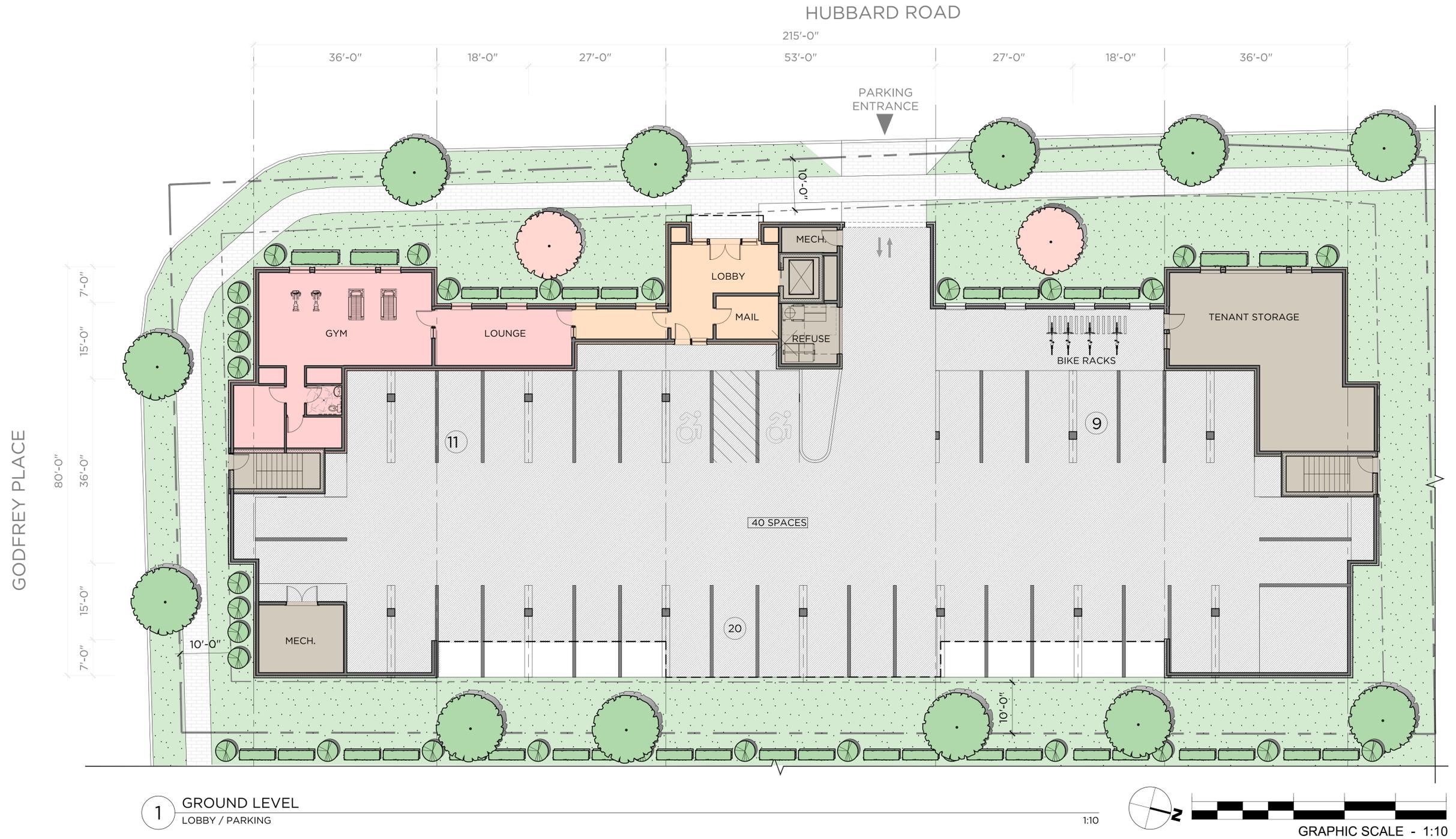
12 GODFREY PLACE
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CONCEPTUAL STUDY

DRAWING NO.: SK-3

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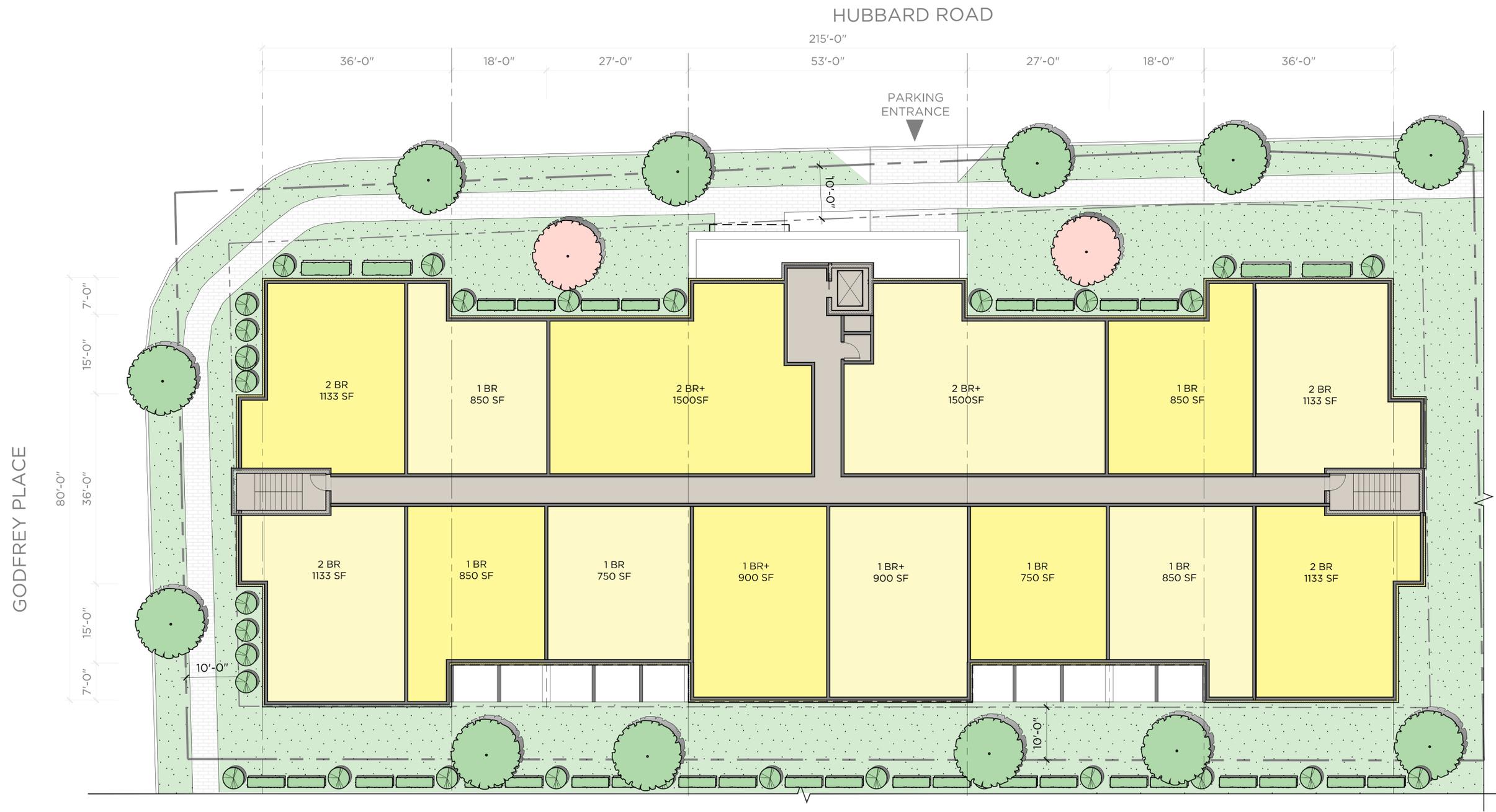


LEGEND	
	AMENITY SPACE
	LOBBY
	RESIDENTIAL / APARTMENTS
	CORRIDOR/ MECHANICAL / UTILITY
	INDICATES BUILDING ABOVE

ZONING INFORMATION
ADDRESS: 12 GODFREY PLACE ZONE: WC (PROPOSED HODD HOUSING OPPORTUNITY DEVELOPMENT DISTRICT) MAX HEIGHT: 43'-0"

UNIT MIX	
1 BR	16 UNITS
2 BR	6 UNITS
3 BR	8 UNITS
TOTAL	30 UNITS

	BUILDING CALCULATIONS			TOTAL BLDG AREA
	RESIDENTIAL (GROSS)	RESIDENTIAL (NET)	EFF.	
1ST FLOOR	4,000 SF	0.00 SF	0.00	4,000.00
2ND FLOOR	16,500 SF	14,742.00 SF	0.89	16,500.00
3RD FLOOR	16,500 SF	14,742.00 SF	0.89	16,500.00
4TH FLOOR	11,170 SF	11,000.00 SF	0.98	11,170.00
ROOF				
TOTAL	48,170 SF	40,484.00 SF	0.84	48,170 SF
# UNITS	30			
AVG. UNIT SIZE	1,349.47 SF			
PARKING	40 SPACES	1.3 SPACES PER UNIT		



1 SECOND FLOOR PLAN



LEGEND	
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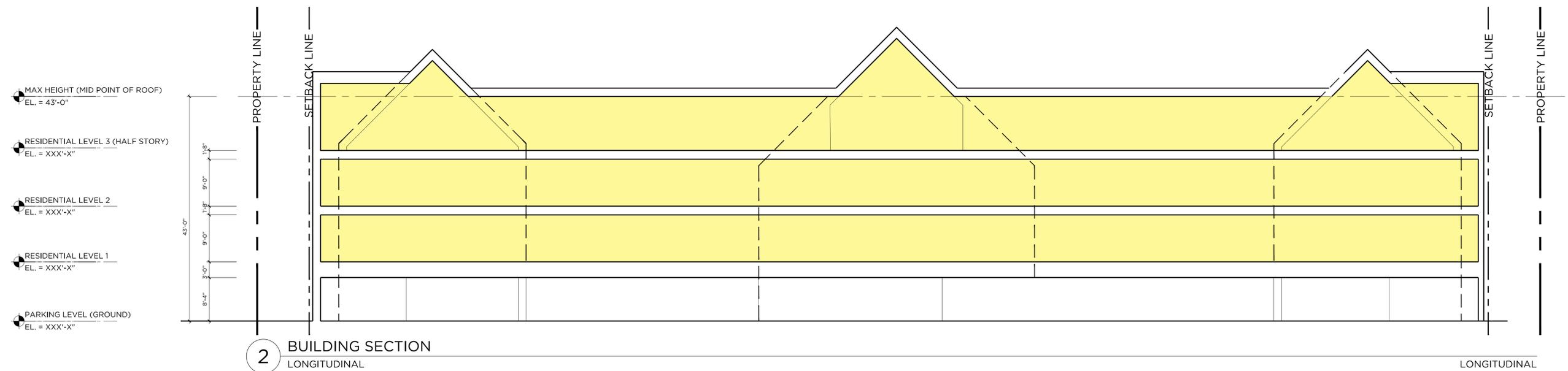
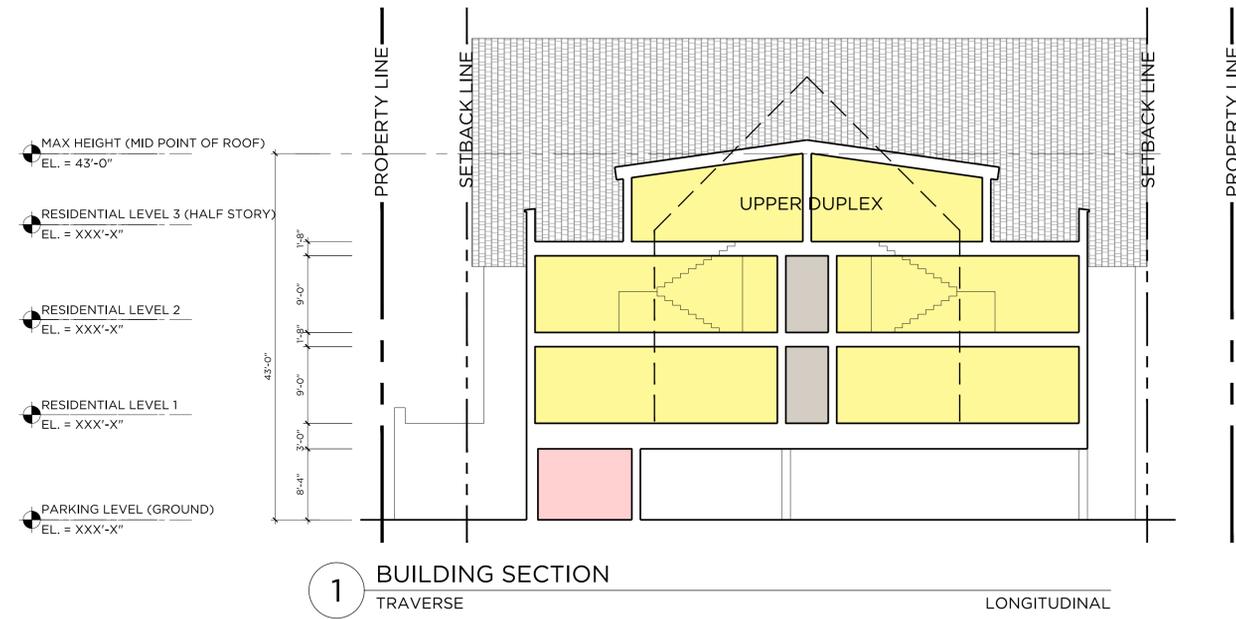


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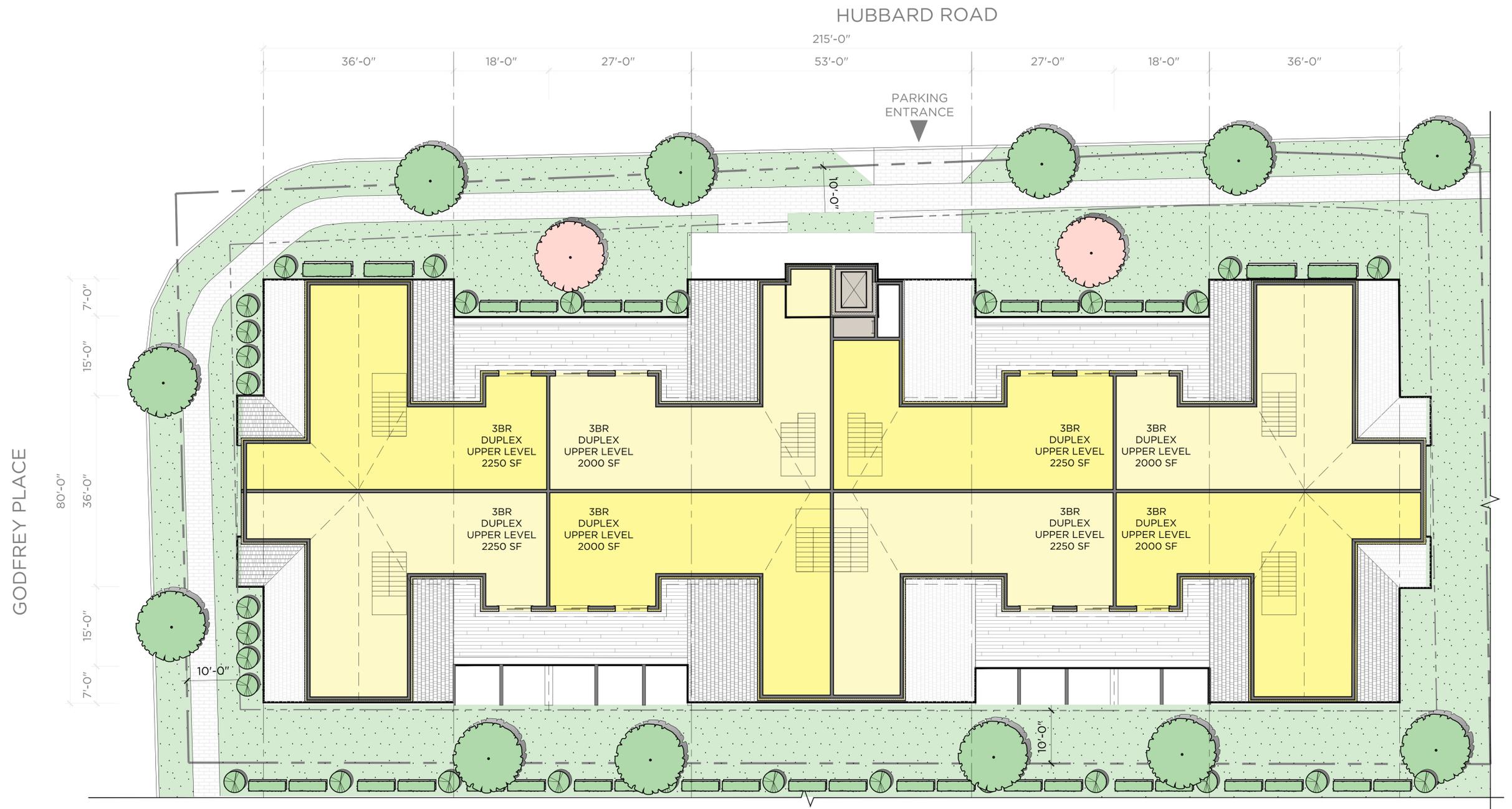


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1 HALF STORY-RESIDENTIAL
DUPLEX UPPER LEVEL



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**12 GODFREY PLACE
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CONCEPTUAL STUDY

DRAWING NO.: **SK-9**

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