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December 2, 2021

Via Electronic and Hand Delivery

Planning and Zoning Commission

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

Attn: Mr. Michael E. Wrinn – Director of Planning and Land Use Management

Re: Wilton Campus 1691, LLC – Pre-Application Review
Premises: 15 & 21 River Road, Wilton, CT

Dear Mr. Vice Chairman and Members of the Commission:

We look forward to presenting on an informal basis before the Commission on the evening of December 13th. In anticipation of that informal session, our client has assembled a series of images of the proposed building design and site layout as it has evolved since early in 2021.

The attached images are arranged in chronological order. The design changes, which have been made in response to consultations we have had with Michael Wrinn, can be summarized as follows:

1. The building was initially proposed to run parallel with and fairly close to River Road, but as is shown by a comparison of the site plans, the building has been moved a significant distance to the west to create a pedestrian friendly and public accessible green space.
2. The roofline of the buildings is presented in both a pitched roof and flat roof format. The property owner is amenable to either approach.
3. The street/sidewalk level of the proposed building was initially devoted entirely to parking. You will note that the street/sidewalk level is now shown in a variety of designs including podium parking only, or podium parking with the entrance driveway moved to the west and the addition of a pedestrian friendly lobby space as well as some retail and restaurant space.

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4. The building is shown with a variety of roof heights ranging from a podium with three stories and a pitched roof to pedestrian friendly space at some of the street level with only two stories and a flat roof as the building presents along River Road and the side street leading to the west.

We look forward to reviewing these designs as well as our Client's thinking behind the designs and to hearing your views of the design evolution. The design process continues and we will likely present further design concepts during this informal review process.

In particular we enclose a 12-page packet of design concepts for your review and comment.

Respectfully submitted,
Gregory and Adams, P.C.

By: *James D'Alton Murphy*
James D'Alton Murphy

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Enclosures

cc: Mr. Nicholas Brown – Kimco Realty
Messrs. Eric Samuelson, Brian Cussen and Brian O'Connor – CUBE3
Mr. Patrick O'Leary – VHB
Susan Goldman, Esq.
Kathleen L. Royle, Esq.

LandUse/Clients/Kimco/2021ProposedDevelopment/Pre-ApplicationtoPZC/PZCltr12-02-21supplementalsubmission(2)