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July 9, 2021

VIA Email To M. Wrinn

Michael Wrinn, Director of Planning and
Land Use Management/Town Planner
Town of Wilton
Town Annex
238 Danbury Road
Wilton, CT 06897

Re: Second Pre-application for Continental Properties, 2 and 24 Pimpewaug Road

Dear Mr. Wrinn:

Continental Properties has asked me to summarize the modifications that have been made to the site plan for 2 and 24 Pimpewaug Road since the April 26th Pre-application Meeting with the Planning and Zoning Commission, and to request another pre-application meeting, which we understand can be scheduled for Monday, July 26th as an online meeting.

Set forth below is a list of the principal changes we have made that are shown on the attached, revised site plan dated July 8, 2021, prepared by VHB:

- We recognize the importance of the historic house and have worked diligently on the site plan to satisfy the objective of preserving it. We are happy to report that these efforts have been successful and that we will be preserving the historic house on the site, and we are developing a plan to maintain and reuse the house. In addition, we are working on a legal mechanism by which the house will be preserved and maintained in conjunction with the development.
- We have modified the site plan to satisfy the Commission's goal of having a 50 foot side yard setbacks to all property lines.
- We have changed Building 1 to three stories over podium below grade parking.
- We have changed Building 2 to a so-called "four-four split," meaning four stories throughout, but with a variable building height.

- We have modified the site plan to relocate the Clubhouse and Pool. The Clubhouse has been relocated to a lower grade, and the Pool to a corresponding higher grade. These changes were implemented to conform to the 50' side yard setbacks.
- We have adjusted the buildings throughout the site to eliminate encroachments within the 100 foot buffer to the wetlands.

The development team will prepare additional illustrations of the changes for presentation on July 26. We are looking forward to presenting these modifications to the Planning and Zoning Commission as we believe that these modifications comprehensively respond to the comments we received from the Commission on April 26th. Continental Properties is confident that its proposed development will provide another modern, first-class housing alternative in Wilton of which the Town, and its stakeholders, will be proud.

Very truly yours,

Timothy S. Hollister

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TSH:kcs

cc: Howard Rappaport
Mark Forlenza
Patrick O'Leary, P.E.
Scott Gance