

# **Better Environments LLC**

June 22th, 2021

**Via email delivery**

Richard Tomasetti, Chairman  
Planning and Zoning Commission  
c/o Michael Wrinn  
Director of Planning and Land-Use Management/Town planner  
Town of Wilton, Town Annex  
238 Danbury Road. Wilton, CT 06897

Re: request for an informal pre-application meeting with the planning and zoning commission to discuss, on a preliminary basis, proposed multi-family residential development at 24 Danbury Road.

Dear Chairman Tomasetti, members of the commission and Mr. Wrinn,

Better Environments LLC, is under ownership of 24 Danbury Rd.

I am writing to respectfully request a pre-application meeting with the Commission to discuss our potential development concepts for each of these unique sites and to obtain the Commission Members' candid feedback regarding these concepts.

Attached please find sketch site plans, conceptual elevations and draft zoning summaries along with a brief narrative for each.

We look forward to discussing these potential developments with the commission and your staff. Thank you for your consideration.

Very truly yours,

Better Environments LLC  
Douglas Cutler R.A.  
Owner/Architect

## 24 Danbury Road Development Narrative

24 Danbury Road is at in intersection of Kent Road and the underutilized office/retail building of 12,500 square feet would be torn down and replaced with a new energy efficient 5 story, 89-unit residence with 3,700 square feet of grade level retail, featuring 100 car, grade level parking.

Declining demand for suburban retail and office has made this necessary for repurposing this land for new development. The site is constrained by wetlands in rear but are set aside as per regulations. The proposed schematic plan addresses these site constraints and provides a unique design

The proposed building will be 5 stories tall on top of reinforced concrete 1 story pedestal. The building is 5 stories above the grade level parking, qualifying for the 179D energy tax credit as the minimum height required. The hope is to pass all savings, big and small, to future tenants.

This plan has 15 Studios, 47 one-bedrooms and 27 two-bedrooms.

The existing zoning regulations are not written to accommodate this type of 830G development. This is an important part of the reason we are seeking feedback from the Commission.

This proposal would include 15% of the apartments to be deed restricted as affordable to persons earning no more than 80% of the Area Median Income, under the 830G plan and 15% of the apartments to be deed restricted as affordable to persons earning 60% of the Area Median Income under 830G plan.

It is our understanding that the Town of Wilton is desirous of the benefits associated with a multi-family development such as:

- 1.) Creating housing alternatives for both existing and future Wilton residents and to create 89 units necessary for economy of scale to offset affordable housing subsidy
- 2.) Bringing new younger residents into the fabric of the community.
- 3.) Allowing older residents who want to remain a part of the community a maintenance-free rental alternative.
- 4.) Allowing new entrants into the housing market a transitional home while in search of a home to purchase.
- 5.) Allowing those that grew up in Wilton a housing alternative to come back to Town.
- 6.) Increasing Wilton's population and vitality, along with providing affordable labor for local business and municipality.
- 7.) Creating more affordable housing that is privately funded without government subsidy.
- 8.) Increasing Wilton's ratable tax base.
- 9.) Repurposing vacant or underutilized commercial properties for which there is waning market demand.
- 10.) To create energy efficient building and employing roof top solar power resulting in lower maintenance fees/operating costs. Will comply with Federal 179D energy tax credit, min 5 stories to qualify. Excess energy to be sold to grid and relieve power strain at peak loads
- 11.) To create bike racks/charging stations for both scooters and electric vehicles.

12.) To create greater density to help struggling retail.

13.) To create a new entry access aligned with traffic light to improve traffic safety. Close off former primary entrance access to, again, improve traffic safety.

	REQUIREMENTS PER DRB DISTRICT	PROPOSED 24 DANBURY ROAD
<b>DENSITY</b>		
<b>SITE AREA</b>	46,560 sf min	1.867 sf
<b>AREA (GSF)</b>		
<b>TOTAL UNITS</b>	NA	89
<b>USES ALLOWED</b>	<b>GB</b>	DRD/THRD
<b>MF RESIDENTIAL</b>		
<b>MAX HEIGHT</b>	<b>39'</b>	76
<b>FEET</b>	39'	76
<b>STORIES</b>	4	6
<b>SETBACKS</b>		
<b>FRONT YARD</b>	50' min	30'
<b>SIDE YARD</b>	25' min	6'
<b>REAR YARD</b>	85' abutting residential	17'
<b>BUILDING COVERAGE</b>	25%	24%
<b>PARKING</b>		100
<b>RESIDENTIAL</b>	248	100
<b>TOTAL PARKING SPACES</b>		100
<b>LOADING</b>		2
<b>RESIDENTIAL</b>	2	2
<b>ADDITIONAL PROVISIONS</b>		Green Roof garden
<b>PRIVATE OPEN SPACE</b>		
<b>LANDSCAPE BUFFER</b>		5
<b>AFFORDABLE HOUSING</b>		89 units



NOTE: REFER TO CIVIL FOR SITE PLAN AND INFORMATION.



