

**GREGORY AND ADAMS, P.C.**

PAUL H. BURNHAM  
DANIEL L. CONANT  
TREVOR CONLOW§  
SUSAN L. GOLDMAN  
J. VANCE HANCOCK  
J. CASEY HEALY  
MICHAEL LAMAGNA\*  
DERREL M. MASON\*  
MATTHEW C. MASON\*  
JAMES D'ALTON MURPHY\*⦿  
KATHLEEN L. ROYLE \*  
RALPH E. SLATER  
ROGER R. VALKENBURGH \*

ATTORNEYS AT LAW  
190 OLD RIDGEFIELD ROAD  
WILTON, CT 06897  
(203) 762-9000  
FAX: (203) 834-1628

ESTABLISHED 1964

NEW YORK OFFICE:  
399 KNOLLWOOD ROAD - SUITE 201  
WHITE PLAINS, NY 10603  
(914) 848-5000

WWW.GREGORYANDADAMS.COM

\* ALSO ADMITTED IN NEW YORK  
⦿ ALSO ADMITTED IN VERMONT  
§ ADMITTED IN NY & NJ ONLY

JULIAN A. GREGORY  
(1912 - 2002)

THOMAS T. ADAMS  
(1929 - 2015)

PLEASE REPLY TO SENDER:  
JAMES D'ALTON MURPHY  
DIRECT DIAL: 203-571-6309  
jmurphy@gregoryandadams.com

June 16, 2022

**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 – Redevelopment of Property  
Premises: 11-21 River Road, Wilton, CT

Dear Mr. Chairman and Members of the Commission:

As you know from the materials previously submitted for our prior informal applications to the Commission on December 13, 2021 and May 23, 2022, and discussions since then with Mr. Wrinn, our client, Wilton Campus 1691, LLC, a subsidiary of Kimco Realty Corporation, would like to redevelop the property at 11-21 River Road in Wilton Center.

The portion of the Kimco property proposed for redevelopment is currently improved with a mix of retail and office space. A significant portion of the retail space at Wilton Campus has experienced chronic vacancy due to a global shift in the overall retail climate, and a lack of tenant demand for these specific stores at the edge of the commercial corridor with insufficient parking.

We look forward to making an informal presentation to the Commission at the meeting of June 27th. At that time, we will review updated materials, amended to take into consideration prior comments from members of the Commission and Mr. Wrinn.

As attorneys for Wilton Campus 1691, LLC, we hereby submit the attached renderings and plans, dated June 15, 2022, for an informal review by the Planning and Zoning Commission.

An authorization letter executed by Mr. Nicholas Brown on behalf of Wilton Campus 1691, LLC was previously provided to the Commission.

We look forward to making an informal presentation to the Commission at the meeting of June 27th.

Respectfully submitted,  
Gregory and Adams, P.C.

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

JD'AM/ko  
Enclosures

cc: Mr. Nicholas Brown – Wilton Campus 1691, LLC  
J. Casey Healy, Esq.  
Susan Goldman, Esq.  
Kathleen L. Royle, Esq.  
Daniel Conant, Esq.























