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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

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.

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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.

James D'Alton Murphy

By:

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.

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