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July 13, 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:

We look forward to continuing the informal presentation to the Commission at the meeting of July 25th. At that time, we will review the Design Updates prepared by Cube3 dated July 25, 2022, a copy of which are enclosed. The Updates take into consideration the prior comments from both the Commissioners and Director Wrinn.

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.



5 - 21 River Road Redevelopment

WILTON, CT

PLANNING & ZONING

COMMISSION

July 25, 2022

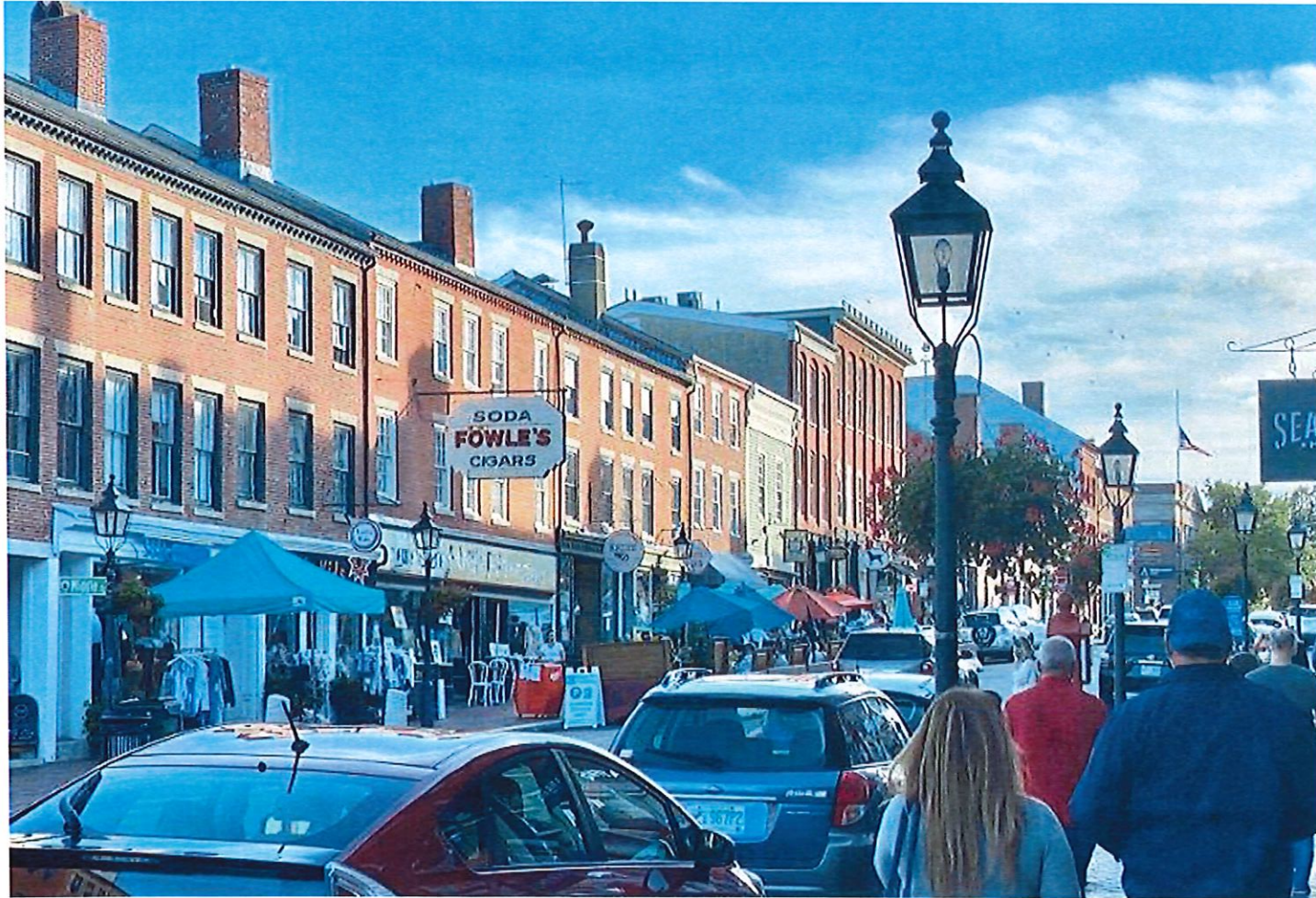


DESIGN UPDATES

NEW ENGLAND VILLAGE – NEWBURYPORT, MA

KEY CHARACTERISTICS

- BRICK BUILDINGS
- BRICK WALKWAYS
- COLONIAL STYLES
- LARGE WINDOWS
- WHITE TRIMS
- STONE WINDOW HEADER AND SILL
- CHIMNEYS
- CONSISTENT ROOF LINE

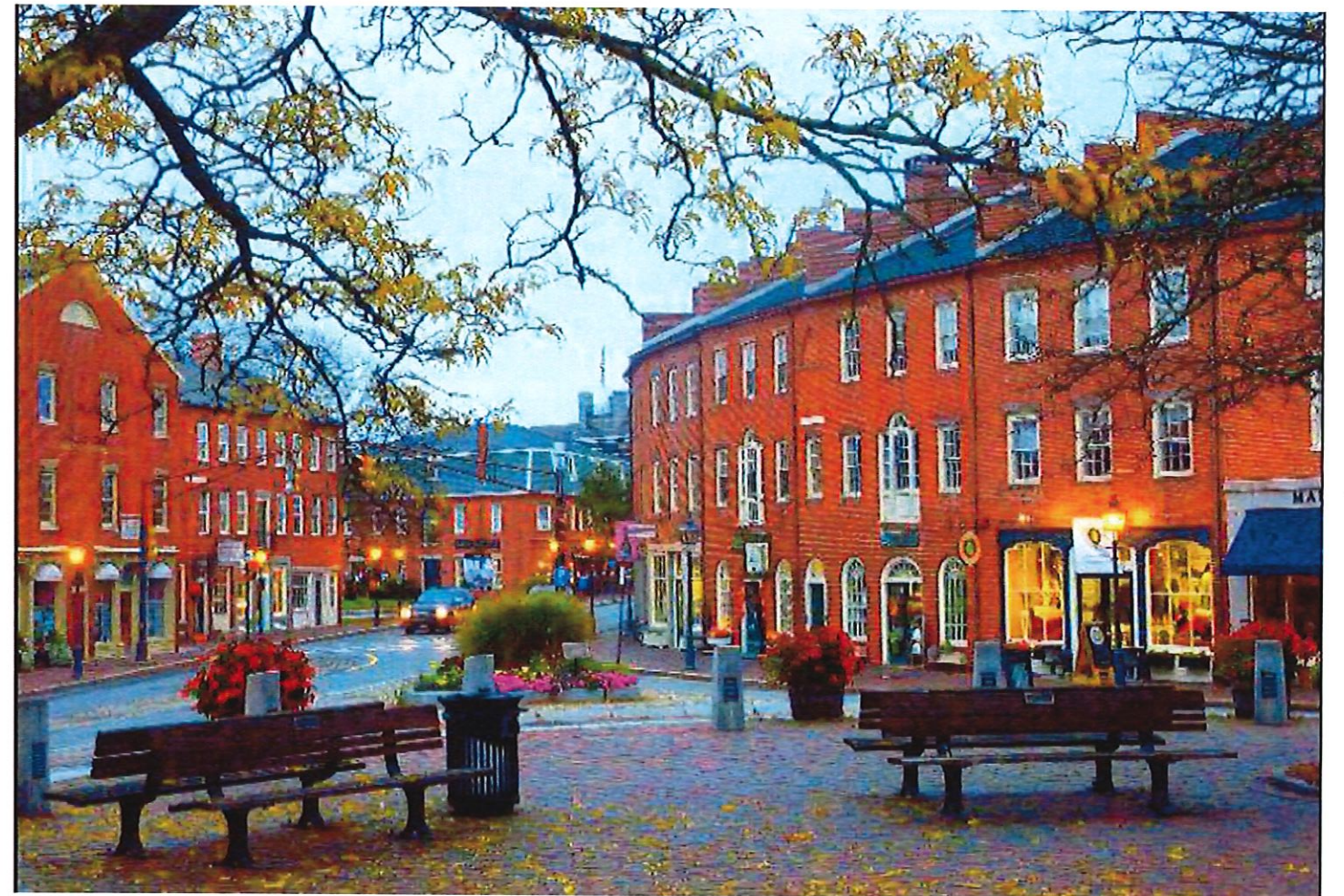


NEWBURYPORT

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NEWBURYPORT

NEW ENGLAND VILLAGE – BAR HARBOR, ME

KEY CHARACTERISTICS

- CEDAR SHAKE SHINGLES
- CLAPBOARD SIDING
- STEEPLY PITCHED ROOFS
- ORNATE GABLES
- WHITE TRIMS
- SHADES OF BLUE AND NAVY COLORS
- DORMERS
- VARIOUS ROOF LINE



BAR HARBOR, ME

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BAR HARBOR, ME

NEW ENGLAND VILLAGE – CAMDEN, ME

KEY CHARACTERISTICS

- CEDAR SHAKE SHINGLES
- COLOR BUT MUTED (MUSTARD YELLOW, RUST, SLATE)
- WHITE TRIMS
- LARGE WINDOWS
- VARIOUS ROOF LINE



CAMDEN, ME

NEW ENGLAND VILLAGE – CAMDEN, ME

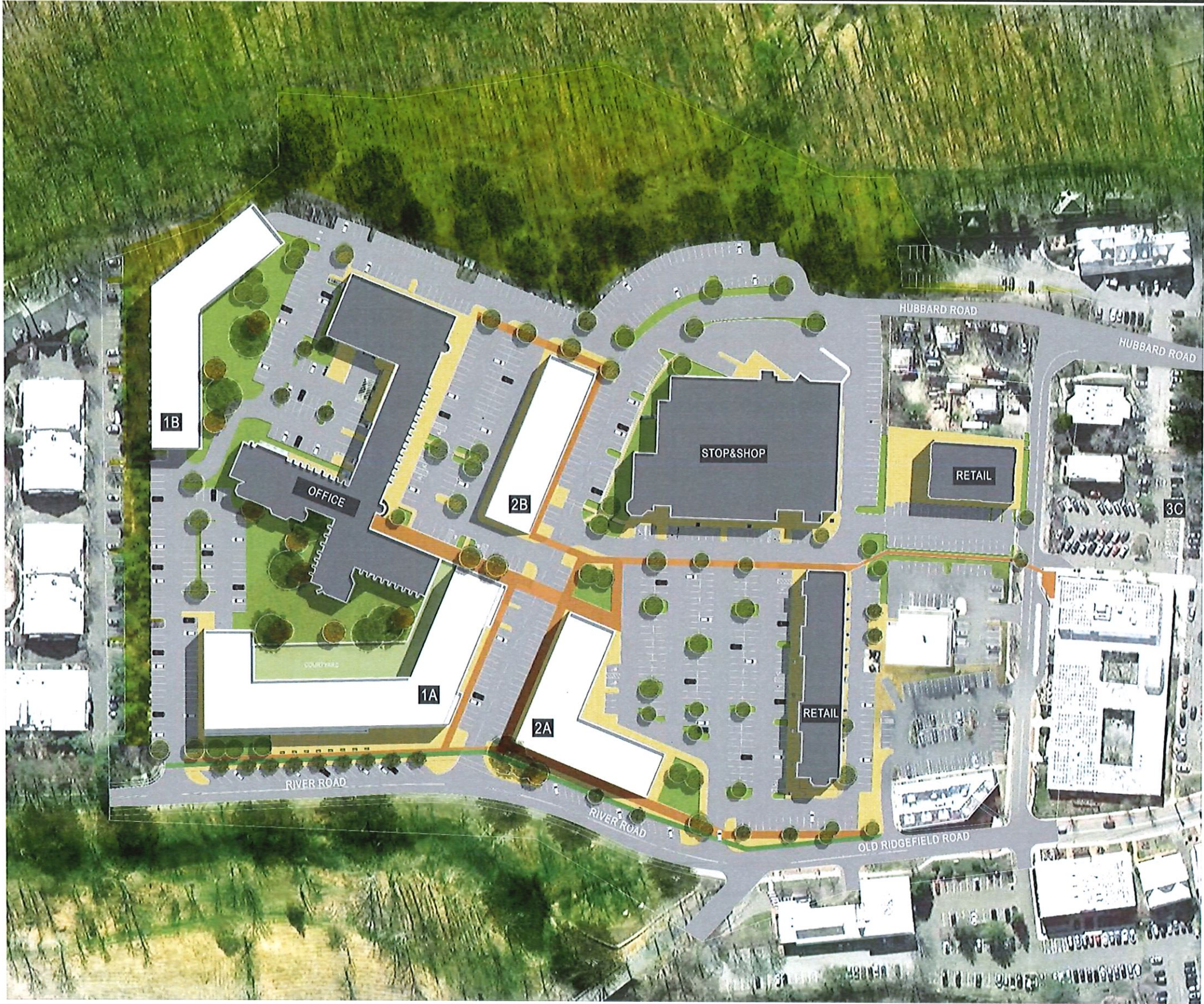
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CAMDEN, ME

OVERALL DESIGN STANDARDS



SITE PLAN – PHASE II

OVERALL DESIGN STANDARDS



SITE PLAN – PHASE II

OVERALL DESIGN STANDARDS



BUILDING 1A - TOWNHOME MODULES

OVERALL DESIGN STANDARDS



BUILDING 1A DIAGRAM

OVERALL DESIGN STANDARDS



BUILDING 1A FACADE

BUILDING 1A – VISIBILITY FROM RIVER RD

SERIES OF VIEWS SHOWING HOW THE BUILDING IS
VISIBLE FROM RIVER RD



VIEW FROM RIVER ROAD DRIVING NORTH

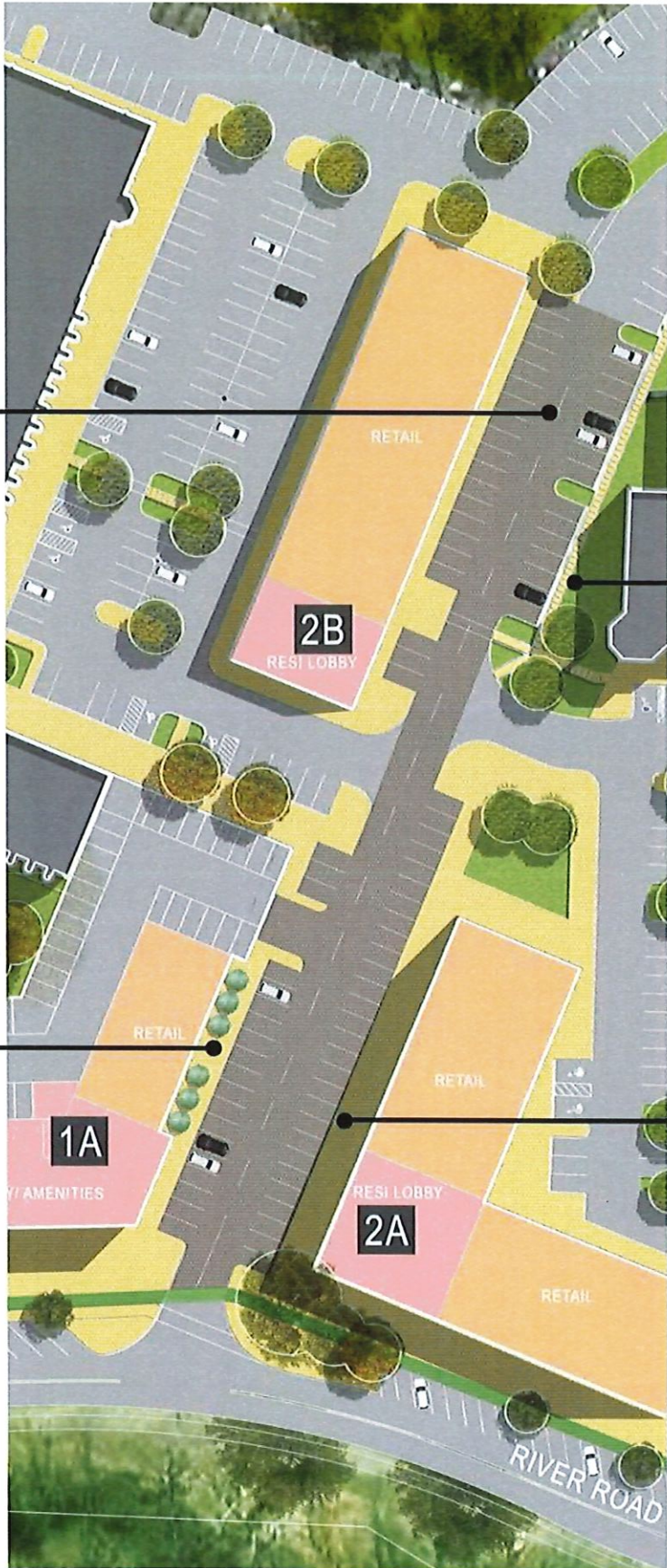
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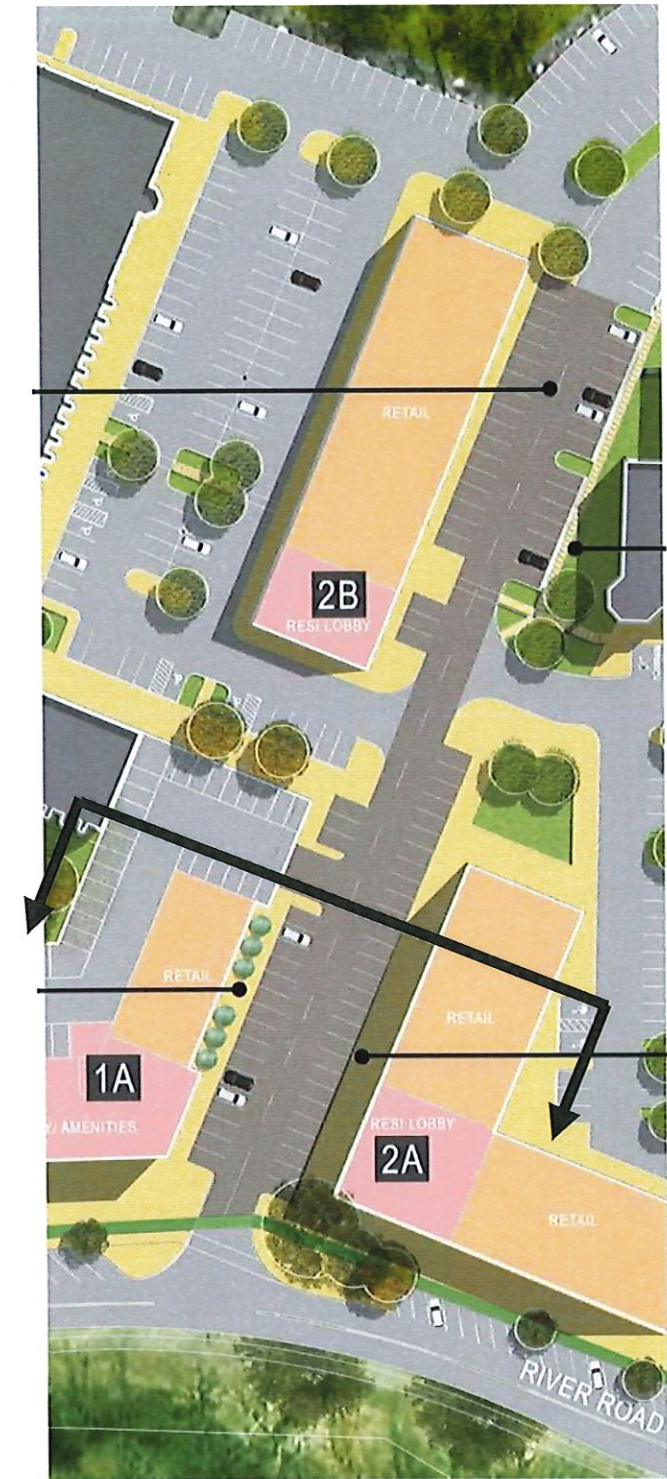


VIEW FROM RIVER ROAD DRIVING SOUTH

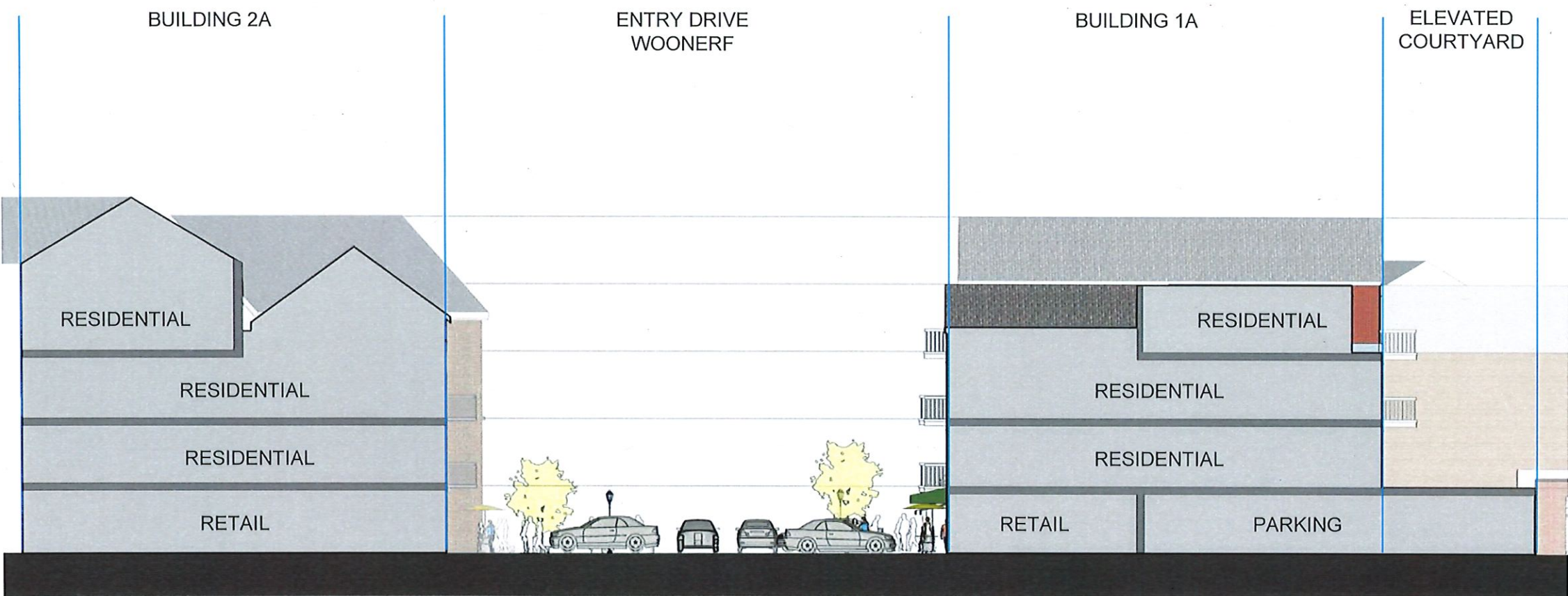
WOONERF CONCEPT



WOONERF CONCEPT



PLAN AND SECTION DIAGRAMS TO STUDY THE ENTRY DRIVE / HOW TO APPLY THE WOONERF CONCEPT



WOONERF – PLAN DIAGRAM

WOONERF - CROSS SECTION

SEASONAL AND EVENT STREET ACTIVATION



SEASONAL AND EVENT STREET ACTIVATION - PRECEDENTS

RENDERINGS – STREET VIEWS



RENDERINGS - STREET VIEWS



RENDERINGS – STREET VIEWS



RENDERINGS - STREET VIEWS

RENDERINGS – STREET VIEWS



RENDERINGS - STREET VIEWS