

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 221 Danbury Road.

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

221 Danbury Road is under ownership of Better Environments LLC.

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

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

221 Danbury Road Development Narrative

221 Danbury Road is presently an 11,600 square foot commercial building on approximately a one acer site, across the street from Town Hall and south several hundred yards.

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
- 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 solar power with lower maintenance fees.
Excess energy to be sold to the electrical grid and relief 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.

Declining demand for suburban office has made this parcel available for development.

The proposed 150-unit schematic plan addresses these points outlined above and provides a unique design consisting of 15 Studios, 75 One Bedroom units and 60 Two Bedroom units. 214 car parking spots is are proposed on 2 levels. The building is 5 stories above the grade level parking, qualifying for the 179D energy tax credit as the minimum height required.

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.

REQUIREMENTS PER DRB DISTRICT		PROPOSED 221 DANBURY ROAD
DENSITY		
SITE AREA	46,560 sf min	48,321 sf
AREA (GSF)		
TOTAL UNITS	NA	150
USES ALLOWED	GB	DRD/THRD
MF RESIDENTIAL		
MAX HEIGHT	39'	65
FEET	39'	65
STORIES	4	6
SETBACKS		
FRONT YARD	50' min	5'
SIDE YARD	25' min	15' at base 12' above with relief
REAR YARD	85' abutting residential	15' with 7' bump out
BUILDING COVERAGE	25%	73.2%
PARKING		214
RESIDENTIAL	248	214
TOTAL PARKING SPACES		214
LOADING		2
RESIDENTIAL	2	2
ADDITIONAL PROVISIONS		Green Roof garden
PRIVATE OPEN SPACE		
LANDSCAPE BUFFER		5
AFFORDABLE HOUSING		150 units



NOTE: REFER TO CIVIL FOR SITE PLAN AND INFORMATION.



BETTER ENVIRONMENT LLC

ILLUISTRATIVE SITE PLAN
SITE ANALYSIS

221 DANBURY ROAD
WILTON, CT

A2
4/28/21



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EXISTING DEVELOPMENT VS. NEW DEVELOPMENT SITE ANALYSIS

221 DANBURY ROAD
WILTON, CT

A3
4/28/21



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PRESEDENT IMAGES

SITE ANALYSIS

221 DANBURY ROAD
WILTON, CT

A4
4/28/21