



January 22, 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 141 Danbury Rd. and 64 Danbury Rd.

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

Fuller Development LLC, is under agreement to purchase 141 Danbury Rd. and 64 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,

A handwritten signature in blue ink that reads "Samuel B. Fuller".

Fuller Development, LLC
Samuel. B. Fuller
President

64 Danbury Road Development Narrative

64 Danbury Road is a Condominium parcel representing the northernmost office building of the Wilton Corporate Park.

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.
- 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.

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

The site is constrained by its narrow width with a 20' grade change from east to west, very steep slopes, a watercourse, stormwater pipes that drain this watercourse and the adjacent office properties.

The proposed schematic plan addresses these site constraints and provides a unique design consisting of 3-unit modules featuring two garages, a single story "flat" apartment with two back-to-back townhomes over the garages and the flat. The buildings are 3 stories tall. These modules can be connected to form buildings with 8 to 18 apartments in each building. Having multiple buildings allows for grade changes to be made up between the buildings.

This plan has 116 total units consisting of 36 one-bedroom, 75 two-bedroom, and 5 three-bedroom apartments. There are 80 garages and 91 surface spaces. Assuming 2 parking spaces per unit, 232 spaces are needed. The plan would be to share parking (61 spaces) with the adjacent office buildings under a long-term parking agreement. A 3,000 square foot clubhouse and pool is also planned.

The existing zoning regulations are not written to accommodate this type of development. This is an important part of the reason we are seeking feedback from the Commission. We would need to develop a new regulation to allow this to happen.

This proposal would include 10% of the homes to be deed restricted as affordable to persons earning no more than 80% of the Area Median Income.

REQUIREMENTS PER DE-5 DISTRICT		REQUIREMENTS PER PROPOSED CRA-10 DISTRICT	PROPOSED 64 DANBURY ROAD
DENSITY			
SITE AREA (FT)			210,604
DENSITY	NA	10 DU per acre	24 DU per acre
AREA (GSF)		5 acres min	87,989
TOTAL UNITS			116
USES ALLOWED			
MF RESIDENTIAL	NO	YES	X
MAX HEIGHT			
FEET	39'	35'	45' (approximately)
STORIES	3	2 1/2	3
SETBACKS			
FRONT YARD	50' min (100' along Route 7)	50'	15' min. building setback measured from front lot line to nearest facing wall of building.
SIDE YARD	50' min (100' when abutting with residential district)	50' (except 75' from R-1A or R-2A)	10' min. building setback measured from side lot line to nearest facing wall of building.
REAR YARD	50' min (100' when abutting with residential district)	50' (except 75' from R-1A or R-2A)	10' min. building setback measured from rear lot line to nearest facing wall of building.
BUILDING COVERAGE	25% max.	20% max.	30.00%
PARKING			
RESIDENTIAL	Studio/detached units (MF developments - 1.5 per dwelling unit . One, two and three bedroom dwelling units - 2 per dwelling unit plus 1 visitor space per 2 dwelling units .	Studio/detached units (MF developments - 1.5 per dwelling unit . one, two and three bedroom dwelling units - 2 per dwelling unit plus 1 visitor space per 2 dwelling units .	1.56 per DU
TOTAL PARKING SPACES			181
LOADING			
RESIDENTIAL	shall be determined by the commission.	shall be determined by the commission.	0
ADDITIONAL PROVISIONS			
PRIVATE OPEN SPACE	NA	50 SF min. per DU	50 SF min. per DU
LANDSCAPE BUFFER	20' but no less than 10'		0
AFFORDABLE HOUSING	HODD (housing opportunity development district) - 30% DU. DE-5 not eligible to be rezoned as HODD.	20%	10%

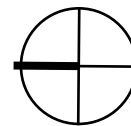


*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

ILLUSTRATIVE SITE PLAN - 64 DANBURY ROAD

SITE ANALYSIS

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141 Danbury Road Development Narrative

141 Danbury Road is also known as the site location of Melissa and Doug

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

- 1.) Creating housing alternatives for both existing and future Wilton residents.
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- 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 the search for 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.
- 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.

About half this site sits in the flood plain of the Norwalk River.

The proposed schematic plan addresses this site constraint with a "podium design" where the apartments are elevated above the flood plain on this podium with covered parking underneath. This a more conventional hallway type apartment building with common elevators, stairs and a center hallway. The podium would be buried below grade on the street side so the building would appear only three stories tall from Danbury Road.

This plan has 188 total units consisting at an average apartment size of 1,050 square feet. The site could accommodate up to 432 parking spaces though only 380 would be necessary. A significant amenity program would include a clubhouse, a fitness center, a swimming pool and other amenities.

The "podium design" is a good solution to enable the full development potential of the site because of the flood plain issue.

The existing zoning regulations are not written to accommodate this type of development. This is an important part of the reason we are seeking feedback from the Commission. We would need to develop a new regulation to allow this to happen.

This proposal would include 10% of the homes to be deed restricted as affordable to persons earning no more than 80% of the Area Median Income.

REQUIREMENTS PER DE-5 DISTRICT		REQUIREMENTS PER PROPOSED CRA-10 DISTRICT	PROPOSED 141 DANBURY ROAD
DENSITY			
SITE AREA (FT)			186,587
DENSITY	NA	10 DU per acre	43.88 DU per acre
AREA (GSF)		5 acres min	197,664
TOTAL UNITS			188 (average unit size: 1,050 sf)
USES ALLOWED			
MF RESIDENTIAL	NO	YES	X
MAX HEIGHT			
FEET	39'	35'	45' (approximately)
STORIES	3	2 1/2	4
SETBACKS			
FRONT YARD	50' min (100' along Route 7)	50'	103' (approximately) building setback measured from the farthestmost front lot line to nearest facing wall of building. 10' min. parking lot setback from front lot line.
SIDE YARD	50' min (100' when abutting with residential district)	50' (except 75' from R-1A or R-2A)	50' min. building setback measured from side lot line to nearest facing wall of building. 10' min. parking lot setback from side lot line.
REAR YARD	50' min (100' when abutting with residential district)	50' (except 75' from R-1A or R-2A)	50' min. building setback measured from rear lot line to nearest facing wall of building. 10' min. parking lot setback from rear lot line.
BUILDING COVERAGE	25% max.	20% max.	35%
PARKING			
RESIDENTIAL	Studio/detached units (MF developments - 1.5 per dwelling unit . One, two and three bedroom dwelling units - 2 per dwelling unit plus 1 visitor space per 2 dwelling units .	Studio/detached units (MF developments - 1.5 per dwelling unit . one, two and three bedroom dwelling units - 2 per dwelling unit plus 1 visitor space per 2 dwelling units .	2.29 per DU
TOTAL PARKING SPACES			432
LOADING			
RESIDENTIAL	shall be determined by the commission.	shall be determined by the commission.	1
ADDITIONAL PROVISIONS			
PRIVATE OPEN SPACE	NA	50 SF min. per DU	50 SF min. per DU
LANDSCAPE BUFFER	20' but no less then 10'		10' min.
AFFORDABLE HOUSING	HODD (housing opportunity development district) - 30% DU. DE-5 not eligible to be rezoned as HODD.	20%	10%



BUILDING 1
3 STORIES OVER PODIUM
(APPROXIMATELY 45' HIGH)

65,888 X 3
= 197,664 GSF TOTAL

UNITS: 188

PARKING PROVISION:
+/- 432 PARKING SPACES *

200 ON PODIUM
232 ON SURFACE

*LOSS FOR EGRESS AND UTILITY
AREAS NEEDS TO BE ANALYZED.

*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
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ILLUSTRATIVE SITE PLAN - 141 DANBURY ROAD

SITE ANALYSIS

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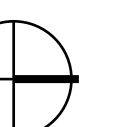
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EXISTING DEVELOPMENT VS. NEW DEVELOPMENT - 141 DANBURY ROAD

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PRECEDENT IMAGES

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