

From: [Wrinn, Michael](#)
To: [Callahan, Rich](#)
Subject: FW: I support the Master Plan
Date: Wednesday, October 18, 2023 2:58:02 PM

Pls post, thanks.

MEW

From: Philip Murphy <pmurphy@Rubenstein.com>
Sent: Wednesday, October 18, 2023 2:34 PM
To: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>
Subject: I support the Master Plan

CAUTION: This email came from outside the Town network. Is it authentic? Don't click until you are sure.

Dear Mr. Wrinn,

Please convey my congratulations to the Wilton Master Plan Subcommittee for working so hard and creating such a thoughtful plan for Wilton.

Those of us who love our town nonetheless know that its one flaw is the lack of a walkable village with thriving shops and lively restaurants. This plan, and the statute changes it recommends, will allow us to take control of our inevitable development and guide it in a direction that will make Wilton a desirable destination for people and families for generations to come.

I hope everyone with the stake in the future of Wilton voices their support.

Philip Murphy
106 Spectacle Lane

From: [Wrinn, Michael](#)
To: [Callahan, Rich](#)
Subject: FW: Master plan
Date: Wednesday, October 18, 2023 2:52:40 PM

Pls post, thanks,
MEW

-----Original Message-----

From: Jennifer Angerame <theangerames@gmail.com>
Sent: Wednesday, October 18, 2023 1:24 PM
To: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>
Subject: Master plan

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I love the idea of rethinking our town center and making it a true gem that families and out-of-towners can walk, shop, eat and enjoy.

Jennifer Angerame
203-253-9813 cell

From: [Wrinn, Michael](#)
To: [Callahan, Rich](#)
Subject: FW: Old post office square
Date: Wednesday, October 18, 2023 2:52:06 PM

Pls post, thanks,
MEW

-----Original Message-----

From: Tony Ramadani <tonyramadani19@gmail.com>
Sent: Wednesday, October 18, 2023 1:22 PM
To: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>
Subject: Old post office square

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I'm writing today to express my concerns about the town committee and zoning. As a property owner in Wilton we would like to see development that brings people in from surrounding communities. A mix of affordable housing, retail and mixed used property helps everyone in town. We don't have many attractions, except restaurants which are filled with locals. Not much to attract surrounding communities.

Wilton has always been a bed and breakfast community but we need to support the businesses that are here that pay the taxes.

Respectfully yours
Tony Ramadani

October 18, 2023

Mr. Michael Wrinn
Director Planning and Land Use Management
Town of Wilton
238 Danbury Road
Wilton, CT 06897

Subject: OL-1, Danbury Road East

The following comments are in response to reviewing the draft regulations for OL-1, Danbury Road East overlay zone.

The overlay zone as presently drafted, language below, does not appear to offer any substantive incentive to retain historic structures. Allowing up to 4 units within the preserved structure can be accomplished “by right” by way of complying with the .25 FAR coverage. Additionally, the proposed parking requirement at 2 per unit is more restrictive than what the current regulations permit, i.e., one unit per one bedroom or studio unit.

3.(h) “Adaptive reuse of historic structures shall be in conformance with Section 295.C.5. Where an historic structure will be preserved, rehabilitated, restored, and/or reconstructed for residential use in this overlay zone, the Commission may allow up to four (4) attached units within the preserved, rehabilitated, restored, and/or reconstructed structure. This can be applied to historic residential, commercial or religious buildings.”

The cost of preservation is simply too prohibitive without some meaningful incentive. I urge the commission to reconsider the incentives for Adaptive Reuse of Historic structures. An increase in FAR to .35, excluding the floor area or unit count for the preserved structure from the FAR calculation, increasing the maximum building coverage, are a few suggestions.

Thank you for your consideration and I am available to discuss if needed.

Sincerely,

Patrick Downend
275 Main Street
Ridgefield, CT
06877

From: [Wrinn, Michael](#)
To: [Callahan, Rich](#)
Subject: FW: Wilton Center | feedback on Wilton Center
Date: Wednesday, October 18, 2023 11:45:25 AM

Pls post, thanks
MEW

From: Eva Beshlian <eva@beshlian.com>
Sent: Wednesday, October 18, 2023 11:45 AM
To: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>
Subject: Wilton Center | feedback on Wilton Center

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Mr. Wrinn,

I am writing in advance of the hearing scheduled for Oct 19th that I will not be able to attend , to express my support of changing regulation to unlock development in Wilton Center.

Thank you,

Eva Beshlian
73 Heather Ln
Wilton, CT

From: [Kevin Hickey](#)
To: [planningzoningcomm](#)
Subject: Master Plan
Date: Wednesday, October 18, 2023 10:37:10 AM

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Here we go again. Planning and Zoning attempting to disenfranchise Wilton's citizens not unlike dictating a permanent ban on Cannabis by a few in P&Z. There is no coalition with public input with this commission only one way P&Z edicts. They do not care about the people only their self sustainment...

Kevin Hickey
cell:203.858.4266

From: [Wrinn, Michael](#)
To: [Callahan, Rich](#)
Subject: FW: Comments on Master Plan
Date: Wednesday, October 18, 2023 8:45:28 AM

Pls post

-----Original Message-----

From: Noah Safian <birinoah@gmail.com>
Sent: Tuesday, October 17, 2023 10:18 PM
To: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>
Subject: Comments on Master Plan

CAUTION: This email came from outside the Town network. Is it authentic? Don't click until you are sure.

Dear Mr. Erin,

I wanted to write and express my support for the proposed Wilton master plan. It is not perfect by any means, and I personally would have done more to allow and encourage housing and promote public transit in the area, but I think the plan on the whole is a great step for Wilton to take and am personally very excited by its potential impact on our town.

I appreciate your time reviewing my comments, and wish you the best.

Sincerely,
Noah Safian

October 15, 2023

Mr. Michael Wrinn
Director of Planning &
Land Use Management
Town Annex
Wilton, CT 06897
United States

Re: Greater Wilton Center Area Master Plan

Dear Mr. Wrinn,

I am writing in support of the proposed changes to the Zoning Regulations that are part of the Greater Wilton Center Area Master Plan. Unfortunately, I will be out of the country and not available to attend the Special Meeting on October 19th, 2023, and would like this letter to be entered into the record.

I am a 15-year resident of Wilton having moved here in the fall of 2008. I am a commercial architect who has been working locally for over 25 years, specifically in Southern Fairfield County (SFC) and the Tri-State areas.

Although my professional focus is not necessarily the type of development proposed in the Greater Wilton Center Area Master Plan, as a resident and a professional I feel strongly that this type of vision and planning is long overdue, and very much needed in Wilton.

It doesn't take much to see how the surrounding towns continue to invest in their futures by reimagining and revitalizing their town centers and surrounding areas. Westport, Darien/Rowayton, New Canaan, Norwalk, Stamford, Greenwich, go down the list. In the last 10 years, all have recognized and invested heavily in the value of implementing a well-thought vision that is providing the infrastructure and programming necessary to attract, support, and retain residents, while building a varied tax base to ensure their health and growth for generations to come. There will be those who don't like to compare Wilton to our neighboring SFC towns, but as someone who regularly works with towns and residents in the tri-state, I assure you this is happening in our neighboring states. That would not be happening if there wasn't a good reason for it. As a town, if

we can't step back to clearly see the forest through the trees, inevitably our community will be left behind to die on the vine.

One reason I find the lack of progress in Wilton frustrating (and ironic) is that we have some of the highest taxes in the county. When I moved here the pitch behind high taxes was exceptional public schools that set Wilton apart, as I understand it now, the surrounding schools are just as good if not better, and they have a vibrant mix of housing and downtown amenities to go with it. It is true, we have recently enjoyed an influx of new, young families as a result of Covid that is making a noticeable impact, but I'd wager that was more a result of the surrounding towns' diminished inventories, not people rushing to Wilton for its robust offerings. That fortunate occurrence should not be our strategy for the future.

I've joked that our town leaders seem to go out of their way to hold this town back. There is such great history, scale, beauty, and opportunity here. We should be building thoughtfully on those assets and not turning our backs on them.

As long as we institute the proper mechanisms and oversight to ensure that future development is thoughtful and maintains the character, scale and charm we cherish, we can do this. A positive step in that direction is the recent formation of an architectural review board, also long overdue in my opinion. The best examples of successful town master planning have this oversight as a founding component.

For these reasons, I strongly support and encourage the Commission and Residents of Wilton to support the Zoning Regulation changes necessary to implement the Greater Wilton Center Area Master Plan.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Chris McCagg', with a long horizontal flourish extending to the right.

Chris McCagg
60 Grey Rocks Road

From: [Wrinn, Michael](#)
To: [Callahan, Rich](#)
Subject: FW: Meeting Oct 19, 2023
Date: Friday, October 13, 2023 10:36:24 AM

Pls post, thanks

MEW

-----Original Message-----

From: cjs645@icloud.com <cjs645@icloud.com>
Sent: Sunday, October 8, 2023 4:48 PM
To: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>
Subject: Meeting Oct 19, 2023

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Planning & Zoning Members
Town of Wilton
238 Danbury Rd
Wilton CT 06897

I am writing to urge the Planning & Zoning Commission to vote against the proposed changes to local zoning regulations for the Town of Wilton and parts of Rte 7. These changes would forever alter the look and character of downtown Wilton and the reason many of our current residents moved to this small town. Wilton is special..let's keep it that way!

Sincerely yours,
Carol J. Steiner

261 Rivergate Dr.
Wilton, CT 06897

cjs645@icloud.com

From: [Wrinn, Michael](#)
To: [Callahan, Rich](#)
Subject: FW: Wilton Proposed Master Plan
Date: Monday, October 16, 2023 9:35:57 AM

Pls post with Master Plan, Thanks

MEW

-----Original Message-----

From: Steven Parrinello <steven.parrinello@gmail.com>
Sent: Monday, October 16, 2023 8:09 AM
To: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>
Cc: Meredith Marks-Parrinello <meredithmarks14@yahoo.com>
Subject: Wilton Proposed Master Plan

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Michael - We are writing you in support of the proposed Wilton Master plan.

It is the right way for our town to move forward and promote calculated future development that will provide significant benefits to all members of the town.

Thank you

Steven Parrinello & Meredith Marks
32 Shadow Lane

From: [Wrinn, Michael](#)
To: [Callahan, Rich](#)
Cc: [White, Daphne](#)
Subject: FW: Master Plan for Wilton - please distribute
Date: Tuesday, October 10, 2023 8:15:45 AM

From: Dagny Eason <dagnyeason@gmail.com>
Sent: Monday, October 9, 2023 6:29 PM
To: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>
Subject: Master Plan for Wilton - please distribute

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I have lived in Wilton for over 50 years and for many of those years have been a realtor in town. I recently read the article in our local paper that discusses the Planning and Zoning changes proposed in the Master Plan for Wilton. I feel strongly that the changes in zoning to allow 4 to 5 stories in both residential and commercial developments are not what new residents to town are looking for or support. It will forever change the appearance and character of the community that draws residents to our town. More apartments are not what buyers are seeking. They want to own a home or a townhouse that has the look and feel of a bedroom community and not Stamford or Norwalk. I can tell you that most people come to Wilton for the schools and are homeowners rather than apartment renters. As a suburban community with many children they may use our restaurants but are home by 9 pm to put their children to bed for school the next day or get up early for a long commute to work. They are not apt to sit at a bar until midnight.

It is unfortunate that the article reports that the current P and Z Commission seems to be rushing these changes to be passed before the next Planning and Zoning is seated after November 7. The public hearing is on October 19. Will you be considering any public input before making your decision or have you already decided to pass these new zoning laws without any changes no matter how the public may feel?

I ask you to consider downscaling the proposal to restrict building heights to no more than to 3 stories with a possible bonus of a recessed 4th floor as the bonus if a public good is achieved instead of 5 floors or waiting for the new P and Z to be seated.

Dagny Eason

20 Windy Ridge Place

Wilton, CT

From: [Wrinn, Michael](#)
To: [Callahan, Rich](#)
Subject: Text change # 23405 -
Date: Tuesday, October 3, 2023 4:23:51 PM

Pls make a heading for "Comment Letters" and put this one in there.

-----Original Message-----

From: Wayne <waynegura@gmail.com>
Sent: Tuesday, October 3, 2023 1:13 PM
To: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>
Subject: Tall building zoning

CAUTION: This email came from outside the Town network. Is it authentic? Don't click until you are sure.

Please share this with the planning and zoning commission.

I am a 33+ year resident of town and oppose to changes in zoning that would allow buildings of four and five stories in and around Town Center and Route 7

I'll grew up in a town much like Wilton and when they started permitting tall buildings, it totally change the character of the town, and in my opinion, for the worse

Thank you

Wayne

*** Sent via my mobile device - I apologize for the brevity & lack of punctuation. We can also thank auto-dictation for any bizarro words ***



October 16, 2023

Mr. Michael Wrinn
Director of Planning &
Land Use Management
Town Annex
Wilton, CT 06897

Dear Mr. Wrinn,

I am writing to support the proposed revisions to the Zoning Regulations that have resulted from the Wilton Center Master Plan. I am grateful to those who volunteered their time to get this long overdue revision in place.

For too long Wilton has sat dormant without change for the better. Too many buildings and stores that sit empty are a tribute to those who have shunned responsible growth for too long. Our taxes are too high – and growing – and we need a more vibrant town center to help support the costs of the town and to give the village a long needed breathe of life. To think that no true housing has been allowed in the village was a shock to learn – and is an unfathomable thought considering that most every village in the world thrives because of its in-town residents.

We can no longer rely solely on the quality of our schools. Every town has quality schools. We must find a way to come alive with restaurants, stores, and diversity of housing type. We must become a community that greets its neighbor on the sidewalks of the village. We have to find a physical way to say "Welcome to Wilton": instead of an abandoned complex at our most visible intersection of 33 and 7. We have to realize that construction costs are at an all-time high and that incentivization is key to quality buildings and public spaces – and the proposed regulations address just that. It is no longer enough to get by. People are tired of seeing abandoned properties and vacant stores. It is depressing – and most importantly – no way to attract the Millennial or future generations to want to live in our town. These are young professionals who seek pedestrian experiences and vibrancy – not parking lots and restaurants that close at 8pm on weeknights.

Those who are against this want no change – and that should never be an option. Responsible growth is essential to remaining healthy, and for too long too many people refused to embrace any change – which is why we are where we are in trying to recover. All of our peer communities have grown – from Darien and the Noroton Heights and Corbin District projects – to Bedford Square in Westport. There is a reason that the Wiltonian spends money in other towns – because Wilton has been asleep. It is time for that to change.

MIMMO CARATOZZOLO

OWNER: STONE DESIGN "BY MIMMO", LLC

cell: 203.644.4808 | office: 203.761.9774 | email: mimmo@optonline.net

From: [Wrinn, Michael](#)
To: [Callahan, Rich](#)
Subject: FW: Wilton Center | thoughts from a resident
Date: Wednesday, October 18, 2023 11:23:10 AM

Pls post, thanks
MEW

From: Ed Beshlian <ed@beshlian.com>
Sent: Wednesday, October 18, 2023 11:22 AM
To: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>
Subject: Wilton Center | thoughts from a resident

CAUTION: This email came from outside the Town network. Is it authentic? Don't click until you are sure.

Mr. Wrinn,

I am writing in advance of the hearing scheduled for Oct 19th as I may not be able to attend in person.

In short, I would like to express my support of changing regulation to unlock development in Wilton Center and for this mindset/approach to be incorporated into the Master Plan for the town.

Thank you,

Ed Beshlian
73 Heather Ln
Wilton, CT