

Wrinn, Michael

From: Merima Peterkin <mpeterkin77@yahoo.com>
Sent: Saturday, September 11, 2021 9:00 AM
To: Wrinn, Michael
Subject: Human Society Proposal

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Good Day Mr. Wrinn,

My name is Merima Peterkin and I reside at 50 New St. I am reaching out to you regarding the Humane Society Building proposal. I have some questions and concerns regarding this development. As a resident of the Georgetown Historic District for 17 years I have watched the steady decline for Wiltons interest in preserving the area and an incline in traffic. Route 7 and Route 107 have become a speedway for neighboring towns and as a result there are accidents which have shut down the road at a minimum of once a month—most recent Sept. 9. One of my concerns is the increase of traffic this business will bring and how it will impact the neighborhood. Will the employees/patrons of this business use New Street as a cut through? How safe will it be for the patrons of this business to cross Route 7 to head north? Another concern is the noise the dogs will make when outside. Noise pollution is a massive issue in the area, between the tractor trailer movement, cars, motorcycles, I would like to know how the town is safe guarding our properties from this issue? The homes in this historic district have been around for 100 years and yet we have been over run by road noise and businesses that have devalued our homes, such as the Nissan dealership.

As an owner of a historic home, I am questioning the design of the building and how it fits into the two historic districts that surrounds the property? Has the Historic Commission approved this modern design or had any input? Why is the town not applying the same pressure as it has on other projects that are near historic homes?

I am looking forward to the meeting and the commissions input on the concerns of a well loved neighborhood. Have a nice weekend.

Regards,
Merima Peterkin

Wrinn, Michael

From: Michael Zawoiski <michaelzawoiski@protonmail.com>
Sent: Monday, September 13, 2021 10:31 AM
To: Wrinn, Michael; sara.zawoiski
Subject: Zoning Meeting Tonight

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Hi Michael,

This is Michael Zawoiski and I live across the street from the proposed project, and I have the following questions:

- What percentage of people who are for it live on the street (because I assume most of the support comes from people who don't live near it, easy to support something when it will never effect you)
- New Street and Sunset Hill Road is a very family street with most people having young children, so what are the precautions you are taking so an abused dog doesn't attack a child (surely, there are better options than a street with a child in every home.)
- Like everyone else question- how loud will it be, especially at night, and what about the traffic

My main concern are the first two bullets, and they apply to any project near my home, i.e. dog shelters, apartments etc. - the hypocrisy of people being for it as long as it's not on their street, (therefore doesn't affect them or their kids) , and the safety of children – we wouldn't want a kid to get killed by a dog or stolen because of the increased traffic on a family street.

Thanks,
Michael

Wrinn, Michael

From: Eileen Fitzgerald <eafitzgerald@optonline.net>
Sent: Friday, September 10, 2021 3:45 PM
To: Wrinn, Michael
Subject: SP#480 - Special Permit for Construction of Humane Society Building

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Dear Mr. Wrinn,

My names is Eileen Fitzgerald and I reside at 34 New St. I have many questions regarding the proposed construction of the Humane Society Building at 863-865 Danbury Road. I will be sending some follow-up emails this weekend but my first question is regarding the fact that the proposed building is abutting a National Historic District and based on the renderings I have seen this is a very modern looking building and it does not appear that any consideration was taken in designing the building to be in the spirit of the historic district.

Based on the map below the proposed building is between two National Historic Districts. So, my overall question is what will be done to make sure that this building adheres to the overall architecture of the district in which it is being constructed? The modern design is out of place with its surroundings. Has Planning & Zoning reached out to the Historic Commission in town to make sure this design is reviewed by that commission?

I attempted to send you the PDF from the National Archives Catalog but it was rejected by your server due to the size. Below is the link which describes all the properties in the district and the history behind those properties.

<https://catalog.archives.gov/id/132353839>



<https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>

Georgetown Historic District	
Is NHL?:	Null
Property ID:	87000343
Resource Type:	District
Address:	Roughly bounded by US 7, Portland Ave., CT 107, and the Norwalk River
City:	Redding
County:	Fairfield
State:	CONNECTICUT
Listed Date:	3/9/1987
Multi Resource Name:	
# of Contributing Buildings:	120
# of Contributing Objects:	0
# of Contributing Sites:	1
# of Contributing Structures:	0

Thank you for your consideration.

Eileen Fitzgerald

Wrinn, Michael

From: Eileen Fitzgerald <eafitzgerald@optonline.net>
Sent: Sunday, September 12, 2021 10:35 AM
To: Wrinn, Michael
Subject: SP#480 - Construction of 14k Sq Ft Building at 837-875 Danbury Rd - TRAFFIC CONCERNS

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

Dear Mr. Wrinn,

This email is regarding the concerns I have related to traffic in the area of the 837-875 Human Society building proposal. This area is already the site of at least 1 major accident a month, on Thursday Sept 9th Route 7 was closed for at least 90 minutes between the Route 7/57 Intersection and Old Mill Rd. I was driving at the time and turned onto Old Mill Rd and then proceeded to creep along Old Mill Rd for over 30 minutes as cars attempted to circumvent the accident. I have pictures of a tractor trailer just parked on Route 7 and New St. Below are my traffic related questions/concerns related to this project:

1. What studies have been done regarding the traffic that will be caused by the development of this project?
2. Does the town have a record of the accidents that are at the intersection of Route 7/Route 57? As a longtime resident, on average I can attest to the fact that there is at least 1 serious accident every month at the corner.
3. What will be done to stop traffic from using New St as a by-pass once traffic starts backing up on Route 7 due to congestion? Currently from Carluzzi's parking lot to the "proposed entrance" on Route 7 there are 2 traffic lights in 3 tenths of a mile? Are we going to turn Route 7 into the Post Road with traffic lights every 1,000 feet?
4. It is understood that this Planning & Zoning meeting is for the Humane Society proposal but with the recent announcement of an RFP being issued to develop the property directly across from the proposed Humane Society project needs to be considered as these projects will have an adverse affect on the community as a whole. The RFP proposal is to develop affordable housing – how much more traffic and disruption to the community will this cause?
5. Currently the lights at the intersection of Route 7/57 are troublesome when attempting to cross route 7 – I have sat at the light coming down Mountain Road for 3 cycles without the light turning green, what will happen when we have more traffic?
6. There is no way a person could safely make a left to go North on Route 7 from the Humane Society during peak traffic hours – will this be a right turn only? Or will people try to rush straight across Route 7 onto New St – a quiet street with many young children?
7. With the Gilbert & Bennet Mill project in Redding gaining momentum since the tax issues have been resolved more traffic will be feeding into this intersection, further exasperating the issue. What can be done to remedy the impact to streets such as New St, Church St and Portland Avenue being used as cut-throughs?
8. If the RFP for the town owned property proposes apartments to be developed each apartment will have 1 or 2 cars adding more congestion to the area directly across from the Humane Society.
9. Currently the two lanes merge into one coming south down Route 7 when you pass the intersection, already people race to get ahead of each other, there will be accidents with speeding merging cars right where the Humane Entrance is proposed? What is being proposed to mitigate this risk?

Thank you for addressing my questions regarding traffic

Eileen Fitzgerald

34 New St

Wrinn, Michael

From: Eileen Fitzgerald <eafitzgerald@optonline.net>
Sent: Sunday, September 12, 2021 10:41 AM
To: Wrinn, Michael
Subject: REG#21388 - Charitable Designation

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Dear Mr. Wrinn,

With the request to make the property at 873-875 Danbury Road zoned a "Special Permit use for a charitable organization" what does that mean for taxes to the town? Do they still have to pay real estate taxes? Is the town losing tax revenue on this deal? How does that benefit the health of the town?

Thanks

Eileen Fitzgerald

34 New St

Wrinn, Michael

From: Eileen Fitzgerald <eafitzgerald@optonline.net>
Sent: Sunday, September 12, 2021 10:45 AM
To: Wrinn, Michael
Subject: SP#480 - Construction of 14k Sq Ft Building at 837-875 Danbury Rd - NOISE/ENVIRONMENTAL CONCERNS

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Dear Mr. Wrinn,

I also have concerns regarding the quality of life in the area due to the following issues:

1. What are the plans for mitigating the noise of barking dogs?
2. Will animals be euthanized and cremated on the property? Will there be environment concerns if so?
3. How will the animal waste be managed? I believe this property is on wetlands and runoff from dog waste could cause environmental issues. According to the Wetland report "Solid waste will be immediately scooped up and disposed in sealed bags and placed in dumpster" – who will be monitoring this after the project goes live?
4. Does the property drain into the Norwalk River? This would cause issues with the Long Island Sound being contaminated.

Thank you for addressing these questions.

Eileen Fitzgerald

34 New St

Wrinn, Michael

From: Eileen Fitzgerald <eafitzgerald@optonline.net>
Sent: Sunday, September 12, 2021 10:51 AM
To: Wrinn, Michael
Subject: SP#480 - Construction of 14k Sq Ft Building at 837-875 Danbury Rd - 10 Year Conservation & Development PLAN

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Dear Mr. Wrinn,

How is this development keeping with the vision of the 2029 Plan of Conservation and Development?

1. Based on the **"Finalized Wilton 2029 Plan of Conservation and Development"** the Georgetown area was proposed to be made "pedestrian" friendly – with all the traffic being introduced the area will be far from friendly to "pedestrians". Is this 10 year plan just being thrown out the window to satisfy developers and the State of CT Zoning laws that were put into effect this year to remove towns from having any say in Affordable Housing decisions?
2. North Wilton does not have much "open space" wouldn't it be more welcoming to visitors entering from the North to see Open Space instead of 15,000 Sq Ft buildings and housing developments? Couldn't the conservation committee purchase the parcels on both sides of Route 7 and make them open space with a park like atmosphere? You are not getting tax revenue from the Charitable building - has the conservation committee gotten involved?
3. Route 7 in Wilton is turning into a housing development nightmare, soon we are going to look like the area along Merritt 7 with the thousands of apartments that have recently been put in. There are currently at least 4 proposed housing developments along the corridor – was this development in the 2029 Plan? Why do we, as a town, pay money for a plan that we are not following?

Thank you

Eileen Fitzgerald

34 New St

Wrinn, Michael

From: Derek Geiger <dhgeiger@gmail.com>
Sent: Sunday, September 12, 2021 5:16 PM
To: Wrinn, Michael
Cc: Atsuko Geiger
Subject: Re: Wilton P&Z Meeting - Questions and Comments - CT Humane Society REG#21388 and SP#480
Attachments: P&Z Questions and Comments - CT Humane Society - Geiger2.pdf

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

Hello Michael,

We found a typo in the original document. Please use this attached document for our comments and questions for the upcoming Wilton P&Z Meeting to review the CT Humane Society's application (REG#21388 and SP#480).

Cheers,
Derek and Atsuko Geiger

> On Sep 12, 2021, at 3:40 PM, Derek Geiger <dhgeiger@gmail.com> wrote:

>

> Hello Michael,

>

> Attached you will find our comments and questions for the upcoming Wilton P&Z Meeting to review CT Humane Society's application (REG#21388 and SP#480).

>

> Cheers,

> Derek and Atsuko Geiger

>

>

> <P&Z Questions and Comments - CT Humane Society - Geiger.pdf>

13-September-2021

RE: CT Humane Society (REG#21388 and SP#480)

Dear Wilton Planning and Zoning Commission,

We understand that the proposed CT Humane Society would benefit the larger Wilton community, and is honorable in its mission. However, there are questions and concerns that we have as Georgetown residents, and whose property is 230 ft from the proposed location, that we would like addressed and/or clarified:

1. Noise

The first concern is noise, especially in the evening and morning hours, from the animals being sheltered at the facility. Please be reminded that the surrounding neighborhood includes residential areas. Further, because the valley like topology, sound amplifies easily. Currently, Georgetown, even along Route 7, is surprisingly quiet from about 7 PM in the evening during the week and most of the weekend, which makes it a comfortable little neighborhood.

- a. What noise abatement policies will be put in place so that there won't be disturbances to the surrounding residents especially in the nighttime and early morning hours and on weekends? If any, how will they be enforced?

This is an important issue considering that this is not a conventional business which has fixed business hours. If animals will be sheltered onsite, there needs to be some assurances to the neighborhood that the addition of this facility will not cause burden to the Georgetown residents. It needs to be a true benefit the entire Wilton community.

2. Traffic

The second concern is traffic, especially the potential increase of non-local traffic on New Street. With New Street being directly across from the proposed entrance to CT Humane Society, there is a concern of increased traffic on New Street. Currently the only traffic on New Street is from residents. As result residents can walk on the street without the fear of getting hit by a car. This is an important factor as many residents of New Street including New Street Ext, New Street Terrace, and Sunset Hill Road have school age children who bike on the road, use it to go the playfield at G&B Cultural Center or walk home from the bus.

- a. What will be done to minimize / abate non-local traffic on New Street?
- b. What will be done to make Georgetown more walkable and safe for residents? Georgetown, in general, may not be considered a very walkable area, but New Street is one of the few streets that is.

- c. Additionally, the proposed entrance to the facility is right after the road becomes from two lanes to one. Depending on how busy the facility is expecting to be in terms of daily visitors, it can potentially affect the traffic on Route 7.

3. G&B Wire Mill Development, 31 New Street, and 872 Danbury Road

In addition to the above concerns specific to the use of the lot on Route 7, we would be very interested to hear Town's plans for the development of the Georgetown area in general, and how the proposed Human Society would fit into it.

- a. With the Town of Redding acquiring the title for the former G&B Wire Mill site, and the Town of Wilton investigating the development of 31 New Street, and 872 Danbury Road it should be addressed how the development of this site will tie in with historic Georgetown, and strengthen the Georgetown identity.
- b. Georgetown is one of the rare remaining of former rural industrial areas, and it is culturally significant to Wilton and the surrounding area. Georgetown is also one of more affordable areas to find a single-family home in Wilton with generally smaller lots and houses. If it is planned that Georgetown area will get its residential density with the development of 51 acres of the former G&B Wire Mill site, we believe that the focus needs to be on strengthening the Georgetown identity as a neighborhood of smaller single family homes (1200 – 1800 sq.ft. on 0.5 acre lots), and making it more walkable with increased amenities (parks, playgrounds, etc). It should be considered carefully that any new facility would not lead to increased traffic or constant noise that can burden the current residents and negatively affect property values.

We are excited by the renewed focus on this part of Wilton, and we do believe thoughtful development plans could add a unique element to Georgetown and Wilton. In order to ensure most positive outcome, we hope that the town will carefully consider and address valid concerns by the area residents regarding potential night time noise and added traffic on local roads, while also clarifying broader plans for the area.

Sincerely,



Derek and Atsuko Geiger
9 Sunset Hill Road
Wilton, CT 06897

9-13-2021

Michael Wrinn@Wilton.org

SP #480 Special permit app from Ct. Humane Society for property located at 863-875 Danbury Rd. Assessor's Map #11, Lots #47 #47.1 and 47.2

Proposed Development Projects
Georgetown Section of Wilton

RECEIVED

SEP 13 2021

PLANNING & ZONING

My wife and I, Dorinda A. and Stephen D. Traski are against these projects.

According to Rob Sanders, ARB Chair and local architect, "It will be a beacon of that area. Nothing architecturally meaningful in that area since Gilbert & Bennett in early 1900. This is a gateway building for the town and its got a lot of potential here." Potential to ruin this area.

The beacon in the area will be noise, smell, over abundance of traffic and devaluation of homes including ours since 1993. No beacon, only a red flag.

This is a residence zone and it wouldn't help this community to change the zoning.

There are 79 homes here. With added traffic barking dogs day and night, two dog runs

an exercise area, waste products, pollution into the Norwalk River to Long Island Sound as well as pollution to our wells. We are against the rezoning

The plan of a 15,000 sq. ft building with 65-68 parking spaces, programs for education center and other special events, and of course many dogs is not meant for a residential area. There are narrow streets and children here and cars cutting through now, never mind with added cars. It seems that it is an accident or fatality waiting to happen.

Contrary to Rob Sanders, G&B School is now a Cultural Center, where art and music are enjoyed.

The steep slope on the property will not be a buffer providing no insulating factor in a residential area. The dogs barking all day and all night will be magnified by that slope.

People here get up early for work and school, and with barking dogs will not get the sleep they need.

To make matters worse, let's add to traffic and congestion and safety to our residents.

And adding multiple housing, with two cars per family is dangerous to New St, Sunset Hill, Church St and Portland Ave, where these roads can't handle added traffic.

Then there is the G&B Wire Mill.

Even more congestion

Other questions that should be considered:

- ① What studies have been done about added traffic
- ② Already have at least one accident per day in this area.
- ③ What about traffic cutting through New St to avoid the traffic light.
- ④ Traffic is already congested for Mountain Rd, Rt#7 and Rt#107. We need more traffic?
- ⑤ And to make matters worse, what about the development at G & B Wire Mill?
- ⑥ Will animals be euthanized and cremated there?
- ⑦ That sight abutts the Norwalk River which flows into Long Island Sound. Will there be seepage?
- ⑧ Rt#7, both north & south have two lanes reduce to one. Always someone trying to get ahead by passing on the right and cutting just ahead of one car.

Getting out of our driveway during the day is difficult enough but with added vehicles will make more difficult and dangerous.

This will be a beacon for our area. Really a red flag?

It looks like the start of making our area look like Stamford.

And as I stated on page #1, Dorinda A. and Stephen D. Traski are both against the two projects, as well as the other 78 homes.

Wrinn, Michael

From: Alena Murphy <alenadmurphy@gmail.com>
Sent: Tuesday, September 14, 2021 10:39 AM
To: Wrinn, Michael
Subject: Proposed humane society building

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Hello Mr. Wrinn,

I attended last night's meeting which raised more questions than it answered.

Please address the "future expansion" that the Humane Society plans to propose. They are already seeking to build an enormous commercial building in a residential zone, and nowhere in the application did I see anything about future expansion plans. Perhaps I missed it and you could point it out to me?

If the traffic evaluator hadn't let that comment slip during his presentation, I am not sure anyone would have been forthcoming about this. Please explain. I do hope that I am misunderstanding.

As for traffic numbers, he must have done his traffic count on a snow day! There is no way those numbers are accurate. I am not sure about rush hour numbers, but I would like someone to come and count on a Saturday morning, when people come from all over town to play soccer on the Gilbert & Bennett fields. It's 4 teams at a time, games scheduled from 8:00 until afternoon. It becomes very, very busy at all intersections. His estimate of "3 cars" exiting New Street on Saturdays was laughable.

Additionally, despite what was reported by people who do not live here, the merge after the light at 7/107 southbound is absolutely problematic. When I am coming south on 7 and attempting to turn left onto New Street, I have come close to being rear ended SO MANY TIMES! People race to position themselves ahead of the pack, and are not paying attention to what is in front of them. Sure, from a removed, scientific perspective that may be enough space for people to merge and for traffic to keep flowing (maybe if they aren't speeding, and honking as they fight to get out in front) but people don't behave in such controlled manners, we all know that. The revving, and horns, and screeching brakes add a very high level of noise pollution to our area.

I'd like to comment on the complete lack of regard for the neighborhood's historic status. Had this building been proposed in Cannondale, would it have gotten approval? Or closer to town? It seems to me that the rules may apply in some places and not others, could that be possible? Would a residential lot be turned into a commercial lot with a massive modern structure if it were near the intersection of 7/33? I hear so much consideration for the historic nature of our town when a new building is proposed elsewhere, is someone asleep at the wheel here?

I second my neighbors' comment about light pollution and what we will be able to see from New Street, as we sit on an elevated (approx. 350 ft) plane. I'd like to see renderings of how that will affect the neighborhood.

And just an administrative note - on the website, the Neighbor letters batch 1, and Neighbor letters batch 3 are duplicates. You must have added those twice and omitted others, because I know for a fact there are emails and letters that were written, but that are not on the website.

Thank you for your time,
Alena Murphy

Wrinn, Michael

From: Jessica Carney <jcarneydeluca@gmail.com>
Sent: Monday, September 13, 2021 9:42 PM
To: Wrinn, Michael
Subject: Georgetown developement

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I am concernerd about the increase in traffic as in just the past two days a recumbent Vic cluster was hit and a serious accident occurred closing g the road and detouring traffic.

I am also wondering about the macum number of animals that can be kept there and if this is set up as a no kill shelter and if not the plans for euthanized animals?

Thank you
Jessica Carney

Wrinn, Michael

From: Jessica Carney <jcarneydeluca@gmail.com>
Sent: Monday, September 13, 2021 9:46 PM
To: Wrinn, Michael
Subject: Humane society development

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I have a few questions in addition to my earlier email. What are the tax implications to our town once designating this as a charity -will they still pay property and school tax?

Wrinn, Michael

From: Jessica Carney <jcarneydeluca@gmail.com>
Sent: Monday, September 13, 2021 9:54 PM
To: Wrinn, Michael
Subject: Humane society development

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My name is Jessica carney and luv at 28 New St. i also have many of the same questions as previously stated by my neighbors regarding traffic , quality of life, taxes the size of the facility etc

Regards
Jessica Carney