

October 1, 2021

VIA E-MAIL & HAND DELIVERY

Michael Wrinn
Planning and Zoning Department
Town of Wilton
Town Annex
238 Danbury Road
Wilton, CT 06897
Michael.Wrinn@WILTONCT.ORG

**Re: FDSPIN 141 DR LLC (the “Applicant”)
Architectural Review Board Referral of SP #481
Address: 141 Danbury Road, Wilton, Connecticut**

Dear Mr. Wrinn:

As you know, our firm represents the Applicant, owner of 141 Danbury Road, Wilton Connecticut (the “**Property**”). The Property is approximately 4.28+/- acres and is located on the westerly side of Danbury Road. The Applicant proposes removing existing improvements on the Property and replacing them with a new multi-family residential building, dense landscaping and other site improvements.

The proposed redevelopment was reviewed by both the Architectural Review Board (the “**ARB**”) and the Planning and Zoning Commission (the “**Commission**”) before formal Land Use Applications were filed with the Town. The constructive feedback received during this process helped guide changes made to the proposed building design before filing formal Land Use Applications with the Commission on July 19, 2021. Specific modifications made in response to this feedback include:

- Adjusting the proportions of the loft massing by stepping them back from the main building façade, and by designing them as glass boxes with silver details, achieving a light weight, jewel box appearance.
- Integrating variations in the building parapets that enhance the visual interest of the roof line.
- Showcasing variations in color pallets, character and details in the building façade to provide a dynamic design.
- Opening of the courtyard to maximize the utility of the Property’s natural features and the proposed outdoor amenities.
- Accenting the entry lobby and amenities area with an exterior stone façade with a 2-story glass, volume space.
- Incorporating a see-through design in the entry lobby amenity space that, at first impression, will visually and physically connect the lobby, indoor amenities, the outdoor courtyard, and the landscaped oasis.

In order to ensure the Commission has the benefit of ARB's thoughts on this revised proposal, we kindly request an opportunity to present this modified design to the Board. Further to this request, enclosed please find the following plans depicting the current proposal:

- 1 reduced-size copy of Architectural Plans prepared by Lessard Design, dated July 19, 2021, entitled:
 - "A.01 – Cover;"
 - "A.02 – Illustrative Site and Roof Plan," revised to September 8, 2021;
 - "A.03 – Ground Floor Plan (GR/G1)," revised to September 8, 2021;
 - "A.04 – Residential Floor Plan (R1)," revised to September 8, 2021;
 - "A.05 – Residential Floor Plan (R2);"
 - "A.06 – Residential Floor Plan (R3);"
 - "A.07 – Residential Floor Plan (R4);"
 - "A.08 – Loft Floor Plan;"
 - "A.09 – Building Sections;"
 - "A.10 – Building Elevation;"
 - "A.11 – Building Elevation;"
 - "A.12 – Building Elevation;"
 - "A.13 – Building Elevation;"
 - "A.14 – Building Elevation;"
 - "A.15 – Building Elevation;"
 - "A.16 – Material Board;" and
 - "A.17 – Building Signage."
- 1 reduced-size copy of a Landscaping Plan, prepared by Environmental Land Solutions, dated July 15, 2021, entitled "Landscape and Lighting Plan, LP-1;"
- 1 reduced-size copy of a Site Plan prepared by Tighe & Bond, dated July 15, 2021, entitled "Site Layout Plan, C-101;" and

Please let me know if you have any questions or require additional materials. Our team looks forward to presenting these materials to the ARB at its October 7, 2021 meeting.

Sincerely,

Lisa Feinberg

Lisa L. Feinberg

Enclosures.

cc: D. White Daphne.White@WILTONCT.ORG
L. Russo Lorraine.Russo@WILTONCT.ORG