

From: [Contact form at Wilton CT](#)
To: [planningzoningcomm](#)
Subject: [Wilton CT] TOO BIG - TOO TALL - Size matters (Sent by farah masani, farahmasani@gmail.com)
Date: Monday, January 23, 2023 8:45:53 AM

Hello the Planning and Zoning Commission,

farah masani (farahmasani@gmail.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/203/contact>) at Wilton CT.

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Message:

Farah Masani
21 Hubbard Rd.
Wilton Ct
Jan 23 2023

Let me start out by saying that I am a huge proponent of downtown living and as a result I want development in downtown Wilton. I want people to live, play, eat, and work in Wilton town center.

I have been following this project as well as the master planning work being done by the consultants. Thank you for your hard work and diligence.

I live right across the street from this proposed development and I am excited to have new neighbors.

I was also excited by the idea that this building and other proposed buildings, might bring more than just apartments. Perhaps some restaurants, art studios, milkshake bars, retail, coffee shops, record shops, something more for the residents of Wilton to enjoy. I wonder what the additional residents will do in Wilton after they move here?

I commend this developer on going green with materials, construction and solar panels. Nicely done! I also love that the commission suggested native plantings, so important, THANK YOU!

In addition to this excitement and hopefulness I also have some strong concerns and dread.

This is just one big gigantic building covering the entire lot corner to corner. This proposed building is too high. It will overshadow the ABC house, the house across the street and the library and everything else there. The proposed height will take away the small town charm that Wilton town center has. I like the design, I oppose the additional floor. It is just too high. Wilton Arms (Ivy Place), Bianca roasa building, 23 hubbard road, etc are all 3 stories tall. All future development in Wilton Center should remain at 3 stories.

This proposed building takes over the entire lot leaving no room for delivery, and emergency vehicles. This lack of space for vehicles to pull into, causes a traffic concern for both Hubbard and Godfrey. Will the delivery and emergency vehicles be able to enter the garage entrance and keep the streets clear?

If entering the garage is not an option, what is the plan? Also, what are the considerations for trash pick up? Where will the trash pick up truck access the trash areas and will this obstruct the road?

I believe the traffic study that was done for this project was theoretical based on national data and not actual Wilton Data. If you are a Wilton resident, going down on river road in the morning or afternoon you will see the traffic coming in and out the existing condos and apartments. I believe it is a different scenario than has been pointed out by the national study data proposed for this building. Eliminating a floor will reduce this traffic. Also, it appears that residents of this building will need to access parking across the street at 23 Hubbard. Is there a plan for a crosswalk for people to park across the street and walk over?

In conclusion, I would like to show support for this project should it be reduced in scale; shrunk corner to corner and lowered in height.

Currently, it is just one very large block of an albeit pretty building that is humongous and does not belong in the town center in its current state.

Thank you for your time,

Farah Masani