

Rochester, Jacqueline

Subject: FW: WPCA Meeting tomorrow

From: Barbara Wooten <barbaragwooten@gmail.com>

Sent: Tuesday, September 13, 2022 7:50 PM

To: Rochester, Jacqueline <jacqueline.rochester@WILTONCT.ORG>; Vanderslice, Lynne <Lynne.Vanderslice@WILTONCT.ORG>; Jonathan Wooten <jonwwooten@gmail.com>

Subject: Re: WPCA Meeting tomorrow

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On Tue, Sep 13, 2022, 7:20 PM Barbara Wooten <barbaragwooten@gmail.com> wrote:

Good Evening,

Sorry to be an evening email person. It appears I may be driving back to Wilton during the Zoom meeting tomorrow. That means my participation via Zoom will be subject to my phone's signal.

Should that occur, we thought it best to forward some comments for you all to distribute as is required.

I tried to enter this on the WPCA site directly but was unable to keep the document and its illustrations legible.

Hope you can distribute this as required.

I hope to join the Zoom tomorrow at the very least in listening mode.

Barbara Geddis Wooten
203 820 3493

Barbara L. Geddis and Jonathan Wooten

296 Cannon Road

Wilton, Ct. 06897

September 13, 2022

Re: Wilton Water Pollution Control Authority

Application for Sewer Extension, Allocation of Sewer Capacity, and Approval to Connect a Multi-Family Development at 19 Cannon Road to Wilton's Sewer System from Baywing LLC.

Ladies and Gentlemen,

We remain in opposition to this application. I am sending this in case we are in transit tomorrow afternoon during the meeting time. We would still prefer to speak aloud if possible.

From the POCD:

- **The “Cannondale Node” in the POCD specifically states a density goal for the Cannondale Node:**

QUOTE: Densities would be lower than the Greater Wilton Center area and should align with the gradual decrease in density north of Cannon Road. (Page 95, POCD)

Greater Wilton Center is currently reconsidering its center within its master plan to allow housing units at an optimized new density to be proposed in the near future. It is to be determined but is highly unlikely to be anywhere close to the intensity of 35 units/ acre proposed here. See the calculation below for this part of Cannon Road if raised to that intensity across the board.

The current zoning as of right is R-2.

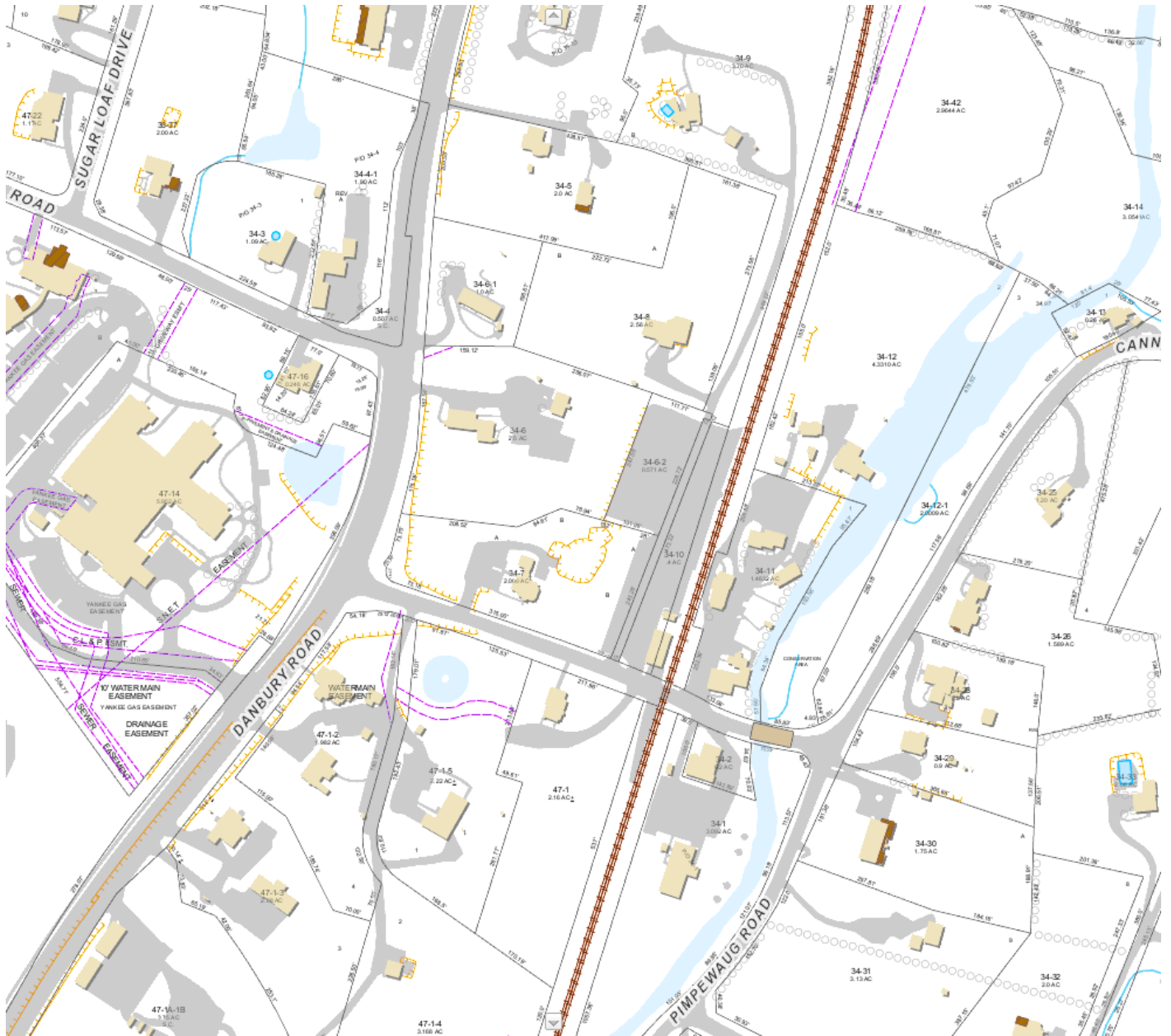
- **Water and Sewer goals that reflect land use goals (Page 91, POCD)**

*QUOTE: Extensions of sewer and water should be limited to those that address risks to environmental and/or public health **or** as requested by the property owners of a certain area in accordance with the recommendations of this (POCD) Plan and the Town Water and Sewer Plan.*

Surely have environmental or public health risks been identified here? Assuming not, the POCD ought to prevail, as well as the Town Water and Sewer Plan.

This area where Cannon Road turns west to meet Danbury Road is a critical area that requires a holistic look. It contains just over 28 acres. Including some immediately adjacent Danbury Road addresses, this area increases to as much as 35 acres.

The area is largely R-2, which is single family housing. There are some areas of DRB and there is even one GB lot. There is no question that the Town and Planning and Zoning ought to address this mapping for this area and try to rationalize this in an enhanced way for Wilton, yet always subject to the two essential guiding principles above.



A Water and Sewer Plan for this Area ought to include all of these properties (shown in the GIS above) to gauge changes of use and density if and when the Zoning Maps change in the future. If the density proposed here by Baywing of 35 units/acre were to extend across all of the acreage along this small part of Cannon Road, this would be 980 units! That is of course unacceptable by any logic.

List of Cannon West	From GIS		
Address	Acreage	Current Zoning	Owner
3 Cannon	3.17	R-2	Aquarion
15 Cannon	2.22	R-2	Cannon House
18 Cannon Road	2.56	R-2	Cyril Uy
19 Cannon	2.16	R-2	Trygve Hansen
20 Cannon Road	3.7	R-2	Karla King
24-30 Cannon	1.48	GB	MNG Properties
25 Cannon	0.2	DRB	Cannon Grange
27 Cannon	3.09	DRB	Fidelco
30 Cannon Road	4.41	DRB	Nava Gueron
34-42 No Number Cannon	2.96	R-2	Nava Gueron
34-12-1 No Number Cannon	2.0	R-2	Nava Gueron
Total on Cannon At Cannondale Station	27.95 Acres		Nine (9) Owners
436 Danbury Road	1.98	R-2	Cannon House LLC
440 Danbury	2.0	R-2	Nava Gueron
444 Danbury	2.5	R-2	444 Danbury Rd Associates
450 Danbury	1.0	R-2	Dan Gueron
462 Danbury	2.75	R-2	462 Danbury Road Associates
Total of Cannon and immediately proximate Danbury	35.68 Acres		Plus 2-3 more owners

Other Important Factors in the application need responses:

Page Two, Hinkley Allen Letter of September 1, 2022

Baywing is proposing a multi-family residential development that will consist of 38 one bedroom units and 32 two-bedroom units, in one building. Based on the attached Sewer Capacity Analysis prepared by LANDTECH (Tab 6), the proposed units will discharge 15,300 gallons per day. These calculations, however, are based on full occupancy with two people in each bedroom; this is a conservative calculation and the actual total discharge will be less than calculated.

They argue further these three existing conditions: To each, we have added a counter point:

- **The parcel is not within any aquifer protection area or watershed or any water companies.**
However, the rear yard of 170 linear feet directly fronts on Aquarion property (2 Cannon Road).
- **The parcel has no wetlands.**
However, the parcel itself appears to have no mapped wetlands. Immediately to its west is a depression/gulley which should be verified for wetlands soil.as can be seen in the FEMA map, the parcel is very close to the Norwalk reiver and the AE zone which affects many properties by the river.



- **The parcel is not located in a historic district.**
There is no local historic district overlay in Cannondale, an omission which Wilton may address in the future. However, the parcel is in the midst of a federally designated National Historic Register District (Cannondale Historic District) designated in 1992. This house (1860) is not listed, but is eligible. Over fifty buildings were included as contributing to that designation.

Though not listed per se, it is directly across from the Train station Depot and parking and is surely a visually significant parcel to Cannondale.

Our bottom line is that we are always in favor of orderly, holistic, vibrant development to Wilton. This seems neither orderly nor holistic in 2022.

Cannondale is its own unique area with its own challenges. Such an approval with any discernable higher public good seems a poor choice.

We were on record before and will continue to be on the record that we oppose this sewer extension. Its larger purpose is not demonstrated for public health or environmental considerations. Its scale, intensity of water use and gigantic contextual impact are not in conformance with townwide goals.

Respectfully submitted.

Barbara L. Geddis

and

Jonathan Wooten

