

**Dr. James & Pamela Aris
436 Danbury Road
Wilton, CT 06897
(203) 762-5100**

October 14, 2022

Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Re: MR#154, (not #153, the previous application number) 8-24 Referral - Wilton Water Pollution Control Authority/Baywing LLC – Sanitary sewer line extension - 19 Cannon Rd to Danbury Rd

Regarding the proposal under consideration to extend the sanitary sewer line from Danbury Road to 19 Cannon Road, we strongly object to the approval for the following reasons:

Dear Commission Members:

We are opposed to the MR#154 proposed development, for a variety of reasons including the irreversible environmental impact of the density of the population on the wetlands, flood zones on site (please post attached GIS map), adjoining aquifer, the traffic congestion on narrow roads; and the importance of preserving one of Wilton's few remaining historic neighborhoods.

We feel very fortunate to be a part of the Wilton community, and in a small part preserve one of the most architecturally significant historic homes in Wilton with the ionic portico and doric columns. As property owners of the 1835 2.5 story, gable-roofed, clapboard Greek Revival house (also known as the Mary Cannon Jones House) in the historic neighborhood of Cannondale, we have preserved an important part of the town's legacy of the Cannon-Miller family. We also recently purchased an adjoining property in an effort to keep this unique green space along Route 7.

In an effort to recently rent just one pre-existing home, next door to the proposed development, we lost potential tenants due to the rigorous demands of meeting traffic flow studies and restrictions of the wetlands. We hope that any development in question considers the impact on the wetlands, adjoining aquifer and flood zones.

As stated, we are opposed to the proposed 70-unit development property on approximately 2-acres, and agree with fellow Cannondale neighbors' concerns:

1. Safety

Since the expansion of Danbury Road, the traffic volume has increased exponentially. Cannon Road has become a bypass from Danbury Road to and from Routes 57, 33, 106 and 53.

Driving is dangerous due to the increased traffic volume over the past several years; it is no longer possible to walk safely on Cannon Road, as was the case in the past, and even entering Cannon Road from your driveway is perilous.

**Dr. James & Pamela Aris
436 Danbury Road
Wilton, CT 06897
(203) 762-5100**

2. Traffic

A steady stream of cars, pool water trucks, delivery trucks and gardening trucks has significantly impacted the safety and environment of Cannon Road. The construction of a 70-unit apartment building will add hundreds of autos and service vehicles and will only make the existing situation far worse. The addition of this many vehicles to a road that is narrow, winding with blind curves is both dangerous and detrimental to the quality of life for Cannondale residents. Consider also a situation when the road is blocked by a passing train and traffic is backed up to Danbury Road. How accessible will Cannon Road be to emergency vehicles during peak traffic hours when a train is at the station?

3. Environment

Cannon Road already suffers from air pollution from Danbury Road and Metro North diesel engines. The addition of hundreds of cars and service vehicles will further deteriorate the air quality in Cannondale. In addition to air pollution, there are serious concerns about nearby wetlands and the Aquarion aquifer, not to mention the Norwalk River. The prudence of bringing a sewer line in close proximity to this environmentally sensitive area is questionable.

4. Plan of Conservation & Development

A development of this size dismisses the town's POCD at many levels. If this development were to be built, it would be tantamount to tearing up the POCD. A thoughtful plan to develop 19 Cannon Road that is scaled to the neighboring buildings and density would enhance rather than detract from the rural and historic nature of Cannondale emphasized in the POCD. We urge the Commission to support the POCD and sound planning for Cannondale by voting against the proposed sewer extension.

Sincerely,

Dr. James & Mrs. Pamela Aris
436 Danbury Road, Wilton, CT

HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Please send completed form to: National Register and State Register Coordinator,
State Historic Preservation Office, Department of Economic and Community Development,
One Constitution Plaza, 2nd Floor, Hartford CT 06103

* Note: Please attach any additional or expanded information on a separate sheet.

GENERAL INFORMATION

Building Name (Common) Ambler House

Building Name (Historic) Ambler House

Street Address or Location 19 Cannon Road (Previously 15 Cannon Road)

Town/City Wilton Village _____ County Fairfield

Owner(s) Hansen, Trygve & Muriel Public Private

PROPERTY INFORMATION

Present Use: Offices

Historic Use: Residence

Accessibility to public: Exterior visible from public road? Yes No

Interior accessible? Yes No If yes, explain _____

Style of building Colonial Revival Date of Construction c.1905

Material(s) *(Indicate use or location when appropriate):*

- | | | | | |
|--|---|--------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Clapboard | <input type="checkbox"/> Asbestos Siding | <input type="checkbox"/> Brick | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Asphalt Siding |
| <input type="checkbox"/> Fieldstone | <input type="checkbox"/> Board & Batten | <input type="checkbox"/> Stucco | <input type="checkbox"/> Cobblestone | <input type="checkbox"/> Aluminum Siding |
| <input type="checkbox"/> Concrete (Type _____) | <input type="checkbox"/> Cut Stone (Type _____) | <input type="checkbox"/> Other _____ | | |

Structural System

- Wood Frame
 Post & Beam
 Balloon
 Load bearing masonry
 Structural iron or steel
 Other _____

Roof *(Type)*

- Gable
 Flat
 Mansard
 Monitor
 Sawtooth
 Gambrel
 Shed
 Hip
 Round
 Other _____

(Material)

- Wood Shingle
 Roll Asphalt
 Tin
 Slate
 Asphalt Shingle
 Built up
 Tile
 Other _____

Number of Stories: 2.5 Approximate Dimensions 27 x 43

Structural Condition: Excellent Good Fair Deteriorated

Exterior Condition: Excellent Good Fair Deteriorated

Location Integrity: On original site Moved When? _____

Alterations? Yes No If yes, explain: _____

FOR OFFICE USE: Town # _____ Site # _____ UTM _____

District: S NR If NR, Specify: Actual Potential

PROPERTY INFORMATION (CONT'D)

Related outbuildings or landscape features:

- Barn Shed Garage Carriage House Shop Garden
- Other landscape features or buildings: granite hitching post.

Surrounding Environment:

- Open land Woodland Residential Commercial Industrial Rural
- High building density Scattered buildings visible from site

• Interrelationship of building and surroundings:

See continuation sheet.

• Other notable features of building or site (*Interior and/or Exterior*)

See continuation sheet.

Architect N/A Builder N/A

• Historical or Architectural importance:

See continuation sheet.

• Sources:

See continuation sheet.

Photographer Mary E. McCahon Date 4/89

View northeast Negative on File CHC 3:34

Name Mary E. McCahon, Arch. Historian Date 5/89

Organization Wilton Historical Society

Address 249 Danbury Road, Wilton, CT 06897

• Subsequent field evaluations:

Threats to the building or site:

- None known Highways Vandalism Developers Renewal Private
- Deterioration Zoning Other _____ Explanation _____

HISTORIC RESOURCE INVENTORY – BUILDINGS AND STRUCTURES

CONTINUATION SHEET

19 Cannon Road, Wilton



Photograph 19 Cannon Road. View northeast.

Interrelationship of Buildings and Surroundings

The house and barn, to which the Cannon Store was attached, is located behind (east) the Miller family homestead. Contributes to the original residential character of Cannondale.

Other Notable Features or Buildings on the Site

The ambitious, picturesque massed, two-and-one-half-story, Colonial Revival house with a broad, cross gable centered on the façade was constructed circa 1905, and it stands basically unaltered despite its conversion to office use. The gable ends are finished with scalloped shingles, pents, and small, six-over-six windows with pedimented architraves as well as decorative bargeboards. A flat-roofed octagonal-ended bay opens to the east and west sides of the house, while the first level of façade is sheltered by a porch (now enclosed) with a cobblestone balustrade and coupled, truncated, Tuscan columns. A rear porch on the west side of the asymmetrically-massed dwelling has colonnettes, and it, too, has been enclosed. A popular period detail, a combination of sidings is

HISTORIC RESOURCE INVENTORY – BUILDINGS AND STRUCTURES

CONTINUATION SHEET

19 Cannon Road, Wilton

used the exterior of the first level being clad with the clapboards while the second level is shingled. The house is set on generous, park-like grounds, which enhance its graciousness. It is part of the Miller family compound located on the south east corner of Cannon and Danbury Roads in the Cannondale section of town.

Historical and Architectural Importance

The property on which this house stands was purchased from William A. Dudley in 1835 by the Cannon family (7:192), and at the time it included the Dudley residence. The house appears on both the 1855 and 1867 maps at the approximate location of the 19 Cannon Road House. In the Wilton Grand Lists, however, the Cannon family house count goes from 2 to 1 in 1880, suggesting that the Dudley house was torn down or moved to another location.

The house increases by one in 1891 and then another in 1905. The 1909 map shows “Ambler” as the occupant of 15 Cannon Rd. Mary Catherine Miller had married Lewis Ambler in 1900 (Cannondale). Her mother, Esther A. Cannon Miller was the sole heir to the Charles Cannon Estate (20:377) and, thus, owned the land on which 19 Cannon Road stood. It may be surmised that the “new” house was built by or for the Amblers after their marriage in 1900 and is the one first appearing on the Grand Lists of 1905. The house added in 1891 may well be the one referred to in the 1987 Wilton Historical Society’s Cannondale book as a residence of Esther A. and Samuel J. Miller next to the Cannon family home at 436 Danbury Rd.

The Miller property, which included 19 Cannon Rd., past to D. Henry Miller III and Mary Ambler from the estate of their father, Samuel in 1925 (37:535) and then to Esther Miller Allen, daughter of D. Henry, in 1956 (68:434, 284). In 1978 the property was subdivided for the first time, and in 1982, the 4.38-acre parcel containing the house at 19 Cannon Rd. was purchased by plumbing contractor Trygve Hansen and his wife Muriel. It has since been converted to professional office use. Cannon store, now being moved to Heritage Village on Danbury Road by the Wilton Historical Society, was attached to the barn behind the house sometime during the 19th century.

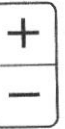
Sources

Wilton Land Records.

1855 Clark, Beers Maps.

Wilton Grand List.

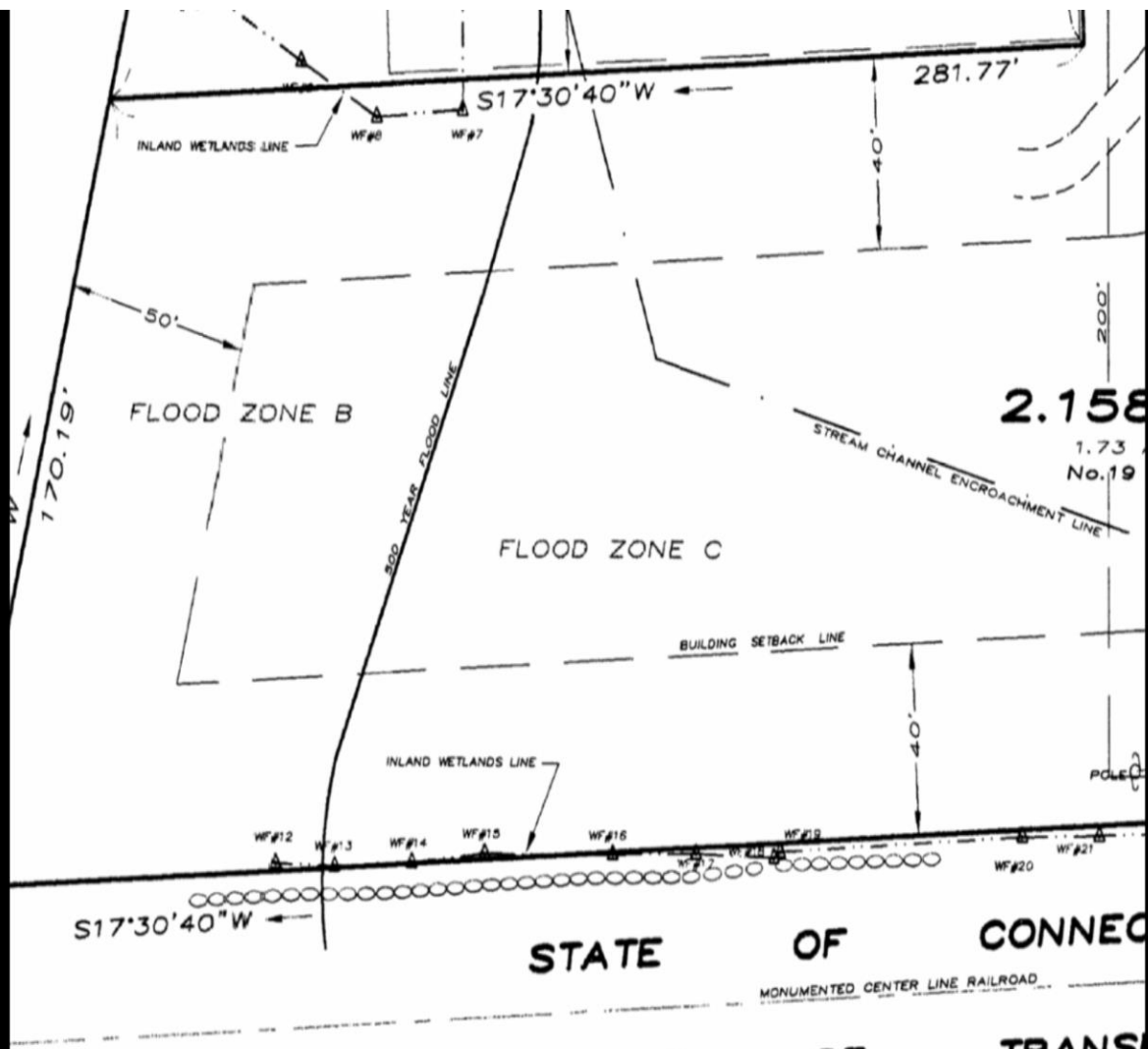
Researched and written by Al Wood.



- 2019 State of CT Aerial Photo
- 2016 State of CT Aerial Photo
- 2013 West COG Aerial Photo
- 2012 State of CT Aerial Photo
- 2014 Planimetric Base Map

- Zoning (Effective: October 29, 2018)
- FEMA Flood Area [FEMA LINK](#)
- Natural Diversity Database [NDDDB LINK](#)
- 2008 Elevation (2')
- 2014 Elevation (1')
- 2020 FEMA Mapping





STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION