

WATER POLLUTION CONTROL AUTHORITY SPECIAL MEETING

For THURSDAY, NOVEMBER 3, 2022 - 5:30 PM

Re: 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.

Good Morning,

I have written to you on two prior occasions in this matter. I write to you as a planner, an architect, and a local resident. My viewpoint is always Wilton-centric and community-wide. I am consistently supportive of thoughtful development, acknowledging the distinct differences among our three villages within our rural-suburban town. Enthusiastic about promoting vibrant uses, I hope to see a wide variety and many choices of residences in Wilton.

As I noted in my September 13, 2022, letter, the applicant makes three emphatic claims. 1. The parcel is not within an aquifer protection area or watershed or any water companies. 2. The parcel has no mapped wetlands and 3. The property is not with any historic district. Since your meeting, I have discovered two more pieces of direct evidence that are relevant.

This parcel's metes and bounds has had many changes over its life since the Cannon family arrived in the 1790's and since they contributed land for the railroad in 1852 from their large land holdings. But a few things have not changed for many decades.

1. Statement: **The parcel is not within any aquifer protection area or watershed or any water companies.**

This is not true.

Number 19's long boundary with Aquarion (3 Cannon) and the sensitive Cannondale well very close to the edge of this property are directly impacted by what happens here. The Norwalk River's proximity results in the mapped stream encroachment boundary on this property.

There are also flood zones also marked on 19 Cannon in its "resubdivision plan." You received this in another submission. This area is all within the river aquifer.

2. Statement: **The parcel has no mapped wetlands.**

Its soil and vegetation have apparently not been tested or evaluated. If it has, surely that information would be forthcoming. Its neighbor, today's Number 15, does indeed have mapped wetlands. These two were previously

one property. First subdivided in 1978 possibly where 3 Cannon (Aquarion then Bridgeport Hydraulic was segmented), this exact property is a “resubdivision” in 1982 of the earlier larger property. On that subdivision map, three facts about wet conditions are present: stream encroachment on about one quarter of the property aligning the public utility area (Aquarion), flood areas on part of the property, as well as mapped wetlands on present-day 15 Cannon next door (the blue pond on the FEMA map).

3. Statement: **This is not in any Historic District.**

This is not true.

Due to confusion about its prior address and subdivisions of the property as noted above, at first glance, it might have appeared that 19 Cannon was not included in the National Register's Cannondale Historic District. To the contrary, the house at 19 Cannon is indeed the original 15 Cannon listed as one of the significant, contributing buildings to the National Register's District. This is the Catherine and Lewis Ambler House c. 1905. Catherine was Mary Catherine Miler, daughter of Esther Allee Cannon Miller and granddaughter of Charles Cannon. The GIS has an incorrect date as 1860.

HDC's letter and accompanying photographic evidence, as well as the Register's original letters from 1992 homeowners of cited properties (including the owner of this property) match exactly with the house at 19 Cannon.

All the properties adjacent and around the corner on Danbury Road were part of the farm and compound of Cannon family descendants comprising 146 acres in 1860. Cannon also gave land for the adjacent railway easement in 1852. There is even anecdotal evidence about one of the many sites of the original Cannon store on this property. The Cannon, Miller, Allen, and Ambler families intertwine in this compound.

So, 19 Cannon's house is indeed specifically identified and cited within the Cannondale National Register District

Finally, are health, safety, and environmental issues at stake in a major addition of sewer for a single-family zone like this vulnerable parcel? They have already been aptly cited in over thirty letters.

Plans, elevations, renderings, and a site plan were previously published on a 70-unit development with ninety-two cars. The applicant says this referral for multi-family does not include an actual plan, but the environmental firm's representative (Mr. Carey of Landtech) admitted to P and Z that the 15,000 plus gallons were a "conservative" estimate based on that number and unit mix.

This request is a dramatic flaunting of the POCD. Many letters, including my own, have previously detailed these marked deficits in much detail. If the POCD is not intended to be a roadmap for a town's planning, then what is the roadmap to be and what is the purpose of such a plan? It is a well-reasoned framework crafted for this town, its distinctive villages, its topography, its aquifer, and transportation spines.

To develop this small parcel properly is challenging as a stand-alone. Due to its prior subdivisions and factors already cited, it is isolated. Yet its single curb cut is directly across from the train station parking lot on a busy road with an at grade railroad crossing. It will be challenging with an intact significant historic single family residence structure as its primary frontage. The two prior subdivisions effectively narrowed this parcel's future.

There is one more point. What is "Cannondale Node?" Where does it begin and end? Is it historic Pimpewaug? Is it the Charles Cannon's vast farm and store areas? When Cannondale's boundaries are properly defined as either strictly Cannon Crossing at the station to the east side of the tracks or enlarged to reach Danbury Road's north and southeast side remains to be defined. There is no "Cannondale Node" in 2022.

When this area of town is defined, mapped, and planned, there needs to be imaginative and economically attractive measures to incorporate these historic structures with land use incentives. There is a window for enlightened comprehensive planning. The Town Sewer and Water Master Plan will be underway in late 2022-2023. When integrated with the guiding principles of the POCD, these tools will be invaluable in envisioning the various parts of Cannon Road, Cannon Crossing, and the Cannondale National Historic District. We will determine exact location, desired uses, appropriate intensity, economic energy, and scale of this village center.

In 2022, this presumptuous request for a sewer extension ought to be denied outright.

Best,

Barbara L. Geddis, FAIA

Home: 296 Cannon Road, Wilton 06897

Office: 71 Old Post Road, Southport, CT 06890