

February 11, 2024

Dear Wilton WPCA Chair Boucher and WPCA Board Members,

I support your ongoing work to approve sewer allocations for presently proposed residential and commercial development while looking also for ways to improve and expand Wilton's sewer infrastructure. Sewer capacity is the most important infrastructure prerequisite in realizing Wilton's development goals under the POCD, whether for residential, commercial, industrial or municipal uses.

The POCD counsels sewer planners to work in support of POCD and planning and zoning goals, so I am forwarding to you my October 2023 email to P&Z supporting their new Wilton Center zoning regulations. The email explores ongoing zoning issues that Wilton faces, including the persistent need for new housing development, as well as factors challenging that development. The supporting arguments there and below map well onto your task of allocating Wilton's sewer capacity and planning infrastructure improvements for the next decade and beyond.

The following POCD points with citations directly support your efforts to allocate sewer capacity to currently needed residential and commercial development and to improve sewer infrastructure to unlock future desired development:

- Wilton's population growth potential is directly tied to its housing stock, and Wilton residents want more diverse housing types and stock at more affordable price points. At the same time, employers need reasonably affordable housing for their employees. POCD 8, 48-49; Appx. PDF 40, 110, 112, 327-333, 412-413, 420.
- Wilton's population prior to the 2019 pandemic was barely growing, and some State of Connecticut estimates had it declining by nearly 1,000 residents by 2025. POCD 8, 45; Appx. PDF 24, 88, 158. The subsequent pandemic from 2019 to 2021 changed several demographic assumptions, but its longer-term demographic effects are unclear. In Wilton's case, new immigration temporarily boosted housing sales and prices, but population still likely decreased by -0.3% (from 18,508 to 18,457 residents) between April 2020 and July 2022 according to US Census Quick Fact estimates. By comparison, during the same period, Westport grew 1.1%, New Canaan grew 0.8% and Norwalk grew 0.2%, while Weston and Ridgefield were largely unchanged. Future population trends remain unclear, but Wilton cannot expect to maintain population or smartly grow its population and economy unless it addresses some or all of the housing stock issues discussed below. The economic, fiscal and social challenges posed by a declining town population are self-evident and would be severe to Wilton businesses and taxpayers.
- Wilton's population growth potential is limited because its housing stock growth potential is limited. Wilton has predominantly single-family detached housing on 1-2 acres, with only 1% of town land devoted to multifamily housing as of 2018. POCD 8-9, 45-46; Appx. PDF 33, 38-39. New housing development is limited by scarce developable land outside of open space, utility land and state-owned properties. POCD 8-9, 11, 14, 46; Appx. PDF 71-72, 113-116. Consequently, the goals of achieving reasonable population growth and housing affordability for Wilton residents, new market entrants, new workers and seniors, in particular, will have to come

from multifamily development, whether mixed-use or standalone. POCD 48-49, 64-65, 67-69, 80, 88-89, 93-94, 97, 100-101; Appx. PDF 115, 159-161, 199, 210, 327-333, 412-413, 420, 422.

- At the same time, Wilton should support economic and infrastructure development for its businesses and commercial property base and support redevelopment of underperforming commercial properties. POCD 55, 91-92, 100-101; Appx. PDF 152, 414, 422.
- More intense development, whether commercial or residential, should be appropriately located where infrastructure and transportation-oriented development potential exists, particularly along southern Route 7 and in and around Wilton Center. Wilton should also improve infrastructure where such development is desired or permitted under zoning regulations and POCD goals. POCD 48-49, 64-65, 67-69, 80, 88-89, 93-94, 97, 100-101; Appx. PDF 115, 159-161, 199, 210, 327-333, 412-413, 420.

You all have the benefit of knowing these points first-hand, having each considerably participated in the two-year POCD process with extensive townwide input.

Your current WPCA work directly addresses these issues and goals by: (1) allocating existing sewer capacity to needed new residential and commercial development in the very areas deemed appropriate under the POCD and zoning, (2) evaluating sewer use and capacity in more “real-world” conditions, versus “assumed” conditions based on potentially overly-conservative, inefficient or anachronistic assumptions, (3) exploring ways to make existing infrastructure more resilient and efficient, and (4) evaluating a capacity expansion with Norwalk.

Please see each of these efforts through. Your work is a determinative first piece of this vital POCD puzzle. P&Z and other land-use boards will play their part in addressing more specific zoning and design questions, like what uses and designs meet POCD goals and regulatory requirements, what specific areas or parcels are appropriate, what development should it look like, how big can it be, what density, and what regulations get Wilton there.

Importantly, the reverse is true: if Wilton preemptively limits current sewer use or allocations, or it fails to improve infrastructure or capacity for future use, then all development will stop, frustrating the POCD’s goals. Redevelopment of many of Wilton’s aging or obsolete properties along Route 7 will stop, including expansion of existing businesses (e.g., ASML) and repurposing empty office buildings or flex properties to higher and better uses, like medical office and residential use (e.g., Hartford Healthcare and Stamford Hospital), all of which require greater sewer use and capacity. Economic impacts could be painful to Wilton businesses and taxpayers, whether due to a flat-lined commercial property base, an aging and yet-again illiquid housing stock, or diminished population and grand list growth. We’ve lived these trends before between 2008 and 2019, and they do not portend the vibrant Wilton future envisioned by the POCD.

Allocating current sewer capacity and expanding future sewer capacity is the first step in unlocking development that the town wants under the POCD. Yes, diligence and caution are warranted against overdevelopment, over-intensification of uses and project designs diverging too widely from Wilton’s desired community design aesthetic established by the POCD and town regulations. But, your fellow town boards and commissions will assist, and in some cases lead, in assessing these and related land-use

questions. They will have no opportunity to do so without the current sewer allocations and future infrastructure that you enable for building into Wilton's future.

Thank you all for your hard work in making Wilton better.

Best,
Scott Lawrence
79 Hemmelskamp Rd.
Wilton, CT 06897

Begin Email to Wilton Planning and Zoning, dated October 19, 2023:

Dear Chair Tomasetti, Members of the Planning and Zoning Commission and Members of the Wilton Center Area Master Planning Subcommittee,

Congratulations on your exciting and important work on the Wilton Center Master Plan and new Form-Based Codes for Wilton's zoning regulations! These products are a centerpiece for the 2019 PCOD's enabling vision and should be adopted as soon as practicable once you have incorporated public feedback in these hearings. I offer these thoughts in support. Any data references come from the BFJ reports and planning documents.

The need for these updated Codes is manifest, and the timing is welcome. Much has happened since the Commission updated the POCD in late 2019. The need to get ahead of the design and economic curves to ensure Wilton's development future is more pressing than ever. Some demographic and economic shifts are still being felt as a result of COVID and larger realignments of real estate, but many land-use issues that Wilton faced in 2019 remain the same. Wilton's development potential and population growth have barriers, which means its economy and grand list growth face pressures – some good, some bad.

- Wilton continues to be a predominantly single-family residence community (89% of housing stock) with low population density (under 2000 residents per square mile) dispersed widely among 27 square miles, with only one central commercial corridor on Route 7 and one main town center in Wilton Center.
- Wilton's developable land remains limited, fragmented and expensive, with most suitable lots located along the Route 7 corridor outside of the village centers of Wilton Center, Cannondale and Georgetown.
- Wilton's housing stock, 89% comprised of detached single-family homes on 1 and 2 acre lots, has regained some desirability since 2019, but ownership costs remain high, especially maintenance costs, with 90% of the homes being over 20 years old.
- Multifamily rents have nearly doubled since 2010 and the number of residents that are housing-cost burdened (spending over 30% of income on housing costs) has increased

significantly, but little new supply has been built to meet welcomed population growth in the last five years.

- Wilton Center continues to serve as a local shopping hub for Wilton residents, but it still lacks sufficient visibility, retail diversity, residential density, design flexibility and economic draw to reach a happy equilibrium for property owners and businesses, let alone reach its true growth potential. It remains a small and off-the-path town center, naturally hemmed in by Route 7, the Metro North railroad and Norwalk River (with flood zones) to one side, and steep slopes and residential development on other sides. Any development is really limited to redevelopment, rather than expansion.
- Macroeconomic conditions for development today are significantly more challenging than those existing four years ago, with expensive new building design requirements, ballooning construction costs and 20-year high interest rates, all making most projects difficult to pencil out for financing or investment purposes.
- State initiatives and mandates creep ever closer to forcing housing mandates on towns that have not achieved sufficient diversity and affordability in their housing stock, which may or may not include Wilton.

To get ahead of these issues, Wilton needs to enable building significantly more, more diverse and more affordable housing with supporting commercial development than it has done previously. Your Master Plan and proposed Codes offer an answer to many of these difficult issues and a path towards an economically vibrant Wilton Center and its surrounding areas. Form-based zoning regulations are new to Wilton, but their timing and application are just right.

First, your proposed form-based overlay codes will help solve longstanding zoning issues in Wilton by unlocking value and development potential without sacrificing architectural character. They shift away from Wilton's traditional zoning requirements that focus on special-permit-only uses with strict setback, height, floor-area-ratios and unit density, which aimed to protect the center from over-development, but instead stifled nearly all development. Many existing regulations were developed in the 1990s and early 2000s and have produced an inefficient mix of balkanized uses within seven different zones of widely varying requirements. Overall, these zones have produced excessive and inefficient parking, limited connectivity and streetscape enhancement, circumscribed building designs, few residential units and limited development potential. The prior 2001 Wilton Center Master Plan is a teachable example of that type of planning. It focused on traffic and sidewalk circulation but did little to enhance zoning to expand property uses or unlock development – and none ensued.

Today, Wilton Center has multiple small retail and office vacancies that are unlikely to be filled at current rents, especially where aging and obsolete spaces or limited visibility and traffic are factors. Over half of Wilton Center's parking spaces are vacant at peak weekday hours and 64% are vacant at peak weekend hours. The market area for Wilton Center's retailers is generally Wilton, while the market area for Wilton residents is regional, leaving the center's businesses to compete regionally with only local customers. Wilton's store and restaurant businesses continually lament the lack of nighttime and weekend patrons, while Wilton's youth and young professionals continually cite the lack of retail and dining options drawing them to Wilton Center. That disconnect has only increased since the movie theater closed and a

major section of office and street retail on River Road has been emptied out in hope of future redevelopment.

Your Zoning reform is poised to address these issues where prior efforts have not. The town has improved the zoning regulations a few times over the last ten years to accommodate certain development on an application-by-application basis, but regulations still do not cohesively accommodate the new economic realities of retail, office and residential real estate in Wilton Center. Your proposed form-based codes offer a solution by providing flexibility on use and design within a desired building bulk and aesthetic and its integration into a larger desired streetscape or center plan. The applicant is freed to maximize economic use of the specific property, provided that the town's overall form, bulk, infrastructure (including parking) and aesthetic requirements are met. Mixed-use properties of greater efficiency and lower cost (both per square foot and per acre) often result, especially for older or obsolete properties that cannot be economically redeveloped otherwise.

Second, your proposed codes will not destroy Wilton Center or its "feel," as some have suggested. Yes, form-based codes enable redevelopment, often at a larger and more efficient scale. That triggers some people to fret over "density", "stories" and "height," wondering if a new development will dwarf existing development or ruin a desired "small-town" aesthetic. Well-designed codes address this concern by permitting larger forms and bulk where topography, infrastructure and visibility best allow it, while graduating forms and designs to transition areas with more sensitive requirements, like historic buildings, natural features or public spaces.

With such revised codes, it matters less whether a building has office, residential or retail use, because the public-facing effects - traffic, noise, safety, infrastructure and aesthetics – are still controlled by town regulations. It also matters less that a building's ground or upper floors have apartments, and whether it has 5, 20 or 40 apartments per acre density, because the units provide more affordable housing options, they bring residential density and patronage to core retail areas, the building envelope will still be required to fit into the center plan with an aesthetic that enhances the streetscape, and all parking will be accommodated onsite at ratios required by real-world use, rather than blanket metrics. More specifically, a fourth story or even a fifth-floor partial "bonus" story, which can be a building's most valuable square footage at the lowest marginal cost per additional foot, will not adversely affect ground-level aesthetics, assuming the form-code requires that it be recessed and invisible to ground-level pedestrians and cars. Finally, giving density, height or story bonuses will help Wilton Center, if they are largely unobtrusive and given only in instances where the development adds to the village scheme and provides greater public spaces, enhanced viewsheds or some other public benefit in exchange.

Third, the new form-based codes do something that Wilton's current mishmash of zones and regulations do not: they ensure that each application meets the needs of a greater, holistic scheme for the center's development, including surrounding areas. Prior zoning reform enhanced the Wilton "village district" overlay requirements and created an architectural review board to ensure Wilton Center applications met desired design requirements. Unfortunately, those requirements remain largely inapplicable outside the Wilton Center village district, where six other zones with differing design schemes apply. Few of these zones address any public benefit concept. Your updated code unifies the design and public benefit concepts and makes them applicable to all applications seeking to use the form-based code overlay benefits and its more flexible building allowances, whether in Wilton Center or the surrounding greater areas on Route 7. The codes encourage walkability, connectivity, public space creation, easement grants

or other requirements to meet broader Wilton Center and surrounding area design goals. The updated scheme facilitates transit-oriented development by tying pedestrian and vehicle access to Wilton Center station and it highlights walkability to Wilton Center's businesses and most desirable public assets – the Norwalk River, the town green and the Wilton Library. This has proven an elusive goal for Wilton's existing zoning and its application-by-application approach.

Finally, this is a great first step, but it will be an iterative process. Your commission and contributing subcommittees have lent hundreds of hours and a wealth of real estate, design and economic experience to this process and resulting plan and codes. Real-world applications at the Kimco Center and other Wilton Center locations will test these codes and give a chance to reflect and revise further with public feedback. That will be an exciting process to watch. There will be both public support and pushback, both of which are welcome, but please stay the course and see this through. The status quo is not an alternative.

I am also grateful for the First Selectwoman's and Board of Selectmen's support of this important endeavor. I hope the cooperation among the PZC and other town boards continues with similar energy and successes for Wilton's future.

Thank you all for your hard work and diligence in making Wilton better.

Best,

Scott Lawrence
79 Hemmelskamp Rd.
Wilton, CT 06897

RECEIVED

FEB 01 2024

January 28, 2024

Dear Commissioners of the Town of Wilton, Water Pollution Control Authority (WPCA), and Inland Wetlands Commission:

As a resident of Wilton, living at 66 Kent Road, I am writing to you to convey my support of the proposed multi-family community on the property at 131 Danbury Road, Wilton, CT.

My reasons for supporting this proposed development are as follows:

1. **Community Economic Benefits:** The recent receipt of the re-evaluation of our home was a shock to say the least, and it is evident that this type of development, in the location proposed is so desperately needed, as it will bring the economic benefits such as an increase to the tax base.
2. **Employment Opportunities:** It will generate employment opportunities.
3. **New Home Buyers:** Residents of this proposed community are potential future home buyers into our community, which will potentially increase property values.
4. **Retail Shops:** This proposed development will Increase discretionary spending in the retail trade area. I have witnessed the closing of many shops in Wilton, and the leaders of our community need to recognize this sharp decline and respond positively to the development proposed at 131 Danbury Road, otherwise more shops are likely to close, and this will eventually add even further to the burden of the single-family homeowners.
5. **Housing diversification:** The community will offer thoughtfully designed residential apartments to meet the diverse housing needs of our community.

The town has spent considerable sums of taxpayer money to retain the consultants to develop the Plan of Conservation and Development (POCD) enacted in 2019, and they have entrusted the Planning and Zoning Commission to engage and work with the consultants to develop the Form Base Zoning Code (completed 2023/2024), both of which support the 131 Danbury Road application. In addition, the Board of Selectman completed a 10 Year School Facilities Needs Assessment report dated November 15, 2023 that clearly references the 131 Danbury Road proposed Multi-Family community as a sources of funding for the 10-Year net cost to taxpayers of \$105 million.

Sincerely, Frank Lee



DISTRIBUTE TO ALL MEMBERS OF EACH COMMISSION

Dear Commissioners of the Town of Wilton, **Water Pollution Control Authority (WPCA)** and **Inland Wetlands Commission**, as a resident of Wilton, living at 89 Musket Ridge Road, I am writing to you to convey my support of the proposed multi-family community on the property at 131 Danbury Road, Wilton, CT.

My reasons for supporting this proposed development are as follows:

1. **Community Economic Benefits:** The recent receipt of the re-evaluation of our home was a shock to say the least, and it is evident that this type of development, in the location proposed is so desperately needed, as it will bring the economic benefits such as an increase to the tax base.
2. **Employment Opportunities:** It will generate employment opportunities.
3. **New Home Buyers:** Residents of this proposed community are potential future home buyers into our community, which will potentially increase property values.
4. **Retail Shops:** This proposed development will Increase discretionary spending in the retail trade area. I have witnessed the closing of many shops in Wilton, and the leaders of our community need to recognize this sharp decline and respond positively to the development proposed at 131 Danbury Road, otherwise more shops are likely to close, and this will eventually add even further to the burden of the single-family homeowners.
5. **Housing diversification:** The community will offer thoughtfully designed residential apartments to meet the diverse housing needs of our community.

The town has spent considerable sums of taxpayer money to retain the consultants to develop the Plan of Conservation and Development (POCD) enacted in 2019, and they have entrusted the Planning and Zoning Commission to engage and work with the consultants to develop the Form Base Zoning Code (completed 2023/2024), both of which support the 131 Danbury Road application. In addition, the Board of Selectman completed a 10 Year School Facilities Needs Assessment report dated November 15, 2023 that clearly references the 131 Danbury Road proposed Multi-Family community as a sources of funding for the 10-Year net cost to taxpayers of \$105 million. Now that the Town is about to benefit from all this spending and work, I am asking the commission members of **WPCA** and **Inland Wetlands Commission** to act responsibly and approve projects such as what is proposed at 131 Danbury Road and help reduce the tax strain on the single-family homes.

Sincerely,

/John Gallagher/
John Gallagher

February 7, 2024

Rochester, Jacqueline

Subject: FW: Responsible Development Opportunity

From: Craig J. Flaherty <C.Flaherty@rednissmead.com>

Sent: Thursday, February 8, 2024 9:58 AM

To: Conklin, Mike <Mike.Conklin@WILTONCT.ORG>; Larkin, Elizabeth <elizabeth.larkin@wiltonct.org>; Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>; White, Daphne <Daphne.White@WILTONCT.ORG>; Smeriglio, Frank <Frank.Smeriglio@WILTONCT.ORG>; richard.callahan@wiltonct.org; Smeriglio, Frank <Frank.Smeriglio@WILTONCT.ORG>; Boucher, Toni <Toni.Boucher@WILTONCT.ORG>

Cc: Ted Hoffstatter <tedhoffstatter@hotmail.com>

Subject: FW: Responsible Development Opportunity

CAREFUL - From outside - CHECK before you CLICK.

We received the email below from a member of the public, Ted Hofstatter (copied hereon), regarding 131 Danbury Road and would like to include it in the record for the applications he notes (Wetlands, PZC, and WPCA).

Thank you.

CRAIG J. FLAHERTY, P.E. 

PRESIDENT & SENIOR ENGINEER

(203) 327-0500 x15111

We enhance properties and communities through exceptional land use services.

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& MEAD



From: Ted Hoffstatter <tedhoffstatter@hotmail.com>

Sent: Wednesday, February 7, 2024 4:02 PM

To: Scott Gance <Scott.Gance@partnersrealestate.net>

Cc: Ted Hoffstatter <tedhoffstatter@hotmail.com>

Subject: Fw: Responsible Development Opportunity

Dear Commissioners of the Town of Wilton, Inland Wetlands, WPCA, and **Planning and Zoning Commission**, as a resident of Wilton, living at 201 Deer Run Rd, I am writing to you to convey my support of the proposed multi-family community on the property at 131 Danbury Road, Wilton, CT.

As a Wilton resident I'm concerned about our ability to attract new residents and ensure that our current residents stay. I also feel this is an environmentally responsible project.

Our property taxes are increasing and are much higher than the surrounding towns, which have vibrant shopping and restaurants as well as activities for their children.

Without the financial ability for young families to move in, our schools will suffer. Additionally, without the enticement for people to shop and visit Wilton, our existing merchants will find it impossible to stay in business.

What's required is responsible development in appropriate locations that benefit the community.

The development at 131 Danbury Road will not only bring in desperately needed additional property taxes that will provide relief too residents but will allow more families to become the next generation of Wilton residents.

I strongly urge the Commission to approve the development of 131 Danbury Road.

Sincerely,

Ted and Debra Hoffstatter

February 7, 2024

203-451-5049

DISTRIBUTE TO ALL MEMBERS OF EACH COMMISSION

Dear Commissioners of the Town of Wilton, **Water Pollution Control Authority (WPCA)**, and **Inland Wetlands Commission**, as a resident of Wilton, living at 8 Maplewood Lane for the past 17 years and a total of 32 years in Wilton, I am writing to you to convey my support of the proposed multi-family community on the property at 131 Danbury Road, Wilton, CT.

My reasons for supporting this proposed development are as follows:

- 1. Community Economic Benefits:** The recent receipt of the assessment valuation of our home and potential property tax increase, demonstrates why it is evident that this type of development, in the location proposed is so desperately needed, is important as it will add a significant property value increase to the current tax base.
- 2. Employment Opportunities:** It will generate employment opportunities, both in the development and operation of the property.
- 3. New Home Buyers:** Residents of this proposed community are potential future "move-up" home buyers into our community, which will potentially increase future property values.
- 4. Retail Shops:** This proposed development will increase discretionary spending in the retail trade area. We have witnessed the closing of many shops in Wilton. The leaders of our community need to recognize this sharp decline and respond positively to the development proposed at 131 Danbury Road, otherwise more shops are likely to close, which will add further burden of the single-family homeowners.
- 5. Housing diversification:** The community will offer thoughtfully designed residential apartments to meet the diverse housing needs of our community.

The town has spent considerable sums of taxpayer money to retain the consultants to develop the Plan of Conservation and Development (POCD) enacted in 2019, and they have entrusted the Planning and Zoning Commission to engage and work with the consultants to develop the Form Base Zoning Code (completed 2023/2024), both of which support the 131 Danbury Road application. In addition, the Board of Selectman completed a 10 Year School Facilities Needs Assessment report dated November 15, 2023 that clearly references the 131 Danbury Road proposed Multi-Family community as a source of funding for the 10-Year net cost to taxpayers of \$105 million. Now that the Town is about to benefit from all this spending and work, I am asking the commission members of WPCA and Inland Wetlands Commission to act responsibly and approve projects such as what is proposed at 131 Danbury Road and help reduce the tax burden on Wilton's single-family homes.

Sincerely,


Jeffrey Rutishauser

February 5, 2024

Dear Commissioners of the Town of Wilton, Water Pollution Control Authority (WPCA),

As a resident of Wilton, living at 348 Belden Hill Rd, I am writing to you to convey my support of the proposed multi-family community on the property at 131 Danbury Road, Wilton, CT.

My reasons for supporting this proposed development are as follows:

- 1. Community Economic Benefits:** The recent receipt of the re-evaluation of our home was a shock to say the least, and it is evident that this type of development, in the location proposed is so desperately needed, as it will bring the economic benefits such as an increase to the tax base.
- 2. Employment Opportunities:** It will generate employment opportunities.
- 3. New Home Buyers:** Residents of this proposed community are potential future home buyers into our community, which will potentially increase property values.
- 4. Retail Shops:** This proposed development will Increase discretionary spending in the retail trade area. I have witnessed the closing of many shops in Wilton, and the leaders of our community need to recognize this sharp decline and respond positively to the development proposed at 131 Danbury Road, otherwise more shops are likely to close, and this will eventually add even further to the burden of the single-family homeowners.
- 5. Housing diversification:** The community will offer thoughtfully designed residential apartments to meet the diverse housing needs of our community.

The town has spent considerable sums of taxpayer money to retain the consultants to develop the Plan of Conservation and Development (POCD) enacted in 2019, and they have entrusted the Planning and Zoning Commission to engage and work with the consultants to develop the Form Base Zoning Code (completed 2023/2024), both of which support the 131 Danbury Road application. In addition, the Board of Selectman completed a 10 Year School Facilities Needs Assessment report dated November 15, 2023 that clearly references the 131 Danbury Road proposed Multi-Family community as a sources of funding for the 10-Year net cost to taxpayers of \$105 million. Now that the Town is about to benefit from all this spending and work, I am asking the commission members of WPCA to act responsibly and approve projects such as what is proposed at 131 Danbury Road and help reduce the tax strain on the single-family homes.

Sincerely,



Arthur Schellenberg

February 8th, 2024

Rochester, Jacqueline

From: Smeriglio, Frank
Sent: Thursday, February 8, 2024 7:33 PM
To: Rochester, Jacqueline
Subject: Fwd: 131 Danbury Rd.

Here's another letter/email

Sent from my iPhone

Begin forwarded message:

From: Jennifer Wulff - Desktop Guerrillas <JWulff@desktopg.com>
Date: February 8, 2024 at 5:33:10 PM EST
To: "Larkin, Elizabeth" <elizabeth.larkin@wiltonct.org>, "Smeriglio, Frank" <Frank.Smeriglio@wiltonct.org>
Cc: scott.gance@partnersrealestate.net
Subject: 131 Danbury Rd.

CAREFUL - From outside - CHECK before you CLICK.

Dear Commissioners of the Town of Wilton, Water Pollution Control Authority (WPCA), and Inland Wetlands Commission:

As a resident of Wilton, living at 31 W Meadow Rd, where I've lived with my husband and our two children since 2013, I am writing to you to express my support of the proposed multi-family community on the property at 131 Danbury Road, Wilton, CT.

It would be fantastic if Wilton could welcome some of the hard-working and upwardly-mobile residents who work at ASML and other businesses in the area. Right now, most people today do not want two acres of land and a giant home they need to maintain. We need more housing for those who are aware of the incredible stress that can come with managing a house. More and more people also want to cut down on their carbon footprint. Heating and cooling large houses is incredibly wasteful. Modern apartments have a very positive environmental impact. More apartments—especially nice, new apartments!—are so needed here for existing residents as well. I have a number of friends who have gone through divorces and each of them have bemoaned the lack of rental options. Low inventory has made the prices of rentals in town astronomical.

We simply need a better variety of housing choices. Then we could attract everyone from not-ready-to-settle down 20-somethings to 40-something newly single parents, to the 70-something grandparents who are done with the headache of roof repairs and lawnmowing and want to downsize. It will also help Wilton hopefully welcome more families that weren't born with the kind of privilege that is often necessary to afford to buy a home.

The development at 131 Danbury Road is an absolute must for Wilton, especially looking at the additional property tax income. Saying yes to the project is the right thing to do from both an economical and ecological standpoint.

I strongly urge the Commission to approve the development of 131 Danbury Road.

Sincerely,

Jennifer Wulff

Jennifer Wulff



(203) 842-4043 Office

(888) 999-3139 Fax

For standard service requests, please email us at help@desktopg.com. For immediate attention, urgent@desktopg.com.