

Hillsted

Where Land, Life, & Community Meet



GARAMIL
DEVELOPMENT
GROUP

PIRIE
ASSOCIATES
ARCHITECTS





Hillsted

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A community that deeply respects the land and commits to revitalizing Winsted's future. Designed as a natural extension of the town, Hillsted embraces multigenerational living, strengthens the local economy, and transforms a remarkable landscape into a lasting place of connection and opportunity.

Letter of Interest

To the Town of Winchester/Winsted,

Thank you for your time and for accepting our vision and proposal for the Wallens Hill RFP.

Where do we want to see Winsted in 20 years? What kind of Winsted are we planning for? Well, that's easy to say. We would love to see Winsted as the bustling, happy, town where people come to live, visit and explore.

When we moved here, we fell in love with the charm of the town, the warmth of its people and the quiet potential tucked into every corner. From the moment we walked the 118-acre fields of Wallens Hill, we envisioned all that the project could bring to Winsted. We knew immediately what our town could use, hence the idea of Hillsted was born.

We are proud to present Hillsted, a thoughtfully planned community created with 130 homes, numerous recreational components, and filled with multigenerational families. A community. Homeowners living in their dream homes, making their dreams a reality.

This is more than a residential proposal – it represents a long-term investment in Winsted's growth and vision for a community positioned to become a defining asset of Northwest Connecticut for generations.

We believe Hillsted holds tremendous promise and as developers and individuals, we care deeply about being a part of the town's revitalization and growth—a place we now call home.

Warm Regards,
Jerry Garafola and Deena Milito
Garamil Development Group





Linking Purpose & Place

Hillsted is envisioned as a natural extension of Winsted - a thoughtfully designed community that works with the land, strengthens the town, and serves residents at every stage of life.

The 118-acre site is defined by ridges, meadows, and long views. Rather than reshaping this landscape, our plan responds to it. Homes, paths, and gathering spaces are placed to follow the natural topography, showcase views, and create a setting that feels authentic and enduring.

The community includes 130 residences - townhomes, paired homes, and single-family homes - designed to create a cohesive neighborhood with housing choice. This diversity allows young professionals, families, and downsizing residents to all find a place here, and importantly, to remain in Winsted as their needs change.

Hillsted is intentionally multigenerational. Shared amenities such as clubhouses, walking paths, and outdoor pavilions are designed to encourage daily interaction, wellness, and connection. These are not isolated homes, but a true village where neighbors know one another and community life is visible and active.

Equally important is the role this development plays in Winsted's future. The town is working toward revitalization, which Hillsted supports that effort by bringing year-round residents who contribute to local businesses, schools, and services.

This is a future-forward, long-term investment in the town's economic and social vitality. Hillsted offers flexibility and sustainability, creating neighborhoods that will remain relevant and valuable for decades - one that grows with Winsted.

In short, Hillsted respects the land, strengthens the town, and delivers a lasting community. It is not just a housing proposal - it is a vision for how this site can best serve Winsted today and a vision for a community that transforms a remarkable landscape into a lasting place of connection and opportunity.



The Story of Hillsted

Philosophy & Site Integration

Inspiration for this project came directly from the land upon which it resides. Sweeping meadows, expansive ledge outcroppings, forests dense with young pines and views awarded through gaining elevation became the heart of where and why homes and amenities were situated. Extensive care was taken to locate houses to blend them with the landscape and respond to natural features such as steeper grades and ledge outcroppings. Taking cues from the landscape, a specific character presents itself in five locations on the site. Preservation of existing trees, water flows, and ecosystems is found throughout the development plan.

Houses within Meadow pay special attention to hydrology and allow for the landscape to meander between structures. Townhomes along Ledge form a walkable community, bracketed by a large ledge outcropping that rises from the earth and shapes a formal gathering space outside of the clubhouse. As the grade steepens through Ridge, the street edge becomes more varied as homes navigate topography to nestle within the landscape and take in views. Similarly, the roads within Knoll and Glen are positioned along natural rises in the topography, with homes finding their way deeper into the preserved forest for natural privacy. Some of the most exceptional experiences in Hillsted are found within the spaces between each neighborhood. These areas become the place for shared experiences and a curated interaction with diverse amenities.







Hillsted

Placemaking Planning a Sustainable Community

KEY

- 1 CLUBHOUSE
- 2 OUTDOOR AMENITIES
- 3 GREENHOUSE / GARDENS
- 4 PROMONTORY / PAVILION / FIRE PIT
- 5 TREE LINED STREET
- 6 WATER FEATURE
- 7 CAUSEWAY
- 8 BOARDWALK / TRAILS
- 9 LODGE
- 10 WOODLAND PARK
- 11 DOG PARK
- 12 CREEK WALK TO STILL RIVER

NEIGHBORHOODS

-  MEADOW
-  LEDGE
-  KNOLL & GLEN
-  RIDGE



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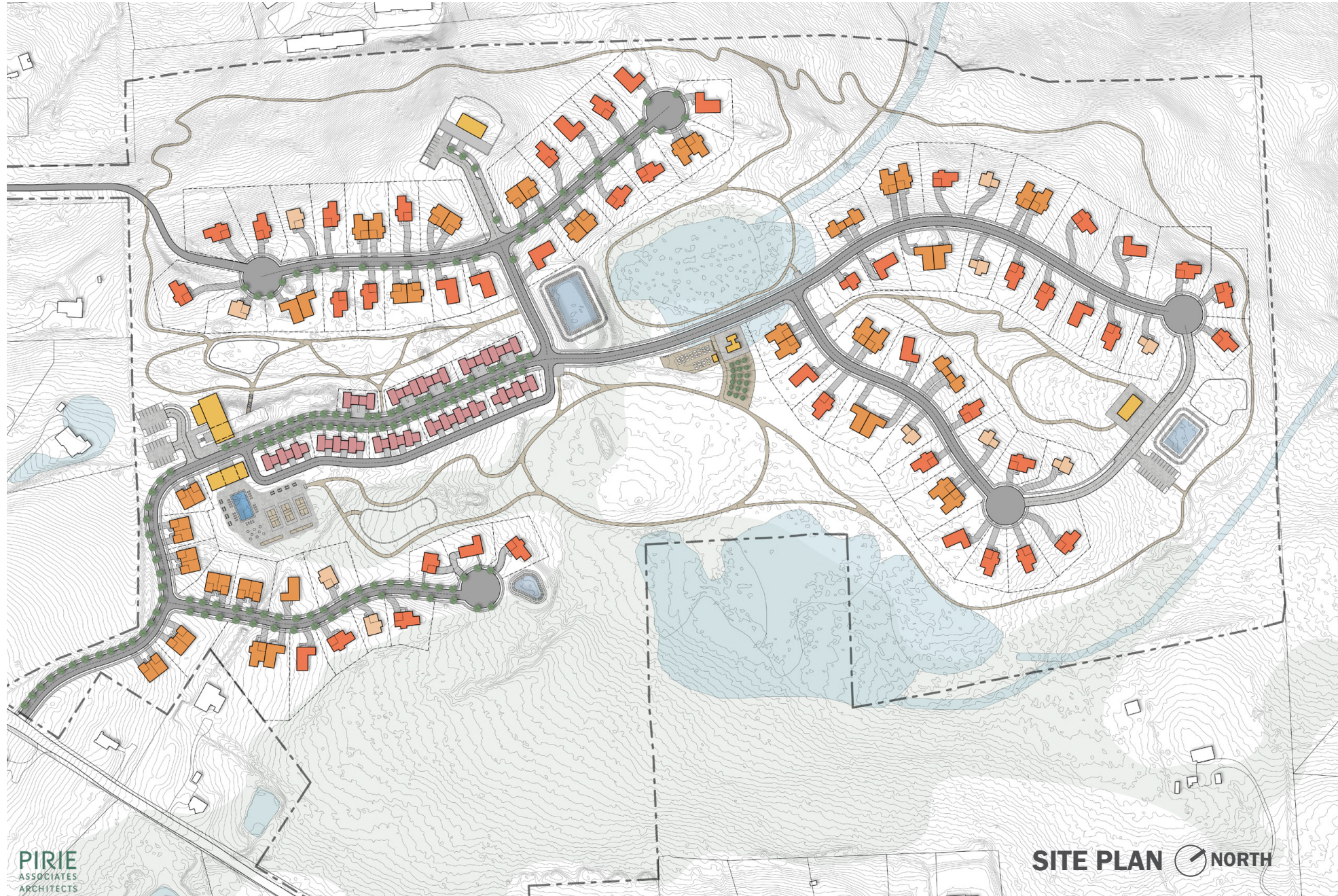


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SITE PLAN NORTH

Placemaking

Planning a Sustainable Community



Hillsted

KEY - Residential Units

- AMENITIES**
- TOWNHOMES (42)**
 - 2,200 SF +/-
 - 2-3 BR
- SEMI-ATTACHED (34)**
 - 2,400 SF +/-
 - 3 BR
- SINGLE FAMILY DETACHED (44)**
 - 2,800-3,500 SF +/-
 - 3-4 BR
- COTTAGES (10)**
 - 1,800 SF +/-
 - 2 BR

130 TOTAL RESIDENCES

Housing Options Can Include

- One level living
- Two-car garages





MEADOW

Seasonal View - Spring Morning



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The Meadow Neighborhood

The Meadow neighborhood is tucked in a beautiful native New England meadow, from which it draws architectural inspiration. Homes are strategically located in the landscape to provide scenic views and the landscape is invited to playfully meander between structures. Semi-attached, detached single family homes, and cottage style dwellings with links to agricultural styles creates a rich tapestry of housing choice. This neighborhood is rooted in place. In planning, special consideration was given to placement and orientation in order to balance shifting and maturing meadows with strategically located homes.



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Reference Image



Reference Image



Reference Image

Architecture Character



Reference Image

Trails Character

The meadow that surrounds this neighborhood hosts numerous recreational amenities. A common area with outdoor seating, pickleball, bocce courts, and a swimming pool becomes a gateway to access a trails network. Gentle curves lead visitors along a landscape of wildflowers, culminating in a community greenhouse, gardens, and orchards. By taking cues from land character and geography, a natural opportunity becomes a unique amenity for visitors and residents alike.



Reference Image

Amenity Character



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KEY

- 2** OUTDOOR AMENITIES
- 3** GREENHOUSE / GARDENS
- 6** WATER FEATURE
- 8** BOARDWALK / TRAILS
- 11** DOG PARK

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Amenities Character



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Landscape Character



LEDGE

Seasonal View - Autumn Afternoon



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The Ledge Neighborhood

The Ledge neighborhood is characterized by a bustling tree lined street with rows of Townhomes on either side. Two distinct experiences - to the east and west of Mountainside Drive - create a diversity within an otherwise consistent environment. Townhomes on the east side look to a sprawling meadow landscape. On the west, homes are framed by a rolling trails system that carves its way through a small but dense forest valley.

A separate access road to the eastern residences reduces the number of garage entrances along the public way to create a more inviting public space. A large tree-lined sidewalk invites the community to stroll along this neighborhood, while porches and garden beds activate the street with life.



Landscape Reference Images

On a large outcropping of ledge near the entrance of this neighborhood is the clubhouse - a modern, inviting community space that takes prominence on the street. On the other side, a manicured lawn dissolves into rocks and saplings. Using naturally durable materials and perching itself within the topography leaves the clubhouse feeling as though it rises from the ground. Across the road from the clubhouse is a smaller building to support the pool and sports courts. Together, these buildings frame the gateway into the rest of Hillsted community.



Reference Image

Architecture Character





KEY

1 CLUBHOUSE	6 WATER FEATURE
2 OUTDOOR AMENITIES	8 TRAILS
5 TREE LINED STREET	11 DOG PARK

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LEDGE



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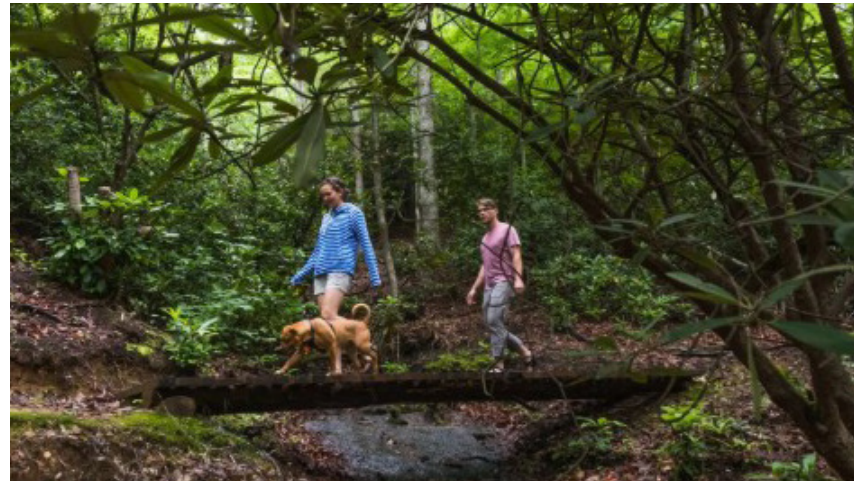
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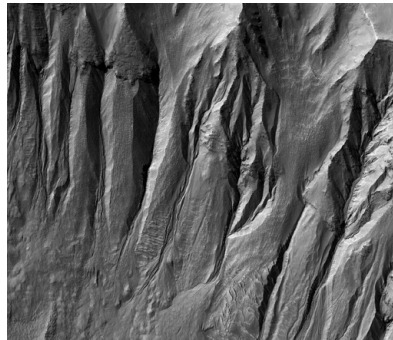


Reference Image



Amenities Character





Landscape Character

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KNOLL & GLEN

Seasonal View - Early Winter Afternoon



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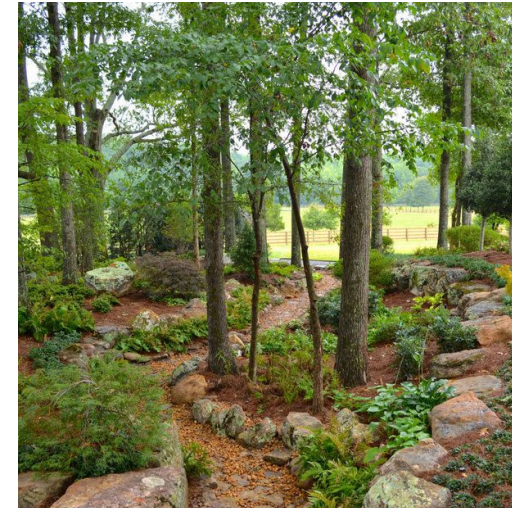
The Knoll & Glen Neighborhood

The Knoll and Glen neighborhood is where homes find a balance between wooded privacy and community open space. The architecture speaks to woodland activities, such as cross country skiing and hiking, evoking forms of large cabins and mountain side cottages. Each home has been carefully located to amplify the experience of living tucked away on the hillside. Stone, wood siding, and deep roof overhangs help each house nestle into the landscape.

This neighborhood is characterized by its topography and elevational shift. Knoll Street curves its way uphill, overlooking Glen Road down below.



Architecture Character



Landscape Character

Between Knoll and Glen is a large space for hiking, sledding, or simply taking in the flora and fauna. Anchored by a modern lodge at the base of the hill, this space is a different type of community center within this special place. The lodge provides year-round amenities and opportunities for gatherings. It also acts as a trailhead itself, becoming a starting point for trail hiking or an endpoint to offer refuge and comfort from New England's varied climate.



KEY

- 6 WATER FEATURE
- 8 TRAILS
- 9 LODGE
- 10 WOODLAND PARK
- 11 DOG PARK

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KNOLL - GLEN



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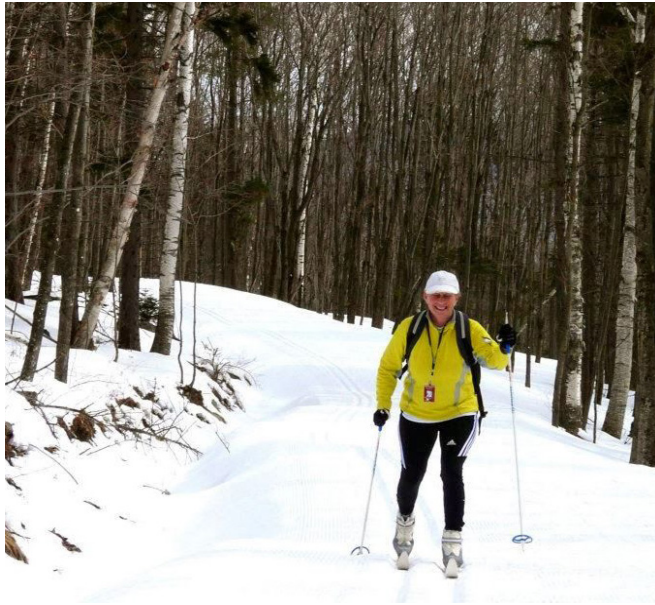


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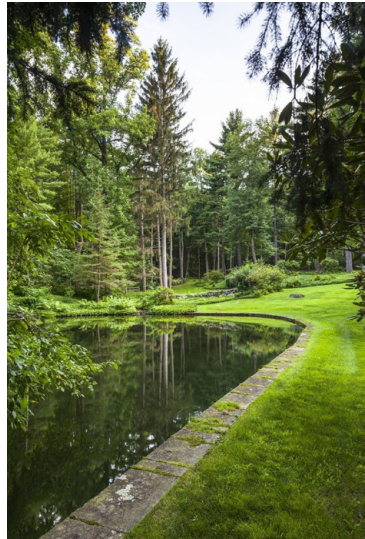
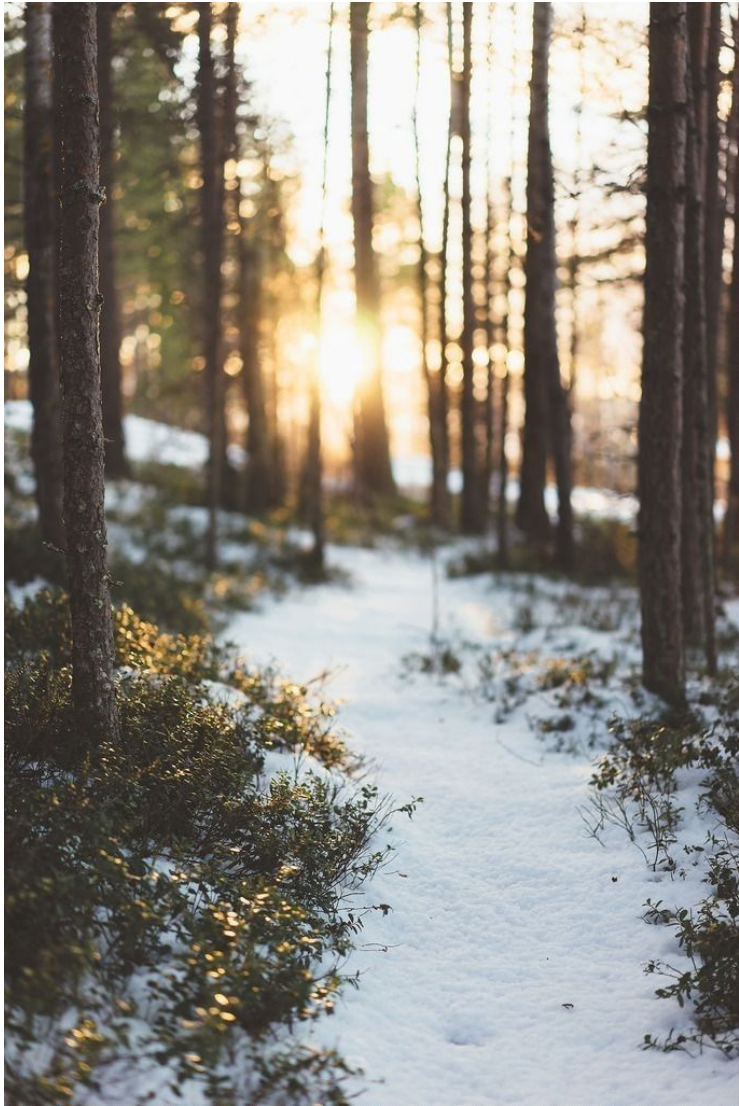


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Amenities Character



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RIDGE

Seasonal View - Summer Evening



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The Ridge Neighborhood

Located along the highest elevation of the site, the Ridge neighborhood is composed of large single family homes and cottages. The homes overlook the foothills of the Berkshires to the west, and to the east, they achieve spectacular views of the entire community. The architecture works with the rocky ledges present in the landscape, taking advantage of hidden pockets of woodland to create a sense of privacy, and capitalizing on elevational variety to create porches and terraces. Materials are inspired by the landscape; wood siding, stone, glass, and earthen colors characterize this neighborhood.



Architecture Character



The Ridge neighborhood boasts one of the most spectacular amenities in Hillsted: the 'Million Dollar View'. This special place is perched over the mountains and is set ablaze by fiery evening sunsets. At the very top of Hillsted, a vernacular timber pavilion welcomes visitors and neighbors to come together in celebration. This public amenity is accessed through a direct connection to Mountainside Road so to not disturb the neighbors on Ridge Place.



Landscape Character





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KEY

- 4** PROMONTORY / PAVILION
- 6** WATER FEATURE
- 8** TRAILS

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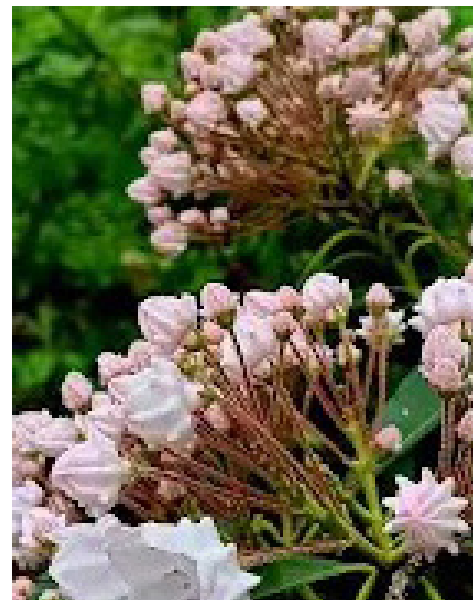


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Landscape Character



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Market Perspective

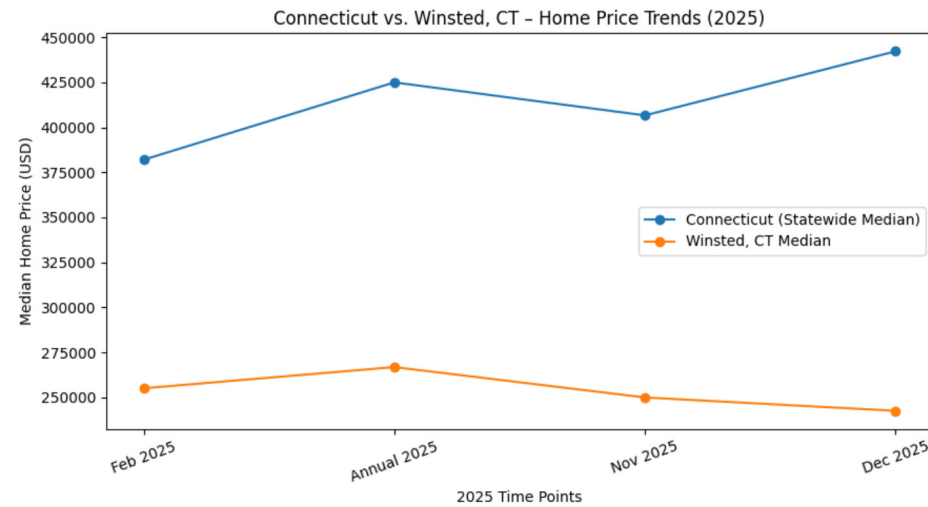
Local and regional housing markets are experiencing pressures that existing residential models no longer adequately address. Rising housing costs, limited housing diversity, and evolving household structures have created a mismatch between resident needs and available housing options. Much of the current housing stock consists of single-family homes or age-restricted and institutional settings, leaving a shortage of “Missing Middle” housing types such as smaller homes, clustered housing, and community-oriented residential environments.

This gap affects families seeking attainable housing, older residents wishing to downsize while remaining in their community, and individuals seeking socially connected living arrangements. Demographic trends—including growth in single-person, multigenerational, and nontraditional households—further reinforce demand for housing that supports flexibility, shared resources, and aging in place. Winsted’s home prices remain below statewide medians, indicating strong market potential for smaller-scale, well-designed, attainable housing.



Market Demand and Community Need

Market demand increasingly favors walkable, human-scale residential environments that prioritize livability, shared open space, and proximity to community amenities. Residents across age groups are seeking alternatives to isolated or car-dependent housing models.



There is a clear and growing need for housing that supports aging in place. Older adults overwhelmingly prefer to remain in familiar communities rather than relocate to institutional care settings. Housing that balances independence with informal social support responds directly to this preference while reducing reliance on centralized care facilities. For families and working households, affordability pressures remain significant, and community-based or multigenerational housing models offer practical solutions through shared resources and more efficient use of space.





Market Perspective



Economic and Social Benefits

From a municipal perspective, multigenerational residential models promote long-term stability through lower turnover, sustained occupancy, and increased resident investment. Housing that accommodates residents across life stages allows individuals to remain in the community as their needs evolve, supporting a stable tax base.

Socially, integrated residential environments reduce demand on institutional care systems by supporting informal caregiving and daily social interaction. Shared amenities and common spaces strengthen social cohesion, enhance quality of life, and foster intergenerational engagement that benefits residents of all ages.

Local Fit and Feasibility

This residential model aligns with Winsted’s character by emphasizing human-scale development, thoughtful site integration, and respect for existing community patterns. It expands housing diversity without requiring large-scale or high-density development. When appropriately designed, the model can be compatible with existing zoning frameworks and implemented incrementally to respond to market demand.

Comparable projects in similar communities demonstrate strong market performance, long-term occupancy, and positive community outcomes, supporting the economic viability and social value of this approach.

Conclusion

Market conditions, demographic trends, and community needs support the development of a multigenerational, community-oriented residential model in Winsted. This approach addresses identifiable housing gaps while delivering lasting economic, social, and civic benefits.



Reference Image



Getting It Done

We are ready to go! We have met with the building department, collaborated with local contractors, and have already teamed up with Real Estate, Architecture, and Site Contractors. All are armed with the projects' vision and are ready to start.

Development Approach & Phasing

Our development strategy is executed in five (5) distinct residential sections. These sections are referred to as the Meadow, Ledge, Glen, Knoll, and Ridge. Following pre-development planning and permitting, we will utilize existing horizontal infrastructure to accelerate site work and vertical construction in the Meadow section. As Meadow stabilizes and sales progress, we will simultaneously permit, pre-sell, and begin construction on the Ledge section, and so on. Deliveries of completed sections will be on a rolling 6–12 month schedule.

This phased, capital-efficient model reduces risk, improves cash flow, and allows each phase to support the next, minimizing disruption for neighbors. Full completion of all phases anticipated within 3–5 years.



Regulatory & Town Coordination - Zoning and permitting pathway

Our approach will allow us to incorporate the existing footprint familiar to town Planners/Zoning Departments, helping streamline the approval and permitting process.

Collaboration with town boards and departments is an important step to any successful project. Informal conversations have already started, ensuring we understand the Town's vision and needs. A community engagement process will include a website documenting the projects' progress, changes, and updates.

Construction & Stewardship

Responsible construction practices will be followed that will minimize environmental impact, protect natural features. Careful site planning, efficient resource use and adherence to best-in-class building standards will be utilized.

Understanding long term property management will ensure the property will remain an asset to its residents, neighbors and the broader community for generations. The layout and design has been carefully established to adapt thoughtfully over time.

Professional management will be provided for shared spaces to ensure they are welcoming, well-maintained, and designed to encourage everyday connection.

Partnerships & Next Steps

We plan to collaborate with local financial institutions and civic groups to enhance project value and strengthen community ties. Targeting a 2026 start, we are prepared to move quickly following RFP award, due diligence, and closing.

This proposal supports Winsted's vision for multigenerational housing that honors the land, builds social connection, and strengthens long-term resilience. With existing infrastructure, established partnerships, and early coordination with local departments and contractors, we are ready to proceed.



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Placemaking Planning a Sustainable Community

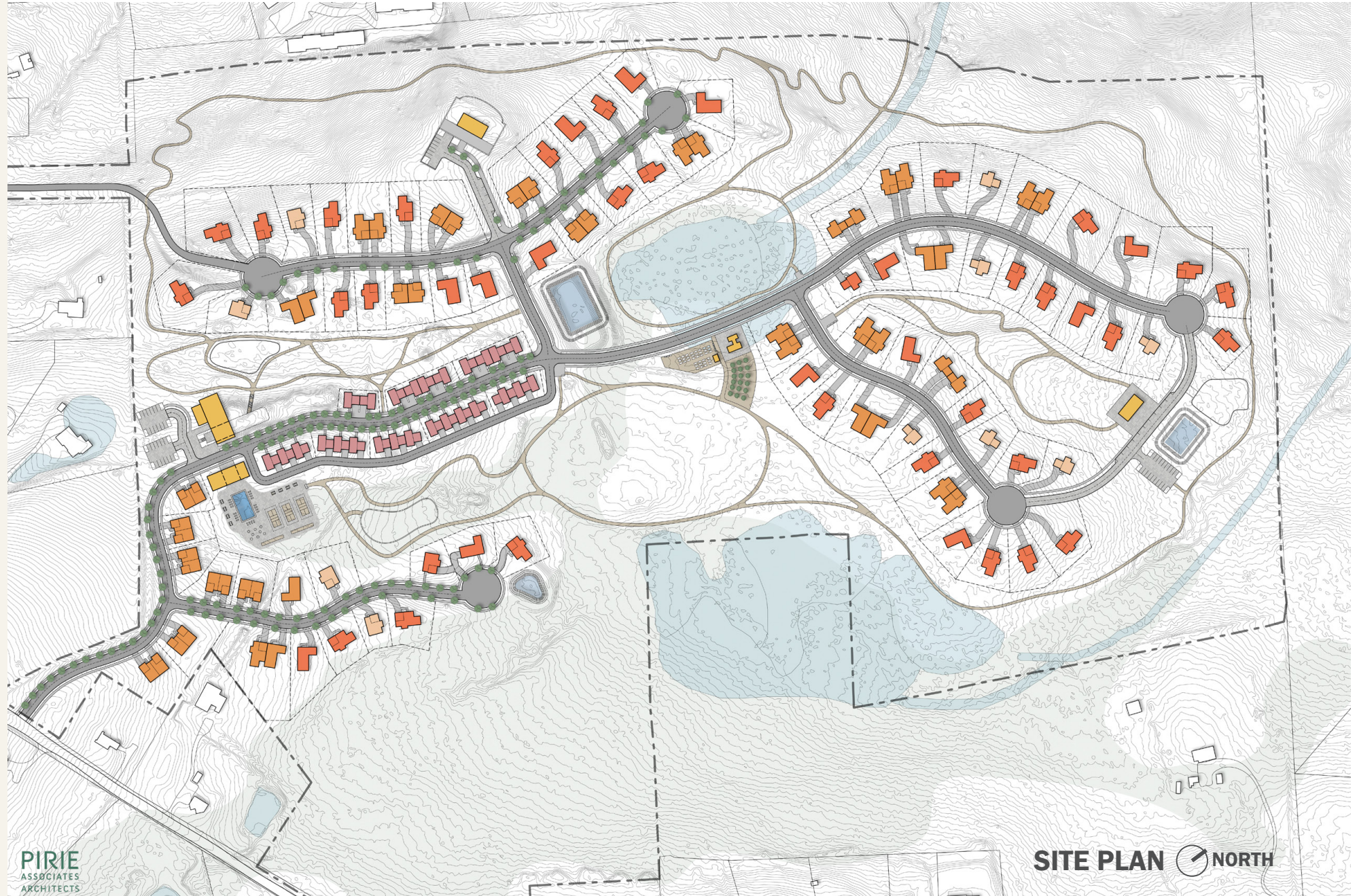
KEY - Residential Units

- AMENITIES**
- TOWNHOMES (42)**
 - 2,200 SF +/-
 - 2-3 BR
- SEMI-ATTACHED (34)**
 - 2,400 SF +/-
 - 3 BR
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- COTTAGES (10)**
 - 1,800 SF +/-
 - 2 BR

130 TOTAL RESIDENCES

Housing Options Can Include

- One level living
- Two-car garages



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SITE PLAN NORTH



PURCHASE OFFER

This Real Estate Purchase Agreement shall be between the **Town of Winsted** and **Garamil Development Group**.

1. Property

Seller agrees to sell and Buyer agrees to purchase the real property located at:

Address: Property ID: Map 23/ Block 150/ Lot 19-2

Size: 118 Acres

Zone: RR

Access: Wallens Street and Wallens Hill Road

2. Purchase Price and Terms

Purchase Price: \$1,180,000.00

Tax Abatement: Tax deferment program to be negotiated prior to closing.

3. Due Diligence

Buyer shall have **Ninety (90)** days from the RFP Award Date to conduct inspections and due diligence based on selected **RFP Proposal**. The buyer requires this period to assess any recent updates in zoning regulations and construction permissions that could potentially restrict the execution of the intended project scope.



4. Assumptions and Exclusions

1. The concept presented herein was developed from readily available information including GIS mapping and general maps provided by the Town from the previous developer work. The level of accuracy of the background documentation has not been verified but is sufficient for a high-level vision. The vision should not be interpreted as being accurate for zoning submission, building permit, life safety requirements, or other submissions required by any authorities having jurisdiction as required for construction.
2. The images presented are assembled to convey the vision for Hillsted, including general development character, sense of place, development density, roadway configuration, amenities, and other vision elements. No existing conditions documentation, including but not limited to: land and topographical survey, geotechnical assessment, wetlands assessment, infrastructure feasibility, site engineering nor layout, architectural design, etc. has been completed or used for this visioning effort. Elements of the design are subject to refinement and will change - while aiming to be consist with the vision presented.

BUYER:

Garamil Development Group LLC.

February 2nd 2026



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Thank you for taking the time to see our vision unfold.

We believe this proposal brings the most complete and beneficial opportunity to launch Winsted into a new future. A future that provides a new living experience for all who pass through its gates. A new community full of people living the American dream. This proposal offers that dream and so much more. A community of this size and scale contributes to Winsted in so many ways, it is almost immeasurable. A development so profound, it will have people calling Winsted their Home - their Town. Just as we did!

Hillsted will be the project to transform a remarkable piece of land into a lasting asset for Winsted.

Winsted will become Connecticut's benchmark for Revitalization—and Hillsted the blueprint in which to follow.

Thank You!



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Development Team



Jerry Garafola - Project Lead

With over 39 years of experience, Jerry oversees all acquisitions and the development's direction. He is known for his visionary leadership, marked by a commitment to excellence. He oversees all projects from concept to completion. His hands-on approach ensures projects stay on budget and often exceed expectations. Jerry understands the importance of thoughtful planning, regulatory alignment, and local impact, with precision and care. Jerry's approach ensures that every detail reflects a commitment to livability, beauty, and lasting benefit.



Deena Milito - Community Strategy and Engagement

Deena serves as the Director of Community Strategy and Engagement for our development projects, bringing a strong foundation in organizational leadership and a deep personal connection to the community. As a local resident, she offers collaboration, communication, and community insight. Deena shapes the project's vision and strategy to align with local values and needs, and is dedicated to creating spaces that feel connected, inclusive, and inviting. Having a passion for interior design, Deena will also be leading the design of the interior and exterior spaces.



Annie Q Simard



As the project's real estate expert, Anniq Q. Simard offers extensive experience in market analysis and development strategy, ensuring the proposal aligns with the Town's economic realities and long-term community needs.



Laura Pirie, AIA, LFA, IIDA



Pirie Associates Architects, a certified BCorp, is an award-winning, multi-disciplinary firm with recognized expertise in community design, engagement, landscape, architecture, and interiors. Pirie merges sustainability, technical skill, and culture to design thriving, durable, and inspiring built environments.



