

STONELEAF

WALLENS HILL



February 2, 2026

Stoneleaf Construction
Development Proposal
Wallens Hill Community
Winchester, CT
February 2, 2026



February 2, 2026

Paul Harrington
Town Managers Office
Town of Winchester
338 Main Street
Winchester, CT 06098

Re: Stoneleaf Construction, LLC Development Proposal

Dear Mr. Harrington,

We respectfully submit the following 12 hard copies, one USB drive and a PDF copy sent electronically to tmoffice@townofwinchester.org of our “Stoneleaf Construction, LLC Development Proposal” for your consideration. This submittal is per the outline provided in the “Request for Qualifications and Request for Proposals for the Development of the Mountainside Drive/Wallens Hill Property” dated October 1, 2025.



We thank you for the opportunity to be part of Winchester's continued growth.

With kind regards,

The Stoneleaf Construction Team

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I. Vision and Understanding of the Local Environment

The proposed project is rooted in an appreciation for the Town of Winchester’s unique heritage and pastoral beauty. We understand that the local residential environment is defined by a balance of community connection and respect for the natural landscape. Therefore, we are proposing an Active Adult Community designed to reflect the Town’s character, natural beauty, and function as a harmonious extension of the existing Town. The Community will feature a minimum of 80% of the homes designated for residents aged 55 and over, while the remaining 20% will be available to residents of other age groups.

Our vision, Wallens Hill, draws inspiration from traditional New England charm blended with modern design elements. We aim to capture the nostalgia of classic New England architecture—featuring elements such as gabled roofs, natural textures, and welcoming front porches—while integrating the efficiency, open floor plans, and accessibility required by modern active adults.

II. Scale, Home Types, and Quantity

The proposed development sits on a substantial 118-acre parcel, allowing the homes to be distributed thoughtfully across the landscape in a way that preserves the rural feel of the area. We propose a total of 100 residences and 5 guest cabins, clustering the homes to maximize open space.

The housing mix is designed to offer variety while maintaining a cohesive aesthetic. This variety ensures a flexible and adaptable residential environment while preserving an intimate, village-like scale:

- 76 Single-Family Homes: Detached residences for those desiring maximum privacy with three (3) distinct model types (76%)
- 24 Duplexes: “Cottage-style” attached homes that reduce the building footprint (24%)
- 5 Guest Cabins: Small, for-rent cabins designed to accommodate visiting family and guests, ensuring residents can host loved ones comfortably without requiring larger individual home footprints.

III. Character, Amenities, and Quality of Life

The character of Wallens Hill is defined by wellness, social connectivity, and “resort-style” living tailored to the active adult demographic. The quality of the development extends beyond the buildings to a robust network of amenities designed to foster an active lifestyle:

- Recreation & Wellness: Residents will have access to a dedicated fitness space, tennis court, and a rapidly growing favorite, pickleball courts.
- Garden: The plan includes a community garden which serves as a shared green space where residents can grow fresh produce, flowers, and herbs together fostering connection, sustainability, and a sense of stewardship while enhancing the overall character of the neighborhood.
- Community Gathering: A central grill area and open-air pavilions will serve as social hubs for neighborhood potlucks and events.
- Nature Connection: Extensive walking trails will wind through the property, inviting residents to enjoy the landscape and encourage daily movement and activity

IV. Environmental Responsibility and Green Design

We are committed to a development strategy that prioritizes environmental stewardship and sustainability. Our “Green Living” framework includes:

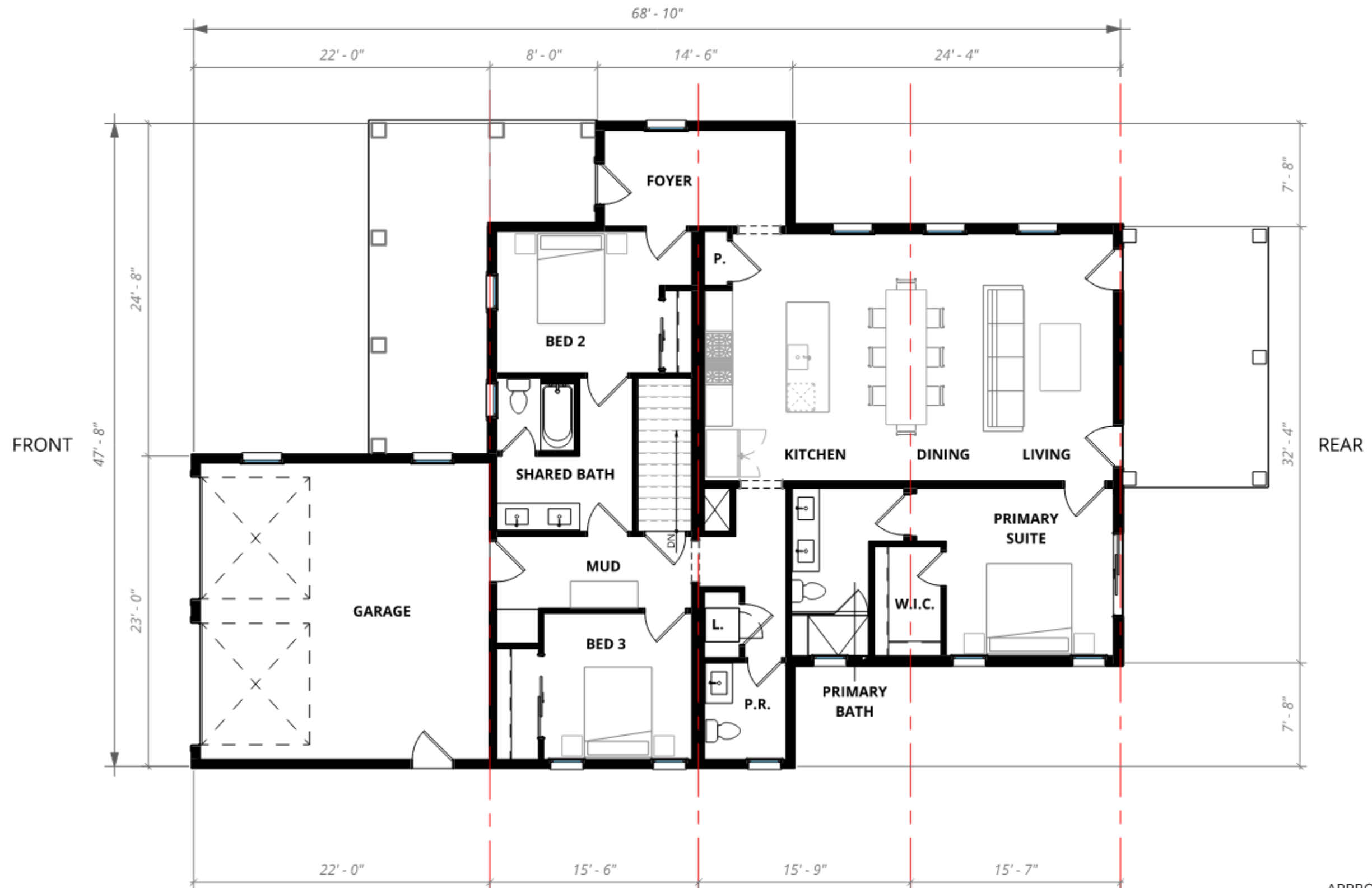
- Preservation of Open Space: By clustering homes, we intend to leave a significant portion of the 118 acres undeveloped, protecting local wildlife corridors, wetlands, and existing tree lines.
- Water Management: We will utilize pervious surfaces for overflow parking and trail systems to reduce runoff. The landscape architecture will feature rain gardens and bioswales to naturally filter stormwater.
- Native Planting: The landscape plan will utilize drought-resistant, native species. This not only blends the neighborhood into the local ecology but also reduces the need for irrigation and chemical fertilizers.
- Green Construction: Homes will be constructed using sustainable, energy-efficient materials (high-performance insulation, Energy Star windows, properly sealed building envelopes, and air testing to verify performance) to lower the carbon footprint and utility costs for residents. Homes will also include ENERGY STAR®-rated appliances to support long-term efficiency.
- Health and Safety through Design: As an active adult community, “safety through design” is paramount. This includes Age-in-Place principles, street lighting for pedestrian safety, and walkable connectivity that reduces reliance on vehicles for neighborhood interaction.

Collectively, these strategies reflect a commitment to environmentally responsible development that aligns with the Town’s long-term goals.

LEGEND

- 1 MAIN ENTRY
- 2 COMMUNITY CENTER
- 2a FITNESS
- 3 GARDEN SHED
- 4 COMMUNITY GARDEN
- 5 PARKING
- 6 TENNIS COURT
- 7 PICKLEBALL COURTS
- 8 WALKING TRAIL HEAD
- 9 COVERED PAVILION
- 10 LAWN
- 11 HOUSE TYPE A
- 12 HOUSE TYPE B
- 13 HOUSE TYPE C
- 14 DUPLEX HOUSING
- 15 CABINS
- 16 SECONDARY ENTRY





APPROXIMATELY 1,800 SF
SCALE: 1/8" = 1'-0"

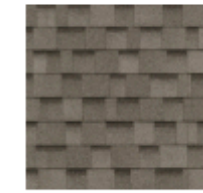
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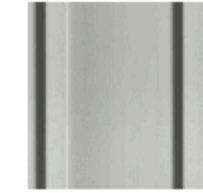
ELEVATION



MATERIALS



ROOF
DUAL GREY SHINGLES



SIDING
MIST BOARD AND BATTEN SIDING



ACCENT SIDING
MIST HORIZONTAL SIDING



TRIM
GREY



DOORS
GREY

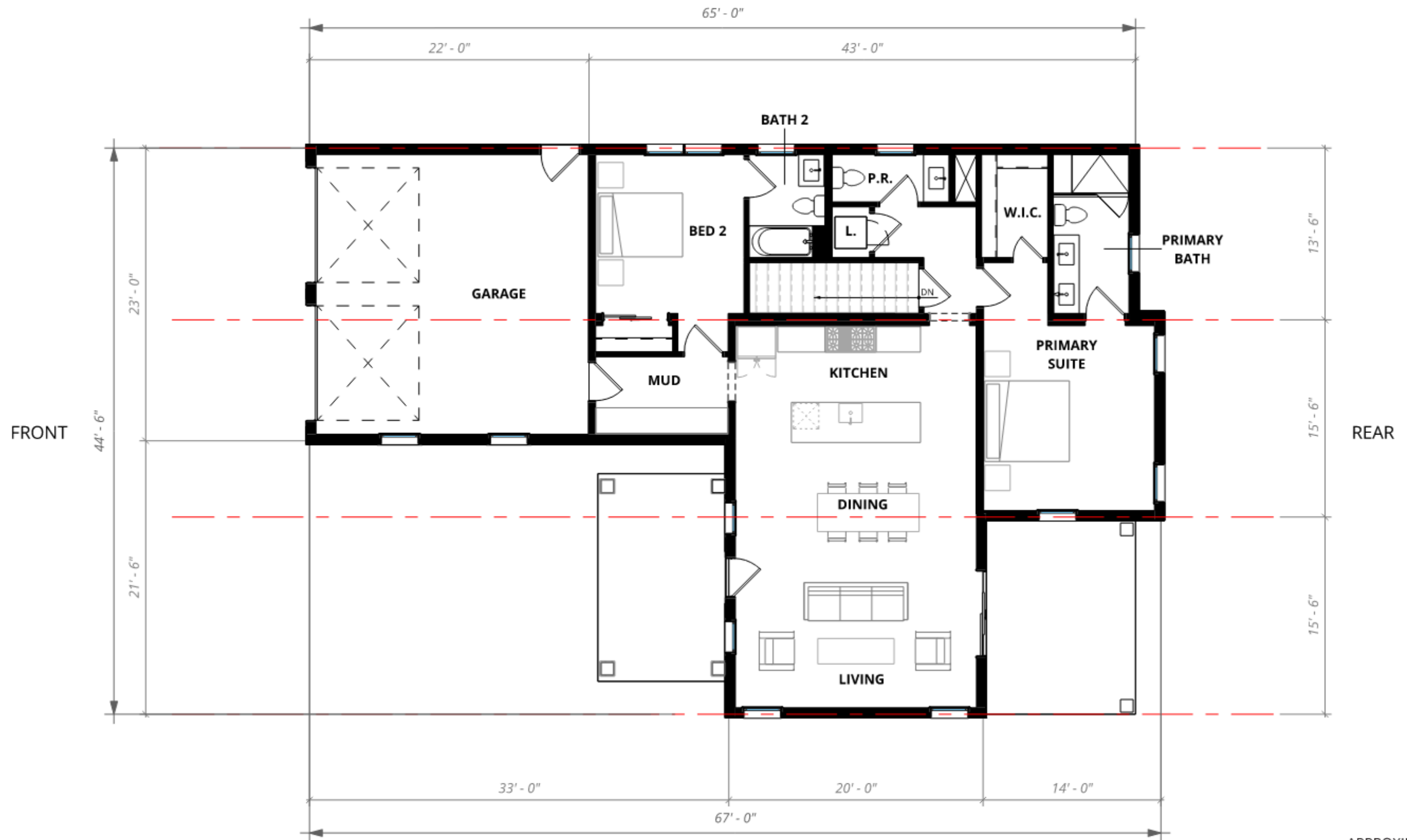


LIGHTING
OUTDOOR WALL SCNCE



DOWNSPOUTS AND GUTTERS
GREY METAL

APPROXIMATELY 1,800 SF
SCALE: 1/8" = 1'-0"

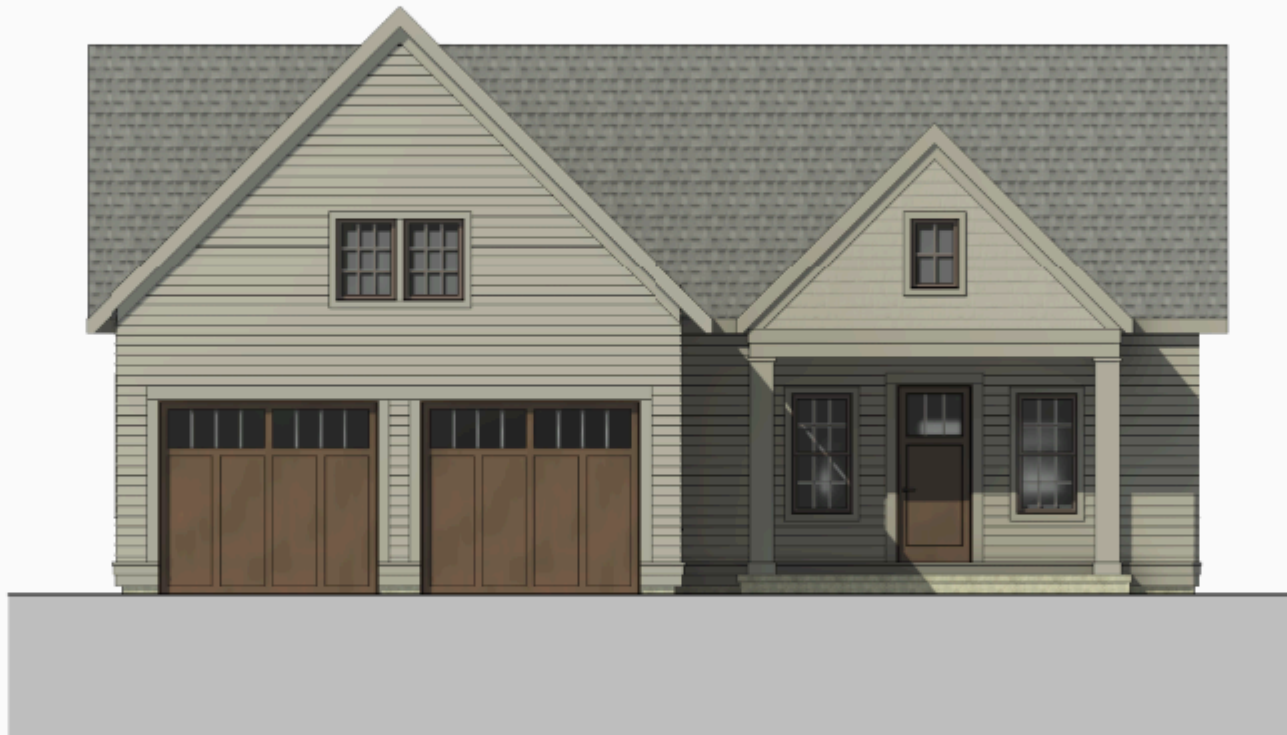


APPROXIMATELY 1,500 SF
SCALE: 1/8" = 1'-0"

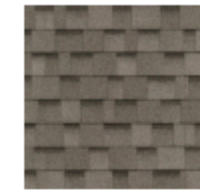
INSPIRATION



ELEVATION



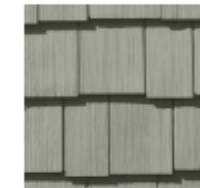
MATERIALS



ROOF
DUAL GREY SHINGLES



SIDING
SAGEBROOK HORIZONTAL SIDING



ACCENT SIDING
SAGEBROOK CEDAR DOUBLE 7"



TRIM
GREEN



DOORS
WOOD



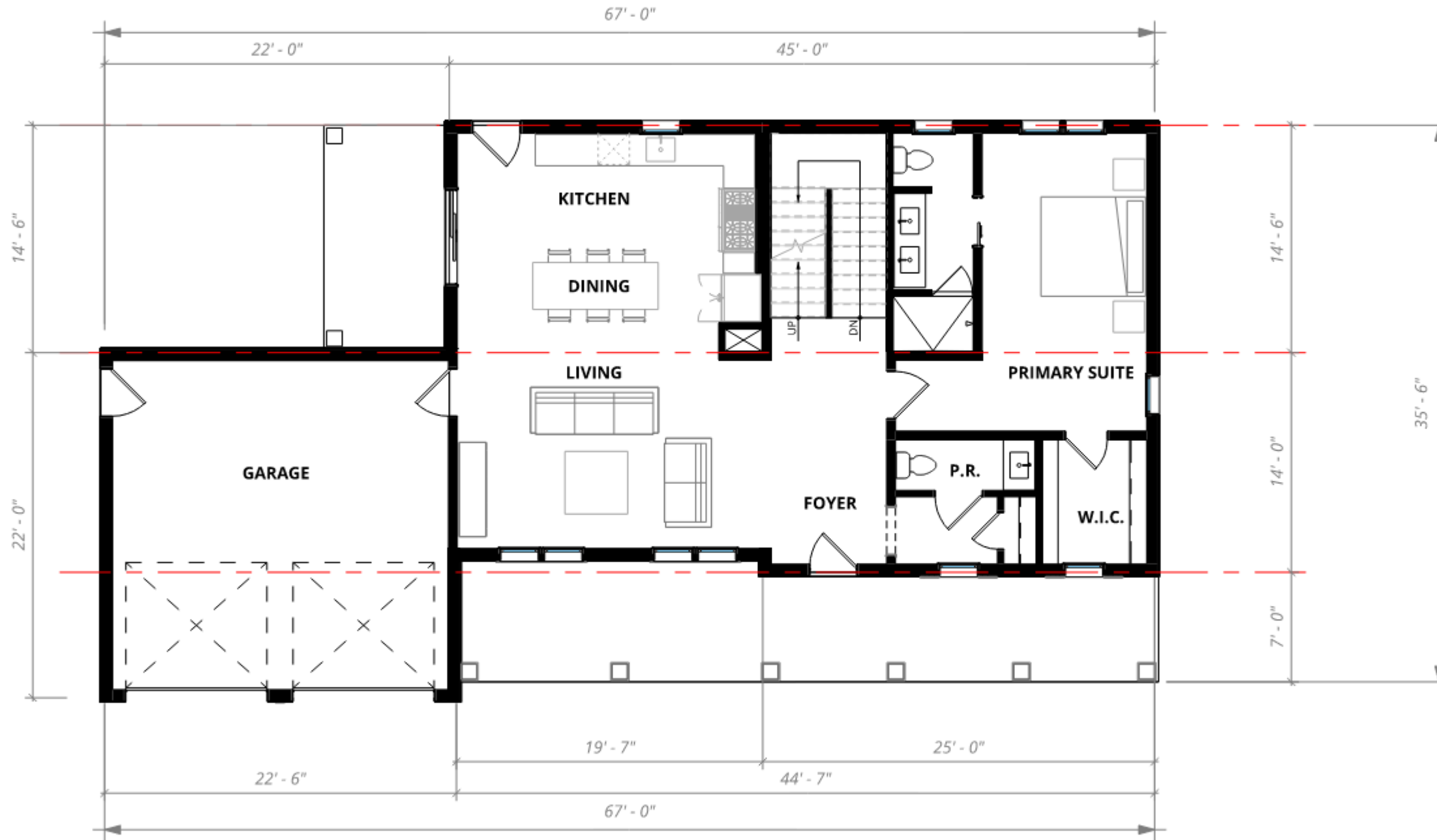
LIGHTING
OUTDOOR WALL SCONCE



DOWNSPOUTS AND GUTTERS
DARK BRONZE

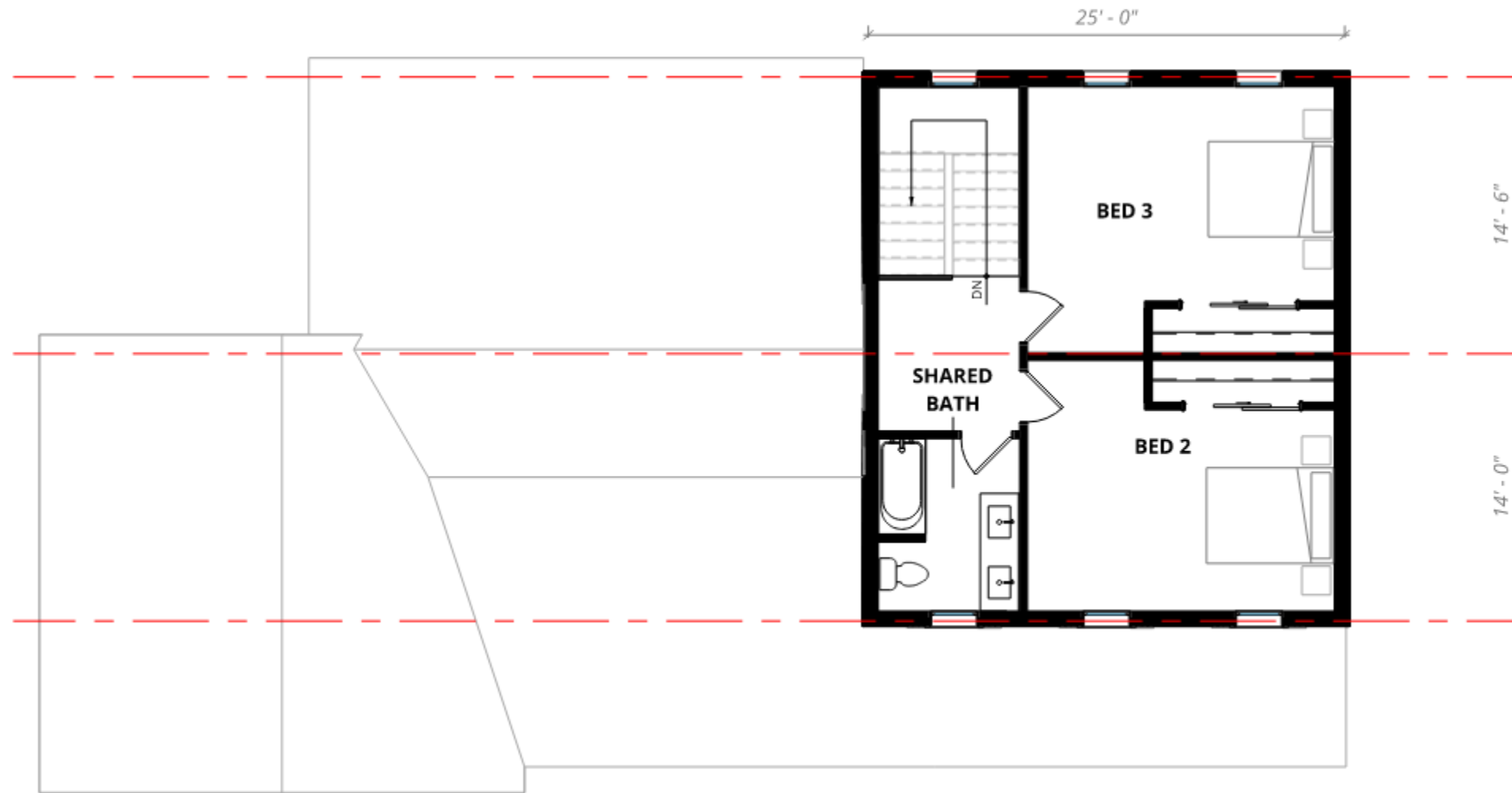
APPROXIMATELY 1,500 SF
SCALE: 1/8" = 1'-0"

MAIN LEVEL



APPROXIMATELY 1,800 SF TOTAL
SCALE: 1/8" = 1'-0"

UPPER LEVEL



APPROXIMATELY 1,800 SF TOTAL
SCALE: 1/8" = 1'-0"

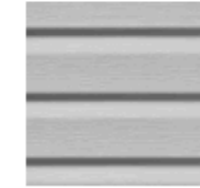
INSPIRATION



MATERIALS



ROOF
HARVARD SLATE SHINGLES



SIDING
PEWTER HORIZONTAL SIDING



TRIM
GREY



DOORS AND SHUTTERS
NORTH CREEK BROWN



LIGHTING
OUTDOOR WALL SCONCE

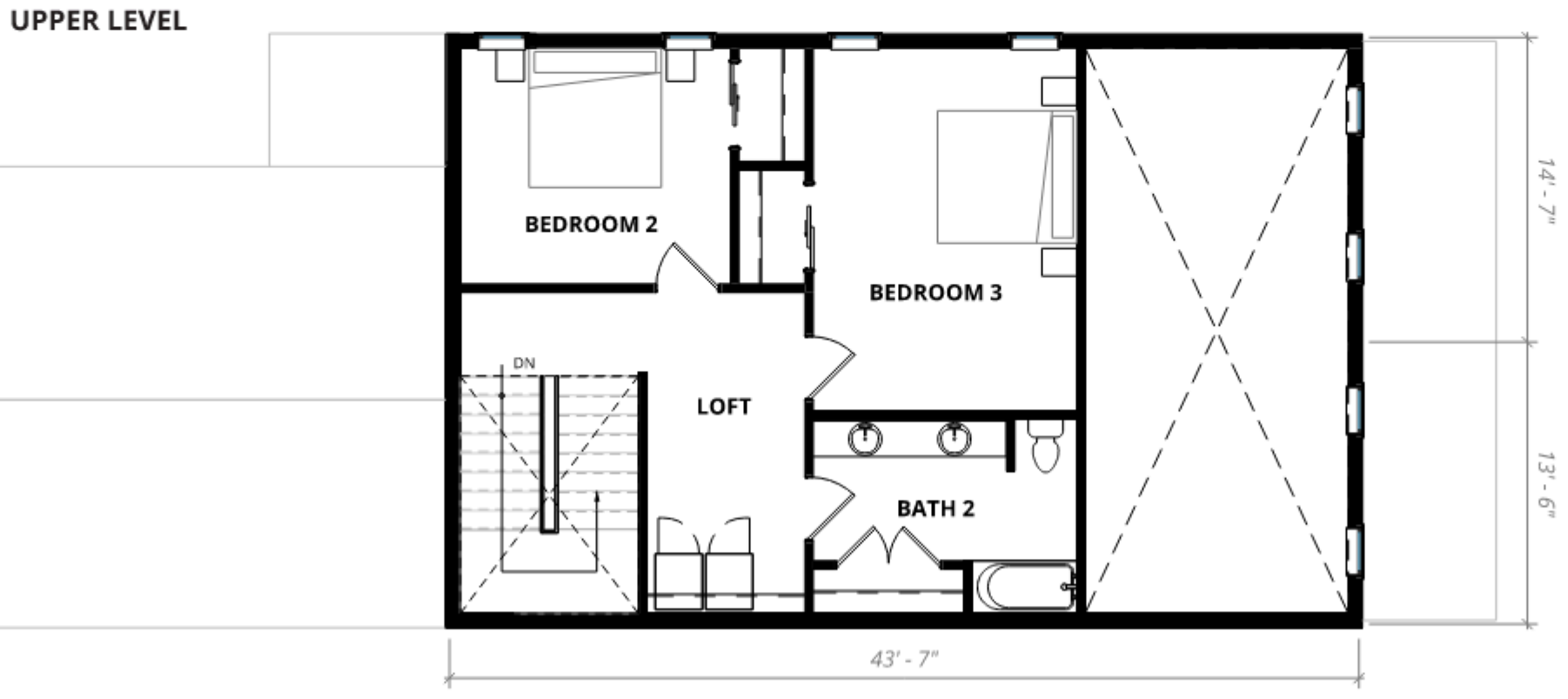
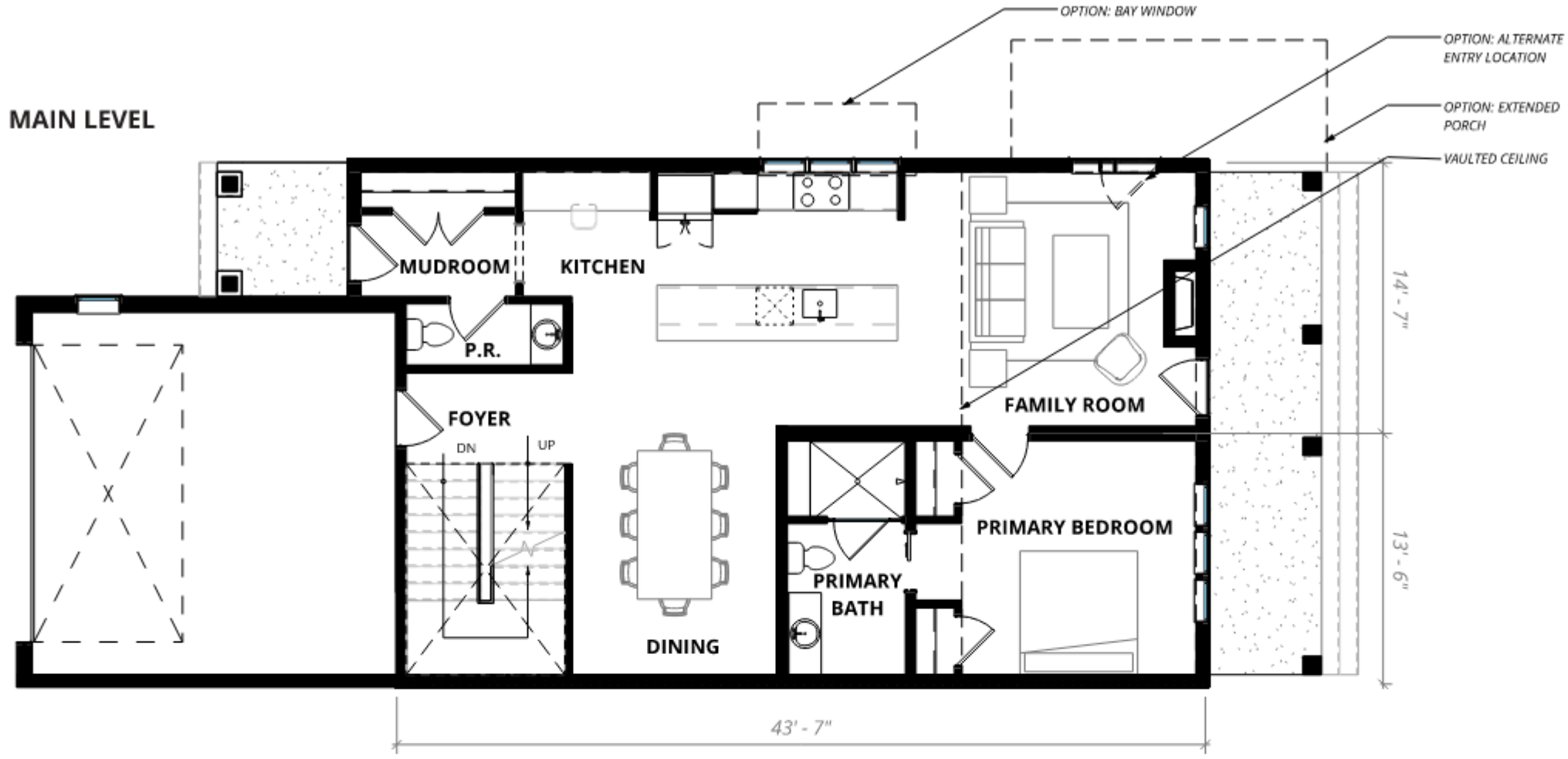


DOWNSPOUTS AND GUTTERS
GREY METAL

ELEVATION



APPROXIMATELY 1,800 SF TOTAL
SCALE: 1/8" = 1'-0"



APPROXIMATELY 2,000 SF
SCALE: 1/8" = 1'-0"

INSPIRATION



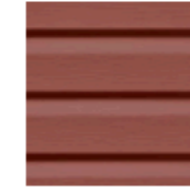
ELEVATION



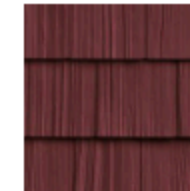
MATERIALS



ROOF
DUAL BLACK SHINGLES



SIDING
HAMPTON RED HORIZONTAL SIDING



ACCENT SIDING
HAMPTON RED CEDAR SPLIT



TRIM
WHITE



DOORS AND SHUTTERS
BLACK



LIGHTING
OUTDOOR WALL SCONCE



DOWNSPOUTS AND GUTTERS
WHITE METAL

APPROXIMATELY 2,000 SF
SCALE: 1/8" = 1'-0"

INSPIRATION



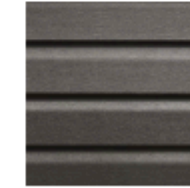
ELEVATION



MATERIALS



ROOF
DRIFTWOOD SHINGLES



SIDING
SHADOW HORIZONTAL SIDING



ACCENT SIDING
SHADOW CEDAR DOUBLE 7"



TRIM
WHITE



DOORS AND SHUTTERS
BLACK



LIGHTING
OUTDOOR WALL SCENCE



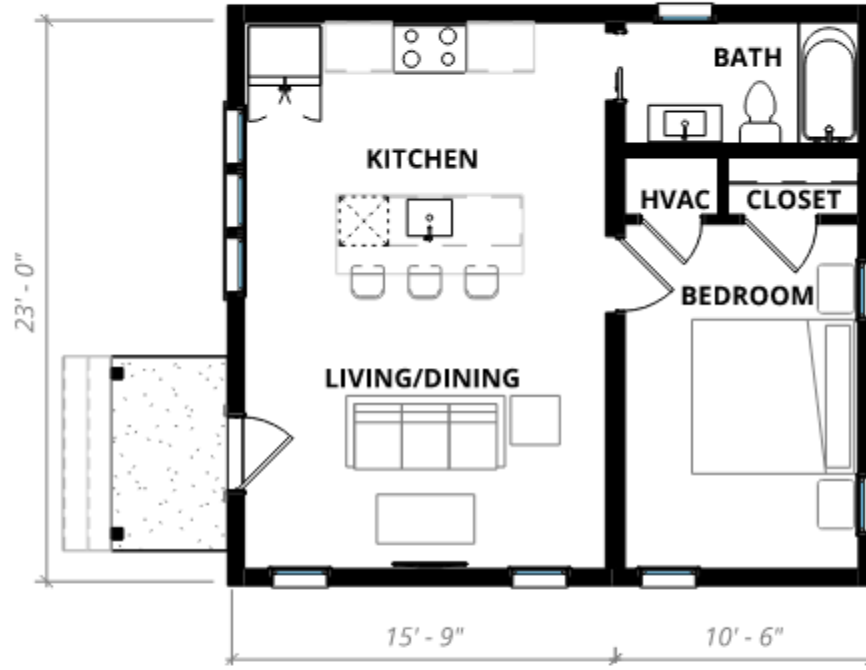
DOWNSPOUTS AND GUTTERS
WHITE METAL

APPROXIMATELY 2,000 SF
SCALE: 1/8" = 1'-0"

INSPIRATION



FLOOR PLAN



ELEVATION



MATERIALS



ROOF
EARTHTONE CEDAR



SIDING
TAN CEDAR SPLIT



DOOR WINDOW TRIM
WOOD



FASCIA
WOOD



WINDOWS
BLACK



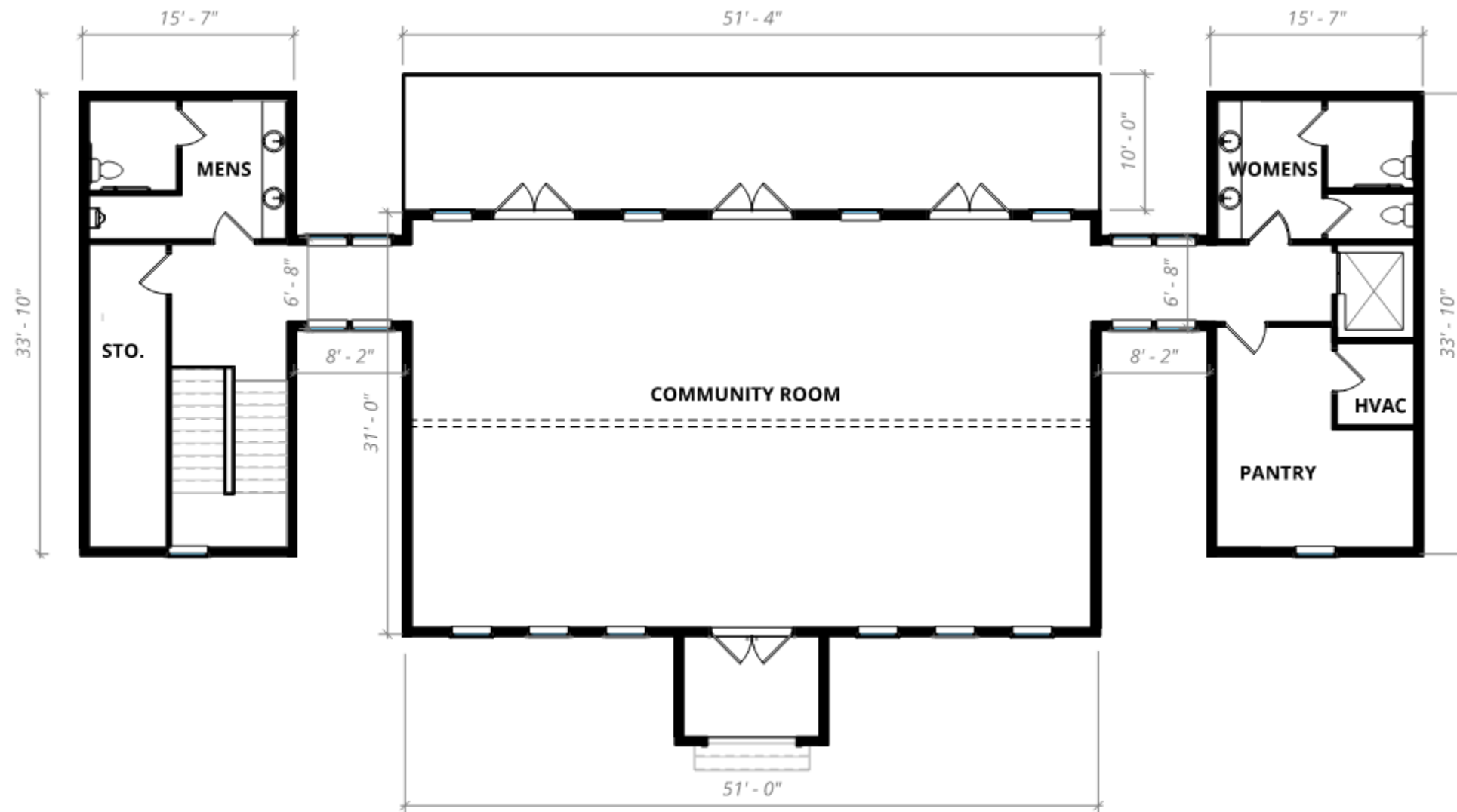
LIGHTING
OUTDOOR WALL SCONCE



DOWNSPOUTS AND GUTTERS
TAN METAL

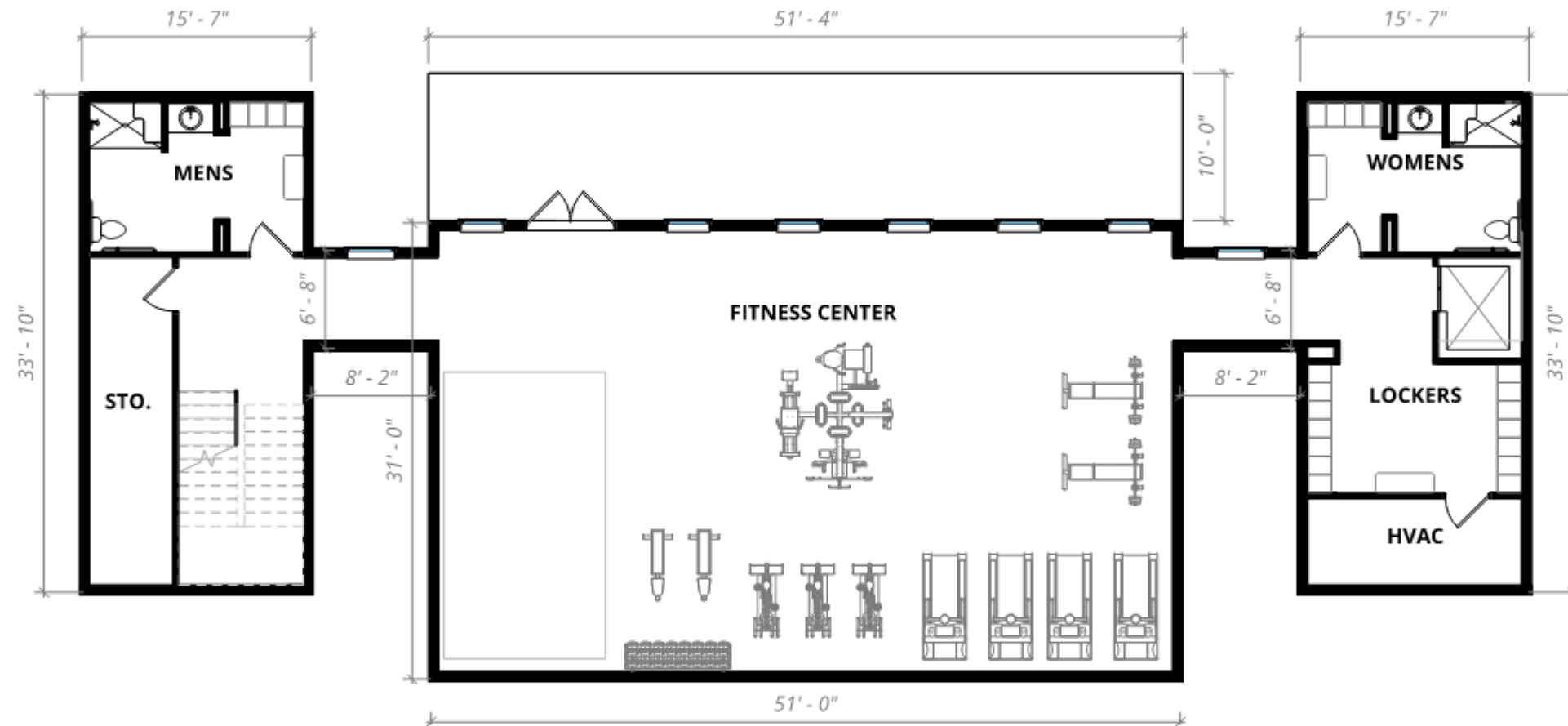
APPROXIMATELY 640 SF
SCALE: 1/8" = 1'-0"

MAIN LEVEL



APPROXIMATELY 5,500 SF TOTAL
SCALE: 3/32" = 1'-0"

UPPER LEVEL



APPROXIMATELY 5,500 SF TOTAL
SCALE: 3/32" = 1'-0"

INSPIRATION



MATERIALS



ROOF
EARTHTONE CEDAR



SIDING
TAN CEDAR SPLIT



DOOR WINDOW TRIM
WOOD



FASCIA
WOOD



WINDOWS
BLACK



LIGHTING
OUTDOOR WALL SCNCE



DOWNSPOUTS AND GUTTERS
TAN METAL

ELEVATION

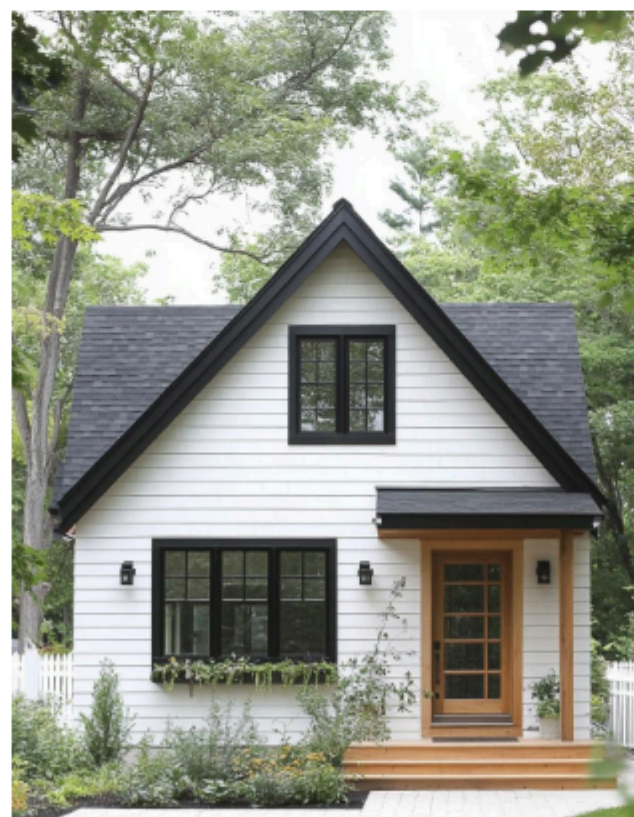


APPROXIMATELY 5,500 SF TOTAL
SCALE: 3/32" = 1'-0"



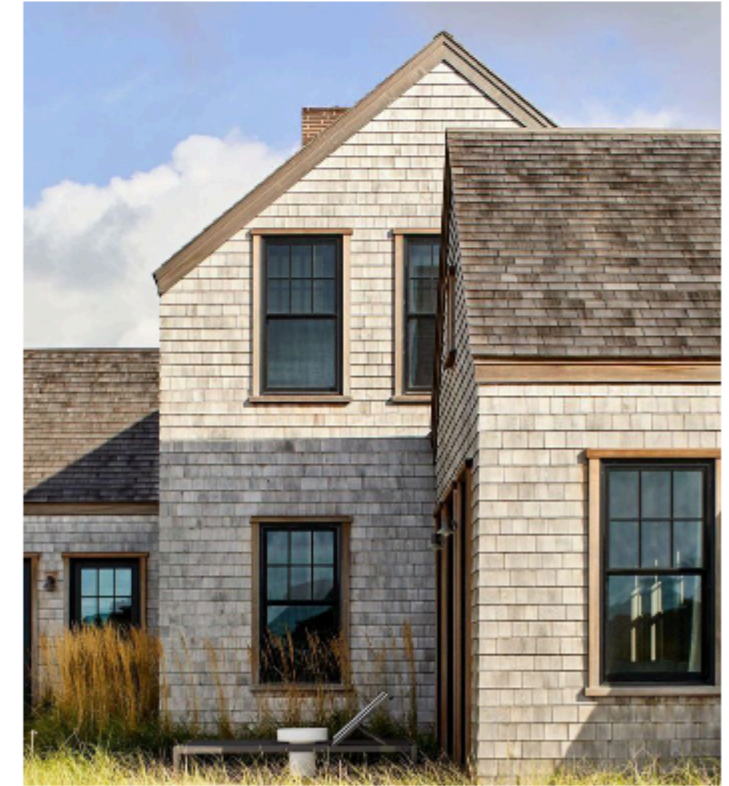
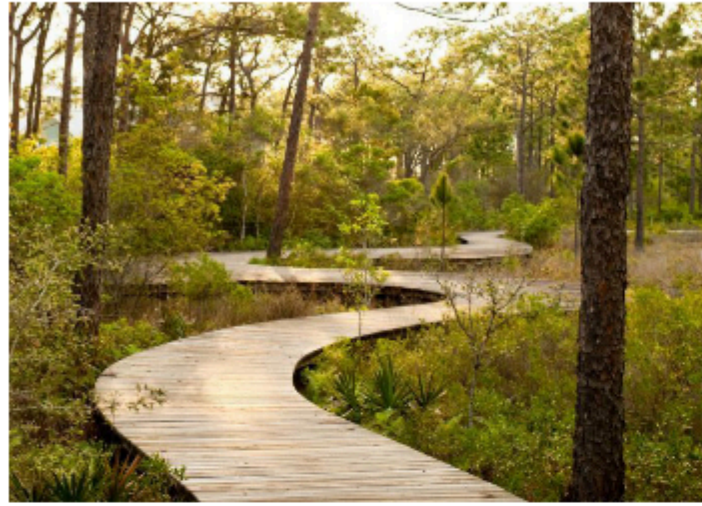
WALLENS HILL | RENDERING | SINGLE FAMILY HOMES

STONELEAF



WALLENS HILL | PRECEDENT IMAGES | HOMES

STONELEAF



WALLENS HILL | PRECEDENT IMAGES | AMENITIES

STONELEAF



THANK YOU

2. Proposal for Disposition of the Property

Our proposal for disposition of the property is to pay a small amount of \$1,000 to close on the land, with a provision in the land contract and closing agreement that calls for a 0.5% fee due to the Town of Winchester when each Wallens Hill community home legally transfers title to an owner in the future. The .0.5% fee is for the base sales price of the homes sold. There would be an additional clause for a 1.5% fee due to the town for sales revenue above the target sales price. This language will be finalized by both legal teams, Stoneleaf and the Town of Winchester, working together.

An example of this for clarity:

- 100 homes
- Target average sales price/home = \$450,000 (From recently received Market Study dated 11/24/25)
- Total Sales Revenue for all homes = \$45,000,000
- 0.5% of Total Sales Revenue = \$225,000
- A 1.5% fee for any sales revenue above the \$450,000 Target Average Sales Price
 - So, if actual sales revenue were say \$50,000,000 then \$5,000,000 x 1.5% = an additional \$75,000

It is noted we received and reviewed the “Mountainside Drive Infrastructure Assessment Report” prepared by Apex Companies, LLC dated November 2025. This report shows the existing infrastructure has not been certified, has leaks, is in disrepair and would require a significant amount of work to bring what is currently installed to certifiable standards. This is not saying there is no value to what exists, but this assessment by Apex does not reveal any significant value. We propose to evaluate the cost of refurbishing the existing infrastructure and use what is in place, if possible.

Additionally, Stoneleaf, or its development entity for this Wallens Hill property, will be requesting property tax deferral as follows:

- Sales tax on each lot or home will not be due until each home closes title and title is transferred from the developer to the home buyer
- Undeveloped lots will not be subject to sales tax
- Raw land not subdivided will not be subject to property tax
- Unsold completed homes, such as model homes, will not be subject to sales tax until title is transferred to a buyer of the home

- Common area will be taxed only after delivery of the first home to be occupied
- All state tax laws for active adult communities shall be followed

Stoneleaf, or its development entity, is willing to discuss these above land sale and tax abatement provisions in detail and work out final details with the Town of Winchester. We would like to note there is a considerable risk associated with any development project undertaken, and keeping up front costs low increases the potential success of a project that has limited upside. The Market Study we authorized and recently received indicates a limited upside for this location and project type. The existing infrastructure poses an additional risk for us not typical with development of raw land.

We understand the next step in this process is we will be notified if our Stoneleaf “Development Proposal” has been accepted. You will then let us know a schedule to make a presentation at a Town Meeting describing our proposal and answer any questions in an open forum.

We are grateful for the opportunity to be considered for this project and look forward to working with the Town of Winchester and its selection committee on next steps. Please let us know if you require any additional information or have any questions.

Sincerely,

Mike Dignacco

845.204.4515

mdignacco@stoneleafconstruction.com



Stoneleaf Main Office



WWW.STONELEAFCONSTRUCTION.COM