



Town of Winchester
Board of Selectmen

Wallens Hill Development

**Board of Selectmen Special Meeting
Wednesday, July 1, 2026 at 6pm EST**



◀ Background

- **118-acre Town-owned property off Wallens Hill Road, ~1 mile from downtown Winsted.**
- **Acquired in 2015 following the expiration of a previously approved 104-lot residential subdivision.**
- **Apex Companies' November 2025 assessment found the existing water, sewer, roadway, and stormwater infrastructure to be in sound condition for future redevelopment.**
- **Opportunity to create housing, strengthen the tax base, preserve community character, and maximize the value of a Town-owned asset.**



Available [here](#).

Selection Process

- **Competitive RFQ & RFP process to attract experienced residential developers.**
- **Transparent, two-step evaluation promoting fairness and open competition.**
- **Top-ranked developers advanced to submit detailed proposals and present their concepts publicly.**

TOWN OF WINCHESTER

Request for Qualifications and Request for Proposals
("RFQ/RFP")
for the
Development of the Mountainside Drive/Wallens Hill Property



OCTOBER 1, 2025

Evaluation Criteria

Developers were evaluated on their ability to successfully deliver a high-quality project:

- **Experience and successful track record with comparable residential developments.**
- **Financial capacity to complete the project.**
- **Alignment with the Town's vision, redevelopment goals, and infrastructure need.**
- **Long-term community benefit and quality of the proposed concept.**
- **Ability to navigate approvals and carry the project from concept through completion.**





Responses

Three complete responses were received and selected to present their vision before the Board of Selectmen:

Stoneleaf Construction	Garamil Development Group	The Carabetta Team
1 st Presenter	2 nd Presenter	Withdrew Proposal

All three responses are available for public review on the Town Website [here](#).

◀ Independent Review

To support an informed decision, the Town consulted Goman+York to conduct an independent evaluation of each development proposal to provide an objective analysis of each proposal's potential impacts, such as:

- Purchase price and financial value to the Town.
- Housing mix and target market.
- Grand list growth and future tax revenue.
- School enrollment and municipal service impacts.
- Planning, zoning, and development feasibility.
- Project strengths, risks, and implementation considerations.

GOMAN+YORK



Available [here](#).



Next Steps

Consider Negotiations

At the direction of the Board of Selectmen, the Town Manager will negotiate with proposers to achieve the best overall value and redevelopment outcome for the Town.

Action by the Board

Upon completion of negotiations, the Board of Selectmen may formally approve terms with a preferred proposer, subject to the Town's required procedures for the sale of Town property.



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Thank You

Happy 4th!

This presentation will be made
available on the Town website.

