

CONSERVATION COMMISSION

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TOWN HALL

238 Danbury Road

Wilton, Connecticut 06897

WILTON CONSERVATION COMMISSION

WEDNESDAY June 6, 2018 – 7:00 P.M.

TOWN HALL ANNEX ROOM A

MEETING MINUTES

RECEIVED FOR RECORD  
TOWN OF WILTON  
2018 JUN 12 P 1:27  
BY: *UK*

- I. PRESENT: Susan DiLoreto (Chair), Frank Simone, Jade Hobson, Jackie Algon, Brice Chaney, Colleen O'Brien

ALSO PRESENT: Mike Conklin, Director of Environmental Affairs; Liz Larkin, Recording Secretary

ABSENT: Jeff Lapnow (notified of intended absence)

- II. CALL TO ORDER: Ms. DiLoreto called the meeting to order at 7:02 pm.

III. PLANNING AND ZONING REFERRALS

- A. **SDP, Wilton Partners, LLC, d/b/a The Learning Experience, 213 Danbury Road**, to allow for the construction of a child daycare center

The Commission discussed the removal of two existing buildings and the regrading of the site. Mr. Conklin confirmed there is proposed stormwater infiltration on the site as well as a Rain Garden. Any overflow will go to the municipal storm management system. Ms. DiLoreto suggested asking for shade trees to be installed along Route 7, Danbury Road. In addition, the Commission asked that all plants and trees are native and non-invasive.

- B. **SDP, Wilton Partners, LLC d/b/a The Learning Experience, 213 Danbury Road**, to allow additional signage pursuant to the zoning signage regulations, specifically the alternative signage program for the child daycare center

The Commission agreed there are no conservation related issues with signage and there will be no comment.

- C. **REG#18369, Wilton Planning & Zoning Commission**, amendment to Section 29-4.D.1 of Zoning Regulations to modify the accessory dwelling units regulations

The Commission agreed there are no conservation related issues with accessory dwelling regulations and there will be no comment.

- D. **CHZ#18372, TBS Partners, LLC**, to allow for a zone change from DRB to GB for properties located at 255, 261, and 265 Danbury Road

The Commission agreed there are no conservation related issues with zone changes and there will be no comment.

Mr. Simone MOVED to ADD Planning & Zoning Referrals CHZ#18370, REG#18371, and SP#445 to the Agenda, SECONDED by Mr. Chaney and CARRIED 6-0-0.

- E. CHZ#18370, Wilton Heights, LLC**, for a change of zone from R1A to Wilton Center District, for properties located at 3, 7 and 11 Whitewood Lane and additional properties on Whitewood Lane know as Assessor's Map #58, Lots #37 and #39

The Commission agreed there are no conservation related issues with the zone change and there will be no comment.

- F. REG#18371, JFM Properties II, LLC and MWD I, LLC**, for proposed text amendments to Section 29-6.D pertaining to Area and Bulk requirements for the Wilton Center District

The Commission agreed there are no conservation related issues with the change in bulk requirements and there will be no comment.

- G. SP#445, Wilton Heights, LLC**, to allow stores and shops for the conduct of retail business, pursuant to Section 29-C.3.a of zoning regulations; and to allow dwelling units located above street level stores/offices pursuant to Section 29-6.C.4.b for zoning regulations, for property located at 300 Danbury Road and at 3, 7, and 11 Whitewood Lane, and additional properties on Whitewood Lane known as Assessor's Map 58, Lots #37 and #39

The Commissioners noted there is a small stream in the rear of the property. Mr. Conklin showed the proposed layout of the buildings and stated there is parking proposed below the building. The Commissioners reviewed the site plans. Ms. DiLoreto asked that substantial shade trees be added to the front of the property along Route 7. The Commissioners also agreed that some of the plants proposed are non-native. They recommend that all plantings be native, non-invasive and salt and sand tolerant.

Mr. Simone MOVED to ADD Planning & Zoning Referral SP#439 to the Agenda for discussion, SECONDED by Ms. Hobson and CARRIED 6-0-0.

- H. SP#439, Millstone Property Holdings, LLC**, 180 Millstone Road, request for administrative approval of an outdoor riding ring at the Farm, pursuant to Section 29-10.A.15 of zoning regulations

Mr. Conklin advised this request is to allow Planning and Zoning Staff to approve the outdoor riding ring without board approval. He confirmed that Town Counsel is reviewing the request and the easement to ensure compliance. The Commissioners agreed they have no comments or recommendations.

#### **IV. INLAND WETLAND REFERRALS**

- A. WET#2519(S) WILTON HEIGHTS, LLC – 300 Danbury Road** – redevelopment of properties with two buildings that will consist of retail space and residential units within a wetland

Mr. Conklin stated he can submit the same comments to the Inland Wetlands Commission that were discussed under the Planning & Zoning Referral for this

proposal.

## **V. ONGOING BUSINESS**

- A. Parks Reports –** Mr. Conklin reported that he is hiring CJ Robinson, a Wilton arborist, to clear the trails under this Commission's jurisdiction based on the marked trees Ms. Fanzutti found needing attention. Mr. Conklin stated that the trails at Cherry Lane park will be cleared first because he received complaints about trees blocking the trail.

Ms. Algon asked if the entrance to the Vista Lane property can be cleared as it is overgrown. Mr. Conklin stated this is part of the Land Trust property and he will contact Donna Merrill to address the issue.

Mr. Conklin advised he ordered two new kiosks which can be installed by a Scout that is looking for service credits.

Mr. Simone stated he walked Belknap and it is rough terrain with tree roots coming out of the ground.

Ms. Algon confirmed Donna Merrill, of the Wilton Land Conservation Trust, led a walk recently in Schenck's Island to provide education about the pollinator pathway. Ms. Algon also reported that a neighbor of Sackett Preserve approached her stating that this park is unwalkable. Mr. Conklin confirmed the Town of Wilton portion of that park was marked by Ms. Fanzutti and will be addressed by CJ Robinson in the near future. Mr. Chaney asked if the work we are doing there can be coordinated with the Land Trust to get a cohesive resolution. Mr. Conklin noted they have a strong volunteer base that handles their field work.

## **B. Conservation Activity Log Updates**

**Horseshoe Pond Long-Term Management Plan –** Ms. DiLoreto stated the pond is cleaned up but the snowplows destroyed many of the plantings that were installed last year. She will add plantings to the area in a different manner this fall.

**Park Walks & Talks –** Ms. Algon stated that Mr. Lapnow had agreed to hold a walk in June at Quarry Head but he is very busy and could not commit. Ms. O'Brien stated she would assist Ms. Algon with this walk with all of the logistical items if Ms. Algon will lead the walk. It was agreed to hold the walk on June 24, 2018 at 1pm. Ms. Algon will ask Donna Merrill if she would be interested in leading this walk as she knows the history of the park and worked on restoration projects at Quarry Head and there are new WLCT trails.

**Kent Pond Management –** Ms. Algon stated there is a lot of floating matter on the pond and growth coming up so she hopes the Grass Carp installed last year will grow quickly and eat the plants. She is planning another work day soon and will send a message to the Friends of Kent Pond. Mr. Conklin suggested providing some education to volunteers on what is taking place and the types of invasives they are removing. This will allow all participants to be better stewards of land. DEEP is coming to visit the pond at the end of August to see

how the grass carp have been fairing and to confirm if more are needed to make an impact on the health of the pond.

Schenck's Island Plan – Ms. DiLoreto stated the Schenck's Island Merwin Meadows (SIMM) Committee recently held interviews with the top three firms chosen from the RFQs submitted for the plans for both parks. The Committee is sending a recommendation to the Board of Selectmen to hire Middleleer Land Design for the concept plan as they were unanimously selected by the SIMM Committee.

Stewardship Plan for Easements – Ms. DiLoreto stated there is nothing new to report.

**C. Work with other Commissions/Committees**

- A. Tree Committee – Ms. Algon reported that the Tree Committee walked the Center and noted trees that require maintenance. The Committee is also working on possibly implementing the Community Tree Canopy initiative that would sell trees in town in the fall.

Ms. Algon stated she is trying to get a speaker from the New York Botanical Gardens to speak about the pollinator pathway. She also confirmed two Linden trees are being planted along River Road where the River Ridge development sits.

Mr. Conklin advised the Schenck's Island Bridge project is currently on-hold due to being short-staffed.

Ms. Algon confirmed she has been working on the Schenck's Island Pocket Park by removing invasive species. She reports that 2/3 of the work has been completed and there is a grant in the works for plantings. Ms. DiLoreto suggested meeting with Trout Unlimited to find out what their plans are and work together for a common vision.

- B. Deer Committee – Nothing new to report.

- C. Planning & Zoning Liaison – Nothing new to report. As there was no Commissioner assigned to cover the P&Z Meetings in June, Mr. Simone agreed to attend the June 11<sup>th</sup> Meeting and Ms. O'Brien agreed to attend the June 25<sup>th</sup> Meeting.

**VI. NEW BUSINESS**

**VII. APPROVAL OF MINUTES**

- A. Site Walk Meeting Minutes 5/2/18, Special Meeting Minutes 5/2/18, Regular Meeting Minutes 5/2/18, & Special Meeting Minutes 5/9/18

The following revisions were requested by Ms. Algon for the Regular Meeting Minutes of 5/2/18:

Page 2, part VII Parks Reports: First sentence should read, "...ecologically special with a few invasives present."

Page 2, part VII Park Walks and Talks: First sentence should read, "...the recent stone wall walk at the Vista Road property was not well attended."

Mr. Simone MOVED to APPROVE the Meeting Minutes as amended, SECONDED by Ms. DiLoreto and CARRIED 6-0-0.

- XI. ADJOURN** – Mr. Chaney MOVED to ADJOURN at 8:50 p.m., SECONDED by Ms. Algon and CARRIED 6-0-0.

Next meeting will be July 11, 2018.

Respectfully submitted,  
Liz Larkin, Secretary, Environmental Affairs

