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BY: **LK**

PLANNING & ZONING
COMMISSION
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

**WILTON PLANNING & ZONING COMMISSION MINUTES *
JANUARY 28, 2019 REGULAR MEETING**

PRESENT: Chairman Scott Lawrence, Vice Chairman Rick Tomasetti, Secretary Doris Knapp, Commissioners Fanwick, Murphy, Nabulsi, Pagliaro, and Shiue

ABSENT:

ALSO

PRESENT: Bob Nerney, Town Planner; Daphne White, Assistant Town Planner; Lorraine Russo, Recording Secretary; members of the press; and interested residents.

PUBLIC HEARINGS

1. **SP#449: Applicant:** Wilton Heights, LLC **Application:** To allow stores and shops for the conduct of retail business, pursuant to Section 29-6.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 of 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

Date of Commission Receipt:	9/10/2018
Initial Public Hearing Opening Date:	10/22/2018
Public Hearing Status:	Public comment period is open. Public hearing must close by 1/28/2019. No further extensions available.

The public hearing was called to order at 7:15 PM.

J. Casey Healy, attorney; Craig Flaherty, engineer; Paxton Kinol, developer; Tim Gooding, architect; and Kate Throckmorton, landscape architect represented the

***MINUTES HAVE NOT BEEN REVIEWED BY THIS COMMISSION AND MAY BE SUBJECT TO
REVISION IN FUTURE MINUTES. FULL AUDIO RECORDING OF MEETING IS
AVAILABLE AT: www.wiltonct.org/tv/index.html**

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February 11, 2019.

4. **SP#451: Applicant:** O'Brien/O'Meara **Application:** To permit an accessory dwelling unit within an existing barn/accessory building, pursuant to Section 29-4.D.1 of Wilton Zoning Regulations, including a small addition to the existing barn to accommodate an elevator to the second floor; and a gravel driveway to the unit; for property located at 25 Heritage Ct

Date of Commission Receipt:	12/10/2018
Initial Public Hearing Opening Date:	1/28/2019
Public Hearing Status:	Public comment period is open. Public hearing must close by 2/28/2019 unless applicant consents to extension.

The public hearing was called to order at approximately 8:16 PM.

Kevin O'Brien represented the applicant.

Public comment was received from Sara Curtis, 290 Cannon Road; and Joel Jones, 1 Powder Horn Hill Road.

- At approximately 8:52 PM, the hearing was continued until February 11, 2019.

A. REGULAR MEETING – CALL TO ORDER; SEATING OF MEMBERS

B. APPROVAL OF MINUTES

1. January 14, 2019 – Regular Meeting

MOTION was made by Mr. Nabulsi, seconded by Mr. Fanwick, and carried (7-0) to approve the minutes of January 14, 2019 as drafted.

2. January 17, 2019 – POCD Special Meeting

MOTION was made by Mr. Fanwick, seconded by Mr. Murphy, and carried (5-0-2) to approve the minutes of January 17, 2019 as drafted. Commissioners Knapp and Nabulsi abstained.

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Tabled.

4. **SP#451: Applicant:** O'Brien/O'Meara **Application:** To permit an accessory dwelling unit within an existing barn/accessory building, pursuant to Section 29-4.D.1 of Wilton Zoning Regulations, including a small addition to the existing barn to accommodate an elevator to the second floor; and a gravel driveway to the unit; for property located at 25 Heritage Ct
[Application status noted above]

Tabled.

F. COMMUNICATIONS

1. **Talbot House LLC**, 426 Danbury Road, Request to convert existing retail/office space in an Adaptive Use structure known as the "Carriage House" into four (4) new apartments, resulting in a total of five (5) apartments on the site, pursuant to Adaptive Use regulations

Dr. Syed Reza represented the applicant. He explained the applicant's proposal for the subject property, noting the recent marketing/leasing issues that have been plagued the property for years, and asked for guidance from the Commission. It was the consensus of the Commission that the applicant should submit a formal Special Permit application for future review by the Commission.

2. **Communication from Village District Consultant Committee** Chairman Rob Sanders regarding future role of Committee

Mr. Sanders reviewed his letter of January 24, 2019 on behalf of the Village District Consultant Committee (VDCC) to the Commission, noting the VDCC's belief that the Town as well as the Commission would benefit from: 1) enhanced architectural design review for larger projects along the entire Route 7 corridor; 2) requirement of a pre-application review process; 3) transference of design review of adaptive use proposals to the VDCC and; 4) possible change of name to Design Review Advisory Board (DRAB).

The Commission discussed the ideas presented, as well as the potential challenges involved with transitioning from a VDCC to a DRAB, and ultimately determined that it would discuss the proposals at greater length at the upcoming annual workshop meeting on February 4, 2019.

J. UPCOMING MEETINGS

1. Monday, February 4, 2019 – Special Meeting (Annex, Room A, 7:15 PM)
2. Monday, February 11, 2019 – Regular Meeting (Annex, Room A, 7:15 PM)

K. ADJOURNMENT

MOTION was made by Ms. Knapp, seconded by Mr. Fanwick, and carried unanimously (7-0) to adjourn at 10:05 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary