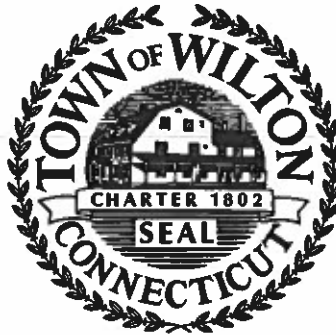


**HISTORIC DISTRICT &  
HISTORIC PROPERTY  
COMMISSION**

Allison Sanders, Chair  
Matthew Kehoe, Vice Chair  
William Follett, Clerk  
Gilbert Weatherly

*Alternates*  
Lori Fusco  
Peter Gaboriault  
Marianne Gustafson



**TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897**

**Meeting Minutes  
February 6, 2018  
Wilton Town Hall Annex 7:30 pm**

RECEIVED FOR RECORD  
TOWN OF WILTON  
2018 FEB - 9 A 8:33  
BY: LC

- I. Call to order at 7:32 by Chair Sanders
  - a. Attendance: Sanders, Kehoe, Weatherly. Alternate Gustafson seated.
  - b. Minutes: Minutes of January 9, 2018 presented. Kehoe made a motion to accept. Weatherly seconded. No discussion. Vote: All in favor, the motion passed.
- II. Update on Olmstead Barn (barn from former Young's Nursery site) deconstruction  
Chair reports that the process has been proceeding. The frame is exposed, and the roof has been removed. In the next week or so a crane will arrive to complete the disassembly. It will then be stored in a container on the Wilton Historical Society's Cannon Corner campus until funds are raised to rebuild it.
- III. POCD Questionnaire Discussion  
The Commission focused on addressing questions 2 and 3 of the POCD Questionnaire:

*Question 2: "Please review the current POCD and identify action items and strategies that align with the mission of our Board or Commission. The Current POCD can be viewed or downloaded at .... Goals and Strategies are explained throughout the text; however, the implementation chapter provides a compilation of all strategies."*

Town of Wilton POCD 2010 Conditions and Trends:  
History of Wilton Pg 5-7

**Housing in Wilton**

Pg 11 "This trend in "tear□downs" has concerned residents since smaller, lower cost housing is usually replaced with larger, more expensive homes. This housing trend can impact the character of established neighborhoods and affect affordability."

## Visions and Goals

Pg 22 “While Wilton’s “character” may be amorphous and mean something different to each resident, it is evident that preserving character is an overarching community goal. Preserving character may mean protecting Wilton’s natural resources, preserving open space and greenways, maintaining historic buildings, ensuring that Wilton Center remains a vibrant activity center, providing quality schools, and so on. Preserving character means protecting features that make Wilton unique and ensuring that when change does occur, it happens in ways that enhance community character.”

## Conservation Strategies

Pg 24 “Conservation • Protect natural resources to promote environmental sustainability and to ensure public health and safety. • Protect, preserve and acquire open space and greenways. • Preserve features that contribute to Wilton’s character. Development • Retain the low-density pattern of housing while encouraging housing choices to address current and future needs. • Enhance existing villages and encourage development in village-type patterns in appropriate areas. • Allow for business development along Route 7, while managing the character and impacts of development.

Pg 36 “Protect and Preserve Trees - Wilton’s tree-lined roads play a crucial role in defining the Town’s character.”

Pg 40 “Thoughtfully planned open space acquisitions and preservation: • Strongly contribute to the semi-rural character of the Town • Enhance the quality of life.

## Preserve Wilton’s Character Pages 45-51

“Character is difficult to define, and each resident has his or her own view of what contributes to Wilton’s character. Some elements did emerge at public workshops. These include open space and the overall feel of “openness”, roads lined with trees and stonewalls, historic buildings, and scenic vistas. Some character-defining features, such as natural resources and those relating to villages and building aesthetics, are addressed elsewhere in this Plan. . . . continues through Pg 51. (Note page 49-50 is devoted scenic roads and walls, which mostly falls to the Conservation Commission)

## Development Strategies

Explore development options in Cannondale that reflect the historic setting and scale of existing patterns

Pg 67-68 “Wilton is fortunate to have an area like Cannondale, comprised of historic buildings in a pedestrian scale setting, with a mixture of uses, and a commuter rail station. Some level of change is likely to occur in the short term in Cannondale; this may present an opportunity to enhance Cannondale in a manner that is compatible with a community vision. The Town should take a proactive approach in determining appropriate uses, building scale, the overall pattern of development, and how new development will complement and relate to existing buildings in Cannondale Village. “Georgetown

Pg 69 “Create a master plan to capture opportunities in Georgetown, with special attention on the future use of the Town-owned Gilbert and Bennett School site.

## Manage Business Development (along Rt 7 Corridor) Pg 70-76

Pg 72 Norwalk Town Line to Lamberts Corner “The overall aesthetics and landscaping should be enhanced and larger setbacks should be maintained. Additional adaptive use should be encouraged.”

Pg 73 Lamberts Corner to Cannon Road “Additional adaptive use should be encouraged; the segment should be more pedestrian friendly and aesthetics and landscaping should be improved”

Pg 75 “Adaptive Use Regulations Continuing to allow adaptive use can help reduce the pressure to change the zoning, but adaptive use only applies to historic buildings. This tool has worked well at meeting its intended purpose – encouraging the continued use of historic buildings. However, if the goal along the residentially zoned areas of Route 7 is to retain the less intense, residential character, the tool might need to be adjusted because there are a number of houses along Route 7 that would not be able to use the current adaptive use provisions. The zoning regulations could be amended to allow existing residential structures along Route 7 – regardless of a structure’s age – to take advantage of the adaptive use provisions. In addition, the current provisions limit expansions to no more than 10% of the existing floor area. The Town may wish to increase the percentage to better meet modern business needs.”

#### Future Land Use Plan

#### State Growth Principles

Pg 113 “Principle 4 □ Conservation and restoration of the natural environment, cultural and historical resources and existing farmlands. FINDING □ Consistent The POCD provides strategies to preserve natural resources and to protect open space and community character, including historical resources.”

#### Regional Plan Goals

Pg 114 “Encourage the preservation and adaptive reuse of historic structures. FINDING □ Consistent The POCD recommends the continuation of Wilton’s adaptive use zoning provisions, along with other strategies to protect historic resources.

Question 3: *“What strategies from the current Wilton POCD has your board or Commission implemented over the past decade? What other strategies has your board or Commission implemented in support of a goal identified in the current POCD? Are there any action items and strategies identified in the current POCD relevant to your group that were not implemented? If so, why not?”*

HDC identified the following action items/strategies from the “Protect historic resources” section:

1. “Provide annual funding for Historic Districts and Historic Properties Commission activities. BOS
2. Become a Certified Local Government to expand funding opportunities for historic preservation. BOS
3. Consider updating the demolition delay ordinance to allow up to a 180 day delay. BOS 2
4. Explore providing tax relief for inhabitants of historic structures. BOS 3
5. Support the creation of local historic districts, where appropriate. ALL

Response to each item:

1. The HDC did not receive funding from the BOS.
2. In 2010 the HDC prepared a report on Certified Local Governments, which was presented to the First Selectman. Commission was not encouraged to pursue.
3. The HDC has been working on updating the Demolition Delay Ordinance.
4. There has been no action at the HDC regarding tax relief for inhabitants of historic structures.

5. A proposed expansion of Historic District #6 (Georgetown) was successful. Historic District signs were designed and created for HD#6. Funds to pay for the signs came from the Georgetown Community Association, and the Town of Wilton installed the signs.

A proposed plan for a Cannondale Historic District was prepared, but not heard by BOS.

A proposed plan for an Ambler Farm Historic District was prepared, but not heard by BOS.

An informational meeting was held to interest residents adjacent to Historic District #2 (by Congregational Church) in expanding that district along Lover's Lane. There was not sufficient support to proceed.

Provided info on Historic Districts at a meeting of interested residents in the Bald Hill Road area; no study group has been formed.

Other actions:

Provided education/information to community:

- Provided information about Historic Districts to Realtors in town in a presentation with print materials.
- Expanded website information, including a general reorganization of information, a new "FAQ", clickable Demolition Delay Ordinance.
- Revised, expanded and clarified the Commission's Rules and Procedures.

IV. Public Comment: Sarah Curtis expressed concerns about the POCD process.

V. Adjournment: 8:42

Respectfully submitted, Allison Sanders, in the absence of William Follett, Clerk