

PLANNING & ZONING  
COMMISSION  
Telephone (203) 563-0185  
Fax (203) 563-0284



TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

**WILTON PLANNING AND ZONING COMMISSION MINUTES\***  
**MARCH 25, 2024 REGULAR MEETING**  
**(CONDUCTED ELECTRONICALLY VIA ZOOM)**

**PRESENT:** Chairman Rick Tomasetti, Vice-Chairperson Melissa-Jean Rotini, Commissioners Jill Warren, Mark Ahasic, Anthony Cenatiempo, and Christopher Pagliaro, Kenneth Hoffman, and Christopher Wilson; excused absence: Eric Fanwick

Also present was Town Planner Michael Wrinn

**REGULAR MEETING**

- A. CALL TO ORDER at 7:00 PM** by Chairman Tomasetti
- B. SEATING OF MEMBERS** – Members present were seated by Chairman Tomasetti
- C. PUBLIC HEARINGS**
  - 1. **SP#515, 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC)**, 131 Danbury Road, Assessor's Map #70, Lot#1 in DE-5 Zoning District; consisting of 4.75+/- acres; owned by FGI Wilton, LLC, for Site Plan and Special Permit approval for a 208-unit, multi-family development and related site improvements, pursuant to the DE-5R zoning regulations.
  - 2. **CHZ#23-406, 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC)**, 131 Danbury Road, Assessor's Map #70, Lot#1 in DE-5 Zoning District; consisting of 4.75+/- acres; owned by FGI Wilton, LLC, for amendments to the Zoning Map to change zone from DE-5 (Design Enterprise District) to DE-5R overlay (Design Enterprise Residential District Overlay) as depicted on Zone Change Map prepared by SLR dated November 27, 2023.

Items #1 and #2 were being continued from the March 11, 2024 meeting, and were heard simultaneously.

Since the last meeting on February 12, 2024, the applicant was able to satisfy the Inland Wetlands peer review and the public hearing was closed, they received the traffic peer review and responded to comments, and modified the site plan to satisfy the Fire Marshal and Chief.

Mr. Jason Williams of SLR Consulting discussed changes to the site plan. Changes include: 1) north side parking will move from against the property line to against the building; lost spaces would be relocated around the site; 2) added an additional exit out of the garage which would be above the 100-year flood event; 3) widened the north side drive aisle to twenty-six feet.

Mr. Neil Olinski of SLR Consulting discussed responses to the traffic peer review. The Inland Wetlands Commission is comfortable with the modifications to the site plan and Ms. Alyssa Kantor of NV5, the PZC peer reviewer, stated that all of the SLR modifications were acceptable.

Commission comments/questions included: 1) the possible addition of speed bumps on the north side drive aisle; 2) the safety of pedestrians on the northern walk way from cars backing out of parking spaces. There would be no barrier, but change in material and color to provide differentiation; 3) wait time for motorists to merge into traffic when exiting left during busy periods.

Public comments/concerns. Mr. Sam Fuller stated that he did not want the 10' buffer to be reduced. Mr. Evan Rudnicki, president of the Wilton Hills Association, expressed concern with large buildings in the Wilton community, bringing traffic, pollution, and noise. Ms. Barbara Geddis stated her belief that the project doesn't meet the three upfront stated goals: place making, community making, and aspirational. Mr. Mike Galliano expressed concern about how the additional multi-family units would impact the Wilton Public Schools. Mr. Eric Crispin expressed concern relating to wait time exiting left onto Danbury Road and the affect on the Wilton Public Schools. Public comments closed.

The public meeting will remain open until the April 8<sup>th</sup> meeting at which time the applicant will address Commission and public concerns.

3. **SP#517, Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant**, 64 Danbury Road, Assessor's Map #68, Lot #33-64, consisting of the 4.8± acre portion of the 22.27± acre property (64 Danbury Road is a unit within the Wilton Corporate Park Common Interest Community); Special Permit approval relates only to the 64 Danbury Road unit and includes the demolition and removal of existing improvements on the property and construction of 8 multi-family residential buildings, consisting of 93 dwelling units, and associated parking and site improvements.
4. **CHZ#24-407, Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant**, 50, 60, and 64 Danbury Road, Assessor's Map #68, Lots #33-50, -60, and -64, zone change includes 22.9± acres; propose to change the zone of said property from DE-5 to DE-5R overlay, which allows for multi-family residential development.

5. **REG#24-408, Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant**, 64 Danbury Road, to allow an amendment to the zoning regulations for Greater Disturbance on Steep Slopes in DE-5 and DE-5R Zoning Districts.

Mr. Pagliaro and Ms. Warren recused themselves. Items #3, #4, and #5 were heard simultaneously.

Mr. Sam Fuller opened by providing a review of the project, addressing modifications to the plan from its first iteration. Mr. Erik Lindquist, civil engineer, then discussed drainage and water quality improvements, flood zone compliance, utilities, emergency access, and sustainability measures. Ms. Kate Throckmorton, landscape architect, detailed the landscape and lighting plans for the project and the work done with the ARB.

Ms. Juhi Bhardwaj displayed iterations of the project architecture, including color and material options considered, and reviewed the site and floor plans. Mr. Thomas Wasmer, traffic engineer, discussed the traffic analysis performed in support of the application, which was limited to trip generation associated with the project, and found that traffic is largely unchanged in terms of peak volume from the current condition. Mr. Fuller then provided a brief review of the alternative signage package, which was approved by the ARB, and details of REG#24-408.

To better understand the grade changes within the site, visuals looking down the spine road, the brook and flood plain, through buildings three and five, and a frame of reference regarding existing and proposed signage will be provided for the next meeting. Mr. Fuller then addressed a commissioner question regarding buildings seven and eight, and how their placement relates to REG#24-408. Pertaining to foot-candles, this plan averages 1' candles, despite the regulation requiring 2.5', for which a waiver was not obtained. Paperwork will be filed requesting the waiver.

Mr. Fuller will file paperwork granting a continuance to the meeting on April 8, 2024.

6. **SDP#9-23 – Lupinski**, for property located at 53 Sugar Loaf Drive, Assessor's Map#35, Lot #3; in R-2A Zoning District; consisting of 1.0+/- acres; owned by Robert Lupinski; construct/rebuild existing retaining wall and associated site grading.

Commissioners Warren and Pagliaro were re-seated, and Mr. Cenatiempo recused himself.

Mr. Tomasetti asked Mr. Murphy to detail the changes in the plan since the last meeting. Mr. Murphy cited 1) a new design was created that would remove the western and northern walls, leaving the wall on the south side of the property; 2) signed agreement letters were received from the neighbors; 3) the neighbors' request for screening will be resolved with the planting of sixty-two trees; 4) walls were moved back at the request of the Commission, and 5) a terrace was added.

Mr. Quinn stated that all drainage systems remain unchanged in the plan. After constructed, the 2024 plan will have less volume and flow when compared to the current site and the 2010 site. Ms. Throckmorton stated that the work would take ~17.5 weeks and that if the work started in mid-April the project could be finished by mid-September.

Public comments were heard. Ms. Tania Vizor (bordering property at 46 Saunders Drive) asked about the project not being completed within the estimated timing, which was addressed by Mr. Murphy.

The public hearing was closed.

#### **D. DISCUSSION AND POSSIBLE ACTION ON PUBLIC MEETING ITEMS**

1. **SP#515**, 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road
2. **CHZ#23-406**, 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road

Both have been continued to the April 8, 2024 meeting.

3. **SP#517**, Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 50, 60, and 64 Danbury Road
4. **CHZ#24-407**, Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 50, 60, and 64 Danbury Road
5. **REG#24-408**, Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 50, 60, and 64 Danbury Road

All will be continued to the April 8, 2024 meeting

6. **SDP#9-23**, Lupinski, 53 Sugarloaf Drive

After discussion of the Commission, it was agreed to that, based on concerns about the stability of the soil at the base of where the boulders would sit, that as a condition of approval an independent soil testing agency to determine the soil bearing capacity post-excavation and prior to the installation of the boulders.

A motion was made to approve the application as amended, which was seconded, and the application was approved 7-0-1.

**E. COMMUNICATIONS**

1. **SDP#1-24, Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road, alternative signage program. Review and possible action.**

This has been moved to the April 8, 2024 meeting.

2. **Update – POCD Plan Implementation Committee (PIC)**

Mr. Wrinn stated that he was still waiting for all Commissions and Boards to choose their member of the PIC.

**F. APPROVAL OF MINUTES – March 11, 2024 Regular Meeting**

A motion was made to approve the March 11, 2024 minutes, which was seconded. The motion passed 6-0-2.

**G. ADJOURNMENT**

**UPCOMING MEETING**

April 8, 2024 – Planning & Zoning Commission Regular (Electronic) Meeting – 7:00 PM

**Respectfully submitted by Rich Callahan – Recording Secretary**

**\*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: <https://www.wiltonct.org/node/86/minutes-agenda>**