

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

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Michael Wrinn, Town Planner
DATE: March 25, 2024 Public Hearing
RE: SDP#9-23 , 53 Sugarloaf Drive, for an application to allow for the filling and grading of land, under Section 29-9.C. and for the protection of slopes under Section 29-9.I. of the Zoning Regulations

Property Location: 53 Sugarloaf Drive, 1.002 acres, Single Family Residential “R-2A” District.

The grading, fill, and retaining walls of the applicant’s backyard were originally approved by way of a Site Development Plan application, SDP#0611-1Z, on June 20 2011.

The applicant subsequently modified the slopes and retaining walls substantially from that which were approved by the Planning and Zoning Commission to such a degree that a Cease and Desist Order was issued by the Zoning Enforcement Officer on March 14, 2023. In addition, a recent survey revealed that some of the applicant’s retaining walls also encroach upon adjacent properties

PROPOSAL:

- To remove large stone retaining walls and fill that were placed without permits.
- In order to proceed with the proposed landscape plan and for the modification to the existing retaining walls and the slopes, the applicant must receive approvals from the adjacent neighboring property owners of adjacent properties.

Revised Plan Submitted March 20, 2024:

- The revised plan discards the recently discussed plan of reducing the wall at the property line to 5’ tall. The new plan calls for 1) a slope running down to the adjacent property lines; 2) some of the base stones that encroach onto the adjacent properties to remain in place; 3) toward the northern end of the property, a new stone boulder wall, approximately 4’ in height, to be installed; 4) a number of gravel sumps for drainage are being proposed, and 5) an infiltration trench at the top of the slope.
- The landscape plan shows the addition of 14 White Pines, 5’-6’ tall, planted on the slope of the hill.
- The applicants have said that the timetable for completion of the revised plan is approximately the same as the original plan, 17.5 weeks.

REVIEW STATUS:

Given that the revised plan was submitted Wednesday, March 20, the plan has not received comments from the Department of Public Works, nor was a peer review able to be obtained. Earlier comments from DPW regarding the original proposal would generally apply to the new proposal: that an as-built and certification from a PE be submitted, construction shall be monitored by the design engineer, etc.

APPLICATION TIMING STATUS

As this a site development plan application (site plan), the Commission is required to vote on the application w/in 65 days of receipt, unless extended by the applicant. The applicant has granted an extension to your meeting of March 25th; however, the last day possible with an extension is April 5, 2024, which would require a special meeting of the Commission.

Unlike a Special Permit where the Commission has 65 days to vote after a public hearing closes, there is no similar provision with a Site Plan application.