

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

MEMORANDUM

Public Hearing: March 25, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Staff, Michael E. Wrinn, Town Planner

RE: Wilton – Danbury Road Owner, LLC, owner applicant and Fuller Development, LLC, contract purchaser-applicant - 64 Danbury Road. (1 unit of the Wilton Corporate Park, consisting of 50, 60 and 64 Danbury Road) – 93 Residential Units - 4 separate applications for this project:

SP # 517 - Special Permit for 93 units

CHZ#24-407 – Change to allow the use of the overlay DE-5R district

Reg # 24-408 – Change to the Protection of Slope Regulations to include DE-5 and DE-5R zones greater than 20 acres to allow a greater disturbance of land in excess of 15% slope

SDP # 1-24 – Alternative Sign Package

Applicant: Fuller Development, LLC, Wilton – 64 Danbury Road Owner, LLC – 1 N. Water St, Norwalk, Ct and 280 Park Avenue, New York, NY

Owners: Wilton – 64 Danbury Road Owner, LLC – 280 Park Avenue, New York, NY

Property Location: 50, 60 & 64 Danbury Road, Tax Map 68, Lot 33, units 50,60&64 , Zone: DE-5, 22.27± Acres

PROPOSAL:

- Removal of existing commercial office building located at the northwest corner of the property building and the construction of 8 separate buildings with a total of 93 units.
- 10% of these units of which will be affordable in accordance with the current Wilton Zoning Regulations. The applicant will be required to file on the Land Records an Affordable Housing Plan, showing an equal distribution of the units throughout the project and unit mixes, approved by Town Counsel.

- Unit mix is 31 one BR, 24 two BR, 31 two BR plus den and seven 3 BR.
- The 64 Danbury Road subarea is approximately 4.8 acres.
- Buildings are 3 story, with 62 parking spaces in garages.
- Standards of Review for the Special Permit have been submitted, along with a drainage study, traffic statement and an environmental impact statement.

OVERLAY DISTRICT

- The entire parcel (22± acres) would be included in the DE-5R Overlay District (Design Enterprise Residential District), as it is considered one parcel, consisting of 3 ownership units. The overlay is broken down into 2 separate zoning classifications: the East and West side of Danbury Road. The east side allow much less dense development than the west side, given the amount of residential property backing up to the east side vs the west side of the DE-5 zones.

REGULATION CHANGE

- Proposal to allow DE-5 and DE5R zones to the same standard as DE-10 zones over 20 acres in size. This means total disturbance of contiguous land in excess of 15% slope shall be no more than 30,000 sq. ft.

ALTERNATIVE SIGN PACKAGE

- The property had already taken advantage of the alternative sign package, with the Hartford Health Care and other medical signage at 50 and 60 Danbury Road. The proposed additional signage will consist of 4 signs – a directional sign with the numeral “^64”, 2 free standing signs and a backlit wall sign, 1’ x 8’7”, “64 Danbury Road” on the clubhouse building. The alternate sign program is an SDP, so no public hearing is required but being added here for clarification.

TRAFFIC/CIRCULATION

- Traffic statement has been provided. The replacement of a 42,000 SF office building with 93 dwelling units is expected to drop the peak morning trips by 12 and the afternoon weekday peak hour by 1. Conclusion is that “ the residential development is not expected to significantly impact traffic operations along Danbury Road”.
- There is a recently upgraded traffic signal system serving the parcel at the Danbury Road intersections, with turning lanes and pedestrian cross walks.
- 155 parking spaces are required under the regulations. 200 parking spaces are being provided with 31 spaces on the eastern end of the site being shared with the adjacent office buildings. Applicant has proposed 26 tandem parking spaces (one behind another) outside of specific garages where they can be accommodated. Tandem spaces are allowed under the regulations if they are additional spaces over the parking minimum.
- Sidewalks already along the entire property frontage on Danbury Road; additional being provided on site

SITE / UTILITIES / SITE WORK

- Will use public water and sanitary, located on the site
- A large knoll at the rear of the parcel require a zoning amendment, as the slopes are too steep to be accommodated under the existing regulations. The applicants have elected to submit a regulation change to allow the removal of that knoll.
- Sanitary will require approval from the Wilton Water Pollution Control Authority (WPCA), which is currently reviewing the project.
- A watercourse runs through the middle of the site, into an existing storm water pipe, requiring the review of Inland Wetlands. An additional wetland area is located at the rear (NE) corner of the property.
- Majority of the construction will be on existing parking lots. Project will include new infiltration galleries with hydrodynamic separators.
- Sedimentation and erosion control plans submitted
- Full landscaping and lighting plan with full cutoff fixtures submitted

DEPARTMENTAL REVIEWS:

- Fire Department review is underway.
- WestCOG referral was made, and the response back was that “The opinion of the WestCOG staff is that the proposals are of local interest with minimal intermunicipal impact. Therefore, they are not being forwarded to adjacent municipalities and the regional staff is making no comment”
- A public Hearing with Inland Wetlands is underway. A peer review consultant has been retained by the I/W Commission and a report is expected before their next meeting. A report from Inland Wetlands needs to be given due consideration by the Planning and Zoning Commission before it can vote on the matter.
- Architectural Review Board: Applicants have revised plans in response to comments on the initial plans and a positive report has been issued both for the units and the proposed signage.