RESOLUTION #0222-SP435SP
February 28, 2022

WHEREAS, the Wilton Planning and Zoning Commission has received an application from Riverbrook Regional Young Men's Christian Association, Inc. d/b/a Wilton YMCA to permit an **Amendment to SP#435,** Resolution #1217-15P, to modify condition #16, for property located at 404 Danbury Road, located in a Single Family Residential (R-2A) District, Assessor's Map #47, Lot #8, 15.987± acres, owned by the Wilton YMCA and shown on the plans entitled:

HVAC Roof Plan-Prepared for Wilton Family YMCA, Prepared by KG&D, architects, dated November 9, 2018, at a scale of 1/16"=1'.

Five exterior photos of the YMCA-Prepared for Wilton Family YMCA, submitted February 1, 2022.

WHEREAS, the Planning and Zoning Commission has reviewed the applicant's request to modify condition #16, to waive rooftop screening of mechanical units, due to the small size of the units, dense screening provided by mature trees located along the perimeter of the property, that the rooftop units are setback considerably from Danbury Road and that the Commission is given discretion, in Section 29-4.C.d.; and

WHEREAS, the Planning and Zoning Commission has determined that the application is in substantial compliance with the Wilton Zoning Regulations.

NOW THEREFORE BE IT RESOLVED that the Wilton Planning and Zoning Commission **APPROVES** the requested **Amendment to SP#435** to waive the requirement for rooftop screening, for property located at 404 Danbury Road, effective March 11, 2022, subject to the following conditions:

1.	All conditions of Special Permit #435, Resolution #1217-15P shall remain in effect; except for the modification of Condition #16.

Prior to the Issuance of a Certificate of Zoning Compliance:

2.   All conditions of Special Permit #435, Resolution #1217-15P shall remain in effect; except for the modification of Condition #16.

- END RESOLUTION -