

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

RESOLUTION #1217-15P
December 11, 2017

WHEREAS, the Wilton Planning and Zoning Commission has received Special Permit application **SP #435** from the Wilton YMCA to allow for the construction of additions to an existing private membership recreation club facility and to reconfigure the parking areas, 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:

Zoning Location Survey-Prepared for Wilton Family YMCA Parcel "A", Prepared by Paul A. Brautigam, land surveyor, dated September 7, 2017, at a scale of 1"=40'.

Improvement Location Survey-Prepared for Wilton Family YMCA Parcel "A", Prepared by Paul A. Brautigam, land surveyor, dated July 19, 2017, revised September 8, 2017, at a scale of 1"=40'.

Site Layout Plan-Prepared for Riverbrook Regional YMCA Additions & Alterations, Prepared by Holt W. McChord, engineer, dated September 13, 2017, revised November 27, 2017, at a scale of 1"=40', sheet#SE1.

Site Utility Plan-Prepared for Riverbrook Regional YMCA Additions & Alterations, Prepared by Holt W. McChord, engineer, dated September 13, 2017, revised November 27, 2017, at a scale of 1"=40', sheet#SE2.

Site Grading and Soil Erosion Control Plan-Prepared for Riverbrook Regional YMCA Additions & Alterations, Prepared by Holt W. McChord, engineer, dated September 13, 2017, revised November 27, 2017, at a scale of 1"=40', sheet#SE3.

Construction Notes and Details-Prepared for Riverbrook Regional YMCA Additions & Alterations, Prepared by Holt W. McChord, engineer, dated September 13, 2017, revised November 27, 2017, not to scale, sheet#DT1.

Alternate Site Development Plan-Prepared for Riverbrook Regional YMCA Additions & Alterations, Prepared by Holt W. McChord, engineer, dated September 13, 2017, revised November 27, 2017, at a scale of 1"=40', sheet#ALT1.

Site Planting and Lighting Plan-Prepared for Riverbrook Regional YMCA, Prepared by L.

Wesley Stout, landscape architect, dated September 13, 2017, revised November 22, 2017, at a scale of 1"=40', sheet#LP-1.0.

Site, Landscape and Lighting Details-Prepared for Riverbrook Regional YMCA, Prepared by L. Wesley Stout, landscape architect, dated September 13, 2017, revised November 22, 2017, not to scale, sheet#LP-2.0.

Site Photometric Plan-Prepared for Riverbrook Regional YMCA, Prepared by L. Wesley Stout, landscape architect, dated September 13, 2017, at a scale of 1"=30', sheet#LP-3.0.

Demolition Plans-Prepared for Riverbrook Regional YMCA, Prepared by Erik A. Kaeyer, architect, dated September 13, 2017, at a scale of 1/16"=1'-0", sheet#A101.

First Floor Plan-Prepared for Riverbrook Regional YMCA, Prepared by Erik A. Kaeyer, architect, dated September 13, 2017, at a scale of 1/16"=1'-0", sheet#A201.

Second Floor & Roof Plans-Prepared for Riverbrook Regional YMCA, Prepared by Erik A. Kaeyer, architect, dated September 13, 2017, at a scale of 1/16"=1'-0", sheet#A202.

Renderings-Prepared for Riverbrook Regional YMCA, Prepared by Erik A. Kaeyer, architect, dated September 13, 2017, not to scale, sheet#A300.

Exterior Elevations and Sections-Prepared for Riverbrook Regional YMCA, Prepared by Erik A. Kaeyer, architect, dated September 13, 2017, at a scale of 1/8"=1'-0", sheet#A301.

WHEREAS, the Planning and Zoning Commission conducted a public hearing on November 27, 2017, continuing to the hearing to December 11, 2017 to receive comment from the public and has fully considered all evidence submitted at said hearing; and

WHEREAS, the Wetlands Application #2480 was approved by the Inland Wetlands Commission and the Planning and Zoning Commission has given due consideration to the decision of the Inland Wetlands Commission; 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** Special Permit **SP #435** to allow for the construction of additions to an existing private membership recreation club facility and to allow reconfiguration of parking areas, for property located at 404 Danbury Road, effective December 15, 2017, subject to the following conditions:

1. This Resolution does not replace requirements for the applicant to obtain any other permits or licenses required by law or regulation by the Town of Wilton, such as, but not limited to: Zoning Permit, Sign Permit, Building Permit, Certificate of Zoning Compliance; or from the State of Connecticut or the United States Government. Obtaining such permits or licenses is the responsibility of the applicant.

2. In accordance with Section 8-3(i) of the Connecticut General Statutes, all work or physical improvements required and/or authorized by the approved site plan shall be completed within five (5) years of the effective date of this resolution. This five-year period shall expire on December 15, 2022.
3. The applicant shall file a Land Record Information Form with the Town Clerk (form to be provided by the Planning and Zoning Department). A copy of the filed document shall be submitted to the Planning and Zoning staff prior to the issuance of a zoning permit.
4. The property owner and/or applicant shall adhere to the Stormwater Facilities Maintenance Plan. Said maintenance plan shall be signed by the engineer of record and filed in the land records subject to final review and approval by the Town Planner. A copy of the filed document shall be submitted to the Planning and Zoning staff prior to the issuance of a zoning permit.
5. The applicant's engineer shall submit documentation verifying compliance with the zoning regulations for development within the regulated floodway. This document shall be reviewed and approved by the Planning and Zoning staff prior to issuing a zoning permit.
6. All parking associated with the YMCA facility shall be contained to designated on-site parking areas and may include use of established parking areas at the Wilton High School for larger events. No parking shall be permitted on landscaped areas or within public rights-of-way. During periods of peak traffic demand the applicant shall continue the practice of coordinating with the Board of Education and other Town departments, including the Wilton Police Department.
7. The Planning and Zoning Commission has reviewed the submitted lighting plans and, as a means of reducing impact to adjoining residences, approves the plan calling for an average of 1.6 foot-candle of lighting within the parking areas.
8. Safe sidewalk passage shall be maintained during periods of construction. This may include the installation of construction fencing if deemed necessary by staff.
9. Tree protection shall be installed so as to minimize damage to existing trees.
10. The Commission acknowledges the receipt of the applicant's alternative plan. Said plan has not been approved by the Commission. Any future desire to implement the alternative site plan shall be subject to the review and approval of the Planning and Zoning Commission.
11. All light fixtures facing the property line shall have shielding or cut offs so as to limit light spillage. The light fixtures shall comply with specifications and requirements set forth in Section 29-9.E of the Zoning Regulations.
12. The existence of offsite improvements (i.e., batting cage and play equipment) are deemed not to be part of this application.
13. The establishment of all permanent identification signage, including building mounted signage, shall be subject to the review and approval of the Zoning Enforcement Officer. Such signage shall comply with the zoning regulations.
14. There shall be no construction activities on the site on Sunday or major holidays. All

construction related activities must be performed between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday and between 8:00 a.m. and 6:00 p.m. on Saturdays. This condition does not apply to interior finish work performed within a fully-enclosed building.

15. A copy of this resolution shall be given to the construction manager and shall be available on site during construction.
16. Mechanical equipment and refuse containers shall be screened from view on all sides.
17. The applicant shall adhere to the construction phasing plan so as to protect public safety and minimize disruption during periods of construction activity.

Submittal of revised plans and application:

18. Three (3) completed revised sets (one full size set and two reduced sized sets), (collated and bound) shall be submitted to the Commission's office for endorsement as "Final Approved Plan" by the Town Planner prior to receiving a zoning permit. Said plans shall include all revisions noted above and shall bear an ORIGINAL signature, seal and license number of the professional responsible for preparing each plan or portion of it. Said plans shall include the following notes:

- a. "According to Section 8-3.(i) of the Connecticut General Statutes, all work in connection with this site plan shall be completed within five years after the approval of the plan. Said five-year period shall expire on December 15, 2022."
- b. "For conditions of approval for Special Permit #435, see Resolution #1217-15P."

Prior to the Issuance of a Certificate of Zoning Compliance:

19. Prior to the issuance of a certificate of zoning compliance, the engineer of record shall submit a signed and sealed letter and final as-built plan, verifying that all subsurface drainage, floodway compensatory storage areas, and detention systems have been completed in accordance with those engineering plans approved by the Commission.
20. Prior to receiving a certificate of zoning compliance, the applicant shall submit a final as-built survey depicting all site improvements, including building setbacks, site and building coverage, building height and a delineation of all parking improvements.
21. The applicant shall submit an as-built photometric plan. Such plan shall be generally consistent with the proposed lighting plan and shall not exceed overall average light levels. This information shall be provided prior to the issuance of zoning compliance.

- END RESOLUTION -