

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

## MEMORANDUM

TO: Planning and Zoning Commission Members  
FROM: Daphne White, Assistant Town Planner  
DATE: February 9, 2022  
RE: Communications - Amendment to SP#435, Wilton YMCA, 404 Danbury Rd

In 2017 the Planning and Zoning Commission approved Special Permit #435 to allow the Wilton YMCA to expand by 12,000 square feet. The construction is now complete, but to comply with all of the conditions of the Resolution a request has been made by Attorney Casey Healy to amend a condition in the Resolution of approval, Condition #16, of Resolution #1217-15P, to remove the requirement for screening of rooftop equipment. A list of items to be considered are as follows:

- Condition #16 from Resolution #1217-15P is currently written as follows: **“Mechanical equipment and refuse containers shall be screened from view on all sides.”**
- Attorney Healy notes that the requirement for screening may have been inadvertently added as a standard condition in the Resolution, but that nevertheless, due to the existing dense vegetation along Danbury Road the screening should not be required, so he has proposed an amendment to Condition #16 that removes the rooftop screening, as follows: **“Refuse containers shall be screened from view on all sides.”**
- The P&Z staff typically does add the requirement for screening if it appears that screening may be needed, unless screening has been addressed by the applicant’s architect during the public hearing. In this case, there are many existing trees bordering most of the property, particularly along Danbury Road in the front and along Pimpewaug Road in the rear.
- The rooftop plan submitted by Attorney Healy shows that most of the rooftop equipment was either existing and replaced by an upgrade or is low and unobtrusive, but it does show the addition of one new mechanical unit which is visible from the parking lot.
- The Zoning Regulations, in Section 29-4.C.1.d., afford the Planning and Zoning Commission the discretion to waive the screening of mechanical equipment, where appropriate.
- A copy of Resolution #1217-15P is attached.