

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

## DRAFT DENIAL RESOLUTION FOR CONSIDERATION

**RESOLUTION XXXX REG# 22397**  
February 27, 2023

**WHEREAS**, the Wilton Planning and Zoning Commission accepted application **REG # 22397** from Wilton Center Lofts, LLC for a zoning text amendment to the Wilton Center Zone (WC) to create a new multifamily, transit oriented residential use;

**WHEREAS**, the Planning and Zoning Commission conducted public hearings on November 28, 2022, December 12, 2022, January 9, 2023, January 23, 2023 for purposes of receiving testimony from the applicant, interested parties and the general public.

**WHEREAS**, the Planning and Zoning Commission met on January 23, 2023, February 13, 2023 and February 27, 2023 and discussed and fully considered all evidence submitted at said public hearings.

**NOW THEREFORE BE IT RESOLVED** that the Wilton Planning and Zoning commission **DENIES** application **Reg # 22397** for the following reasons:

1. The proposed regulation change would open up all of the Wilton Center (WC) zoned parcels greater than 0.5 acres which are located within a ½ mile of the Wilton Train Station to a density of 56 units to the acre. The entirety of the Wilton Center zone falls within ½ mile of the Wilton train station; therefore, this change would include all of the district. At this time, the Commission is not convinced that this is an appropriate density for the entire Wilton Center district.
2. The proposed regulation change would reduce the required parking for any development taking advantage of this change. Given that there is no public parking in the Wilton Center zone, a concern is raised how this reduction in required parking in the Wilton Center district will be handled safely. The applicant has not shown any provisions for how excess parking would be handled.
3. The applicant, by way of an accompanying special permit application, show a proposed building that is much larger and dense than the current regulations allow.

4. The proposed zoning text amendment may meet with certain objectives of the Wilton 2019 Plan of Conservation and Development (the POCD), but if adopted, would create a number of inconsistencies which run counter to the plan, including building density and height. Such drawbacks can be addressed by way of a comprehensive policy review.
5. The Wilton Zoning Commission, in accordance with the POCD, has undertaken a master plan of Wilton Center. Any issues regarding parking, density, building height would be resolved comprehensively under that plan.

- END RESOLUTION -