

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

DRAFT DENIAL RESOLUTION FOR CONSIDERATION

RESOLUTION XXXX SP # 500

February 27, 2023

WHEREAS, the Wilton Planning and Zoning Commission accepted application **SP # 500** from Wilton Center Lofts, LLC for a 32 unit multifamily-family transit orientated development and related site improvements at 12 Godfrey Place;

WHEREAS, application **SP # 500** was submitted along with an accompanying zoning text amendment, **REG # 22397**, which requested a text amendment to allow new multi-family transit-oriented residential developments in the Wilton Center zone;

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

WHEREAS, the proposed zoning text amendment was denied by the Commission on February 27, 2023, therefore the current zoning regulations are in force with no provisions to allow for a multi-family transit-oriented residential development as proposed.

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 SP # 500 for the following reasons:

1. That the proposed project does not meet the requirements of the current Zoning Regulations of the Town of Wilton Connecticut.
Deficiencies include:
 - Building coverage (required 30% vs 65% proposed)

- Building height (allowed 3 stories, 42' vs proposed 4 stories, 52')
- Maximum density (allowed 10 dwelling units per acre w/i 1000 feet of the Wilton train station vs proposed 56 units per acre w/i ½ mile of the Wilton train station)
- Floor Area Ratio (FAR) (allowed 0.50 vs 1.91 proposed)

- END RESOLUTION -