

PLANNING & ZONING  
COMMISSION  
Telephone (203) 563-0185  
Fax (203) 563-0284



TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

**WILTON PLANNING AND ZONING COMMISSION -  
WILTON CENTER AREA MASTER PLAN SUBCOMMITTEE  
SPECIAL MEETING  
AGENDA**

DATE: **Thursday July 5, 2023**  
TIME: **7:00 PM**  
PLACE: **Electronic Meeting**

**Special Notice About Procedures For This Electronic Meeting:**

Pursuant to Public Act No. 22-3, Remote Meetings, there is no physical location for this meeting, as it will be held electronically. To view a live stream of this meeting, go to the Town of Wilton website and follow the link:

<https://us02web.zoom.us/j/89633105283?pwd=cGs1LzRjRHIyUnovZC9HTIN6Q1dTQT09>

OR :

No public comment will be taken as it is not a public hearing.

WEBINAR ID  
896 3310 5283  
WEBINAR PASSCODE  
376 894

**A. CALL TO ORDER**

**B. SEATING OF MEMBERS**

**C. WORK SESSION:**

1. Review of Wilton Center Area Master Plan & Form Base Code

**D. ADJOURNMENT**

**Wilton Center Core Properties - Privately Owned**

	Name	MBL	Address	Acres	
1	WILTON CAMPUS 1691 LLC	73-25-1	15 River Road	6.76	(KimCo)
2	WILTON CAMPUS 1691 LLC	73-25-4	21 River Road	5.44	(KimCo)
3	WILTON RIVER PARK 1688 LLC	73-25	5 River Road	7.61	(KimCo)
4	FAIRFIELD COUNTY BANK	73-23-1	Old Ridgefield Rd	1.05	
5	202 OLD RIDGEFIELD RD	73-24	202 Old Ridgefield Rd	0.65	
6	WILSON PROPERTIES LLC	73-20	142 Old Ridgefield Rd	1.82	
7	SUN PLAZA CENTER LLC	73-26	151 Old Ridgefield Rd	0.83	
8	WILTON REALTY & DEVELOPMENT LLC	73-28	3 Godfrey Pl	0.65	
9	WILTON RIVER PARK NORTH LLC	73-29	7 Godfrey Pl	0.68	(KimCo)
10	LOREN FINDORAK RESIDUARY TRUST	73-30	11 Godfrey Pl	0.32	
11	LOREN FINDORAK RESIDUARY TRUST	73-31	13 Godfrey Pl	0.30	
12	TOWNSEND-ADAMS PROPERTIES LLC	73-32-1-A	23 Hubbard Rd	1.22	
13	MASANI FARAH	73-32-2	21 Hubbard Rd	0.47	
14	HOCKEY PUCK ASSOCIATES	73-33-2B	12 Godfrey Pl	0.64	
15	BETYAR REALTY LLC	73-19	134 Old Ridgefield Rd	0.50	
16	AMIST LLC	73-18	126 Old Ridgefield Rd	0.65	
17	FLEET NTL BANK/BANK OF AMERICA	73-36	117 Old Ridgefield Rd	0.32	
18	118 OLD RIDGEFIELD ROAD LLC	73-17	118 Old Ridgefield Rd	0.53	
19	JAMES B WHIPPLE POST 86 AMERICAN	73-16	112 Old Ridgefield Rd	0.26	
20	CURRENT RESIDENT	73-15	Old Ridgefield Rd	2.69	
21	COMMUNITY NURSERY SCHOOL OF WILT	73-39	9 Hubbard Rd	0.49	
22	THREE HUBBARD RD LLC	73-40-2	3 Hubbard Rd	1.27	
23	L & L ASSOCIATES	73-41	Old Ridgefield Rd	1.22	
24	THE WILTON BANK	73-40	47 Old Ridgefield Rd	0.51	
25	MCL HUBBARD-KEELER LLC	73-38	Old Ridgefield Rd	1.52	
26	WILTON CENTER LLC	73-14	Old Ridgefield Rd	1.50	
27	OLD POST OFFICE SQUARE LLC	73-13	Center St	1.16	
28	MCL PIERSALL LLC	73-12	Center/Old Ridgefield	1.56	
29	SO NEW ENGLAND TELEPHONE CO	73-11	34 Old Ridgefield Rd	0.63	
30	JENA ASSOCIATES LLC	73-10	Old Ridgefield Rd	0.57	
<b>Total</b>				<b>43.82</b>	

20.49 KimCo owns 47% (20.49/43.82) of the privately owned property in the Wilton Center Core Area

**Wilton Center Core Properties - Town and State Owned**

	Name	MBL	Address	Acres
1	WILTON TOWN OF	73-37-1	Town Green Gazebo	3.39
2	WILTON TOWN OF	73-37-3	15 Hubbard Rd	1.50
3	WILTON TOWN OF	73-40-1	Hubbard Rd	0.52
4	WILTON LIBRARY ASSOCIATION INC	73-34	6 Godfrey Pl	0.76
5	WILTON LIBRARY ASSOCIATION INC	73-35	137 Old Ridgefield Rd	1.81
6	CONNECTICUT STATE OF	73-9	Ridgefield Rd	0.50
<b>Total</b>				<b>8.48</b>

as the parking along River Road will partially be on private property and within the Public Frontage and the parking along Kimco Drive is entirely on private property and in front of the building. The frontage along River Road is particularly unique because of the desire for angled parking, which along with a generous Public Frontage space, results in a building face that is about 40 feet away from the property boundary and not within the Build-to-Zone, which the current draft of the Overlay District would not allow.

7. *Rear Buildings*

Thus far, the Draft Overlay District has focused on buildings oriented adjacent to the streetscape and has no provision for proposed buildings located well off the street front. Aside from height requirements, buildings located in the interior of the site, at least 200 or 250 feet away from a public right-of-way, should not need to follow the Building Placement and Form Standards. As noted above, an exception may be made for Kimco Drive and its associated public realm.

8. *Large Lots*

Large lots are unique given lengthy frontages, significant depth, and potential for a myriad of design cases not currently being considered that may present themselves over time. Large lots should be isolated with standards more applicable to their potential use and future flexibility.

We respectfully request the above standards be discussed in a public forum and clearly codified, if applicable, in subsequent drafts of the Overlay District.



Large lots

## DRAFT OUTLINE

Large parcels of land in Wilton center have unique role to play in the overlay district. The comparative size advantage of larger lots presents additional opportunities, not possible on smaller lots. Foremost the ability to develop these parcels with multiple buildings, internal vehicular and pedestrian circulation, civic spaces, and distinct street frontages will allow for a more comprehensive form base approach to future development. Additional density and bulk should be considered when developing these larger parcels.

### Minimum Requirements:

1. Lot Size
  - A. Lots shall have a minimum area of at least 1.5 acres and a total of at least three principal buildings, or
  - B. ~~Lots shall have a minimum area of at least three acres with a total of at least 500 du.<sup>1</sup>~~
2. Contiguous Parcels
  - A. Contains one or more buildings on a single zoning lots or two or more zoning lots that are contiguous but for their separation by a street or a street intersection predominantly for residential use
3. Yards
  1. Rules on yards may be suspended
4. Civic Space
  - A. The total required Civic Spaces shall be distributed throughout a large lot development.
5. Height & Setback, additional building height shall be allowed, provided that
  - B. Additional height is not located along the primary street frontage
  - C. Additional height shall not exceed XX'-XX"
6. Density Bonuses
  - A. Public plazas and arcades
  - B. "Good Site Planning"
  - C. "Common Open Space"
7. Large Scale Community Facility Developments
  - A. ~~R~~ Requires three acres minimum with predominantly community facility use.
8. Procedure
  1. Site Development Plan Review
  2. Special Permit????

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BFI to INSERT DISCRETIONARY LANGUAGE HERE