

**Wrinn, Michael**

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**From:** Kristin Floberg <kfloberg@westcog.org>  
**Sent:** Tuesday, October 17, 2023 12:53 PM  
**To:** Wrinn, Michael  
**Subject:** RE: Reg 23,405 Wilton Center Area Overlay Zones  
**Attachments:** Wilton Ctr Overlay Maps.pdf; 230929\_Proposed Wilton Form-Based Code Zoning Text\_Wilton Center FBC (Draft).pdf; 230925\_Proposed Wilton Overlay Zoning Text\_OL-3 Danbury Road TOD (Draft).pdf; 230925\_Proposed Wilton Overlay Zoning Text\_OL-2 Danbury Road WEST (Draft).pdf; 230925\_Proposed Wilton Overlay Zoning Text\_OL-1 Danbury Road EAST (Draft).pdf; 23405 Westcog Referral WC Overlays.docx

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To: Michael Wrinn, Director of Planning and Land Use Management

From: Kristin Floberg, Senior Planner

Re: CT Statutory Referral to WestCOG from Wilton - Attached Zoning Amendments

Date: October 17, 2023

Thank you for submitting the attached referral to WestCOG.

The opinion of WestCOG staff is that the proposals are of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities. However, the regional staff have a few comments for the commission to consider:

- Wilton Center FBC Page 19: The Building Heights Table has three \*\*\* after 58 feet but no note to explain.
- Wilton Center FBC Page 50: With respect to roof color: white/light roofs will be counterproductive in a heating-dominated climate such as Connecticut, resulting in higher energy use and cost (e.g., see [The Myth of White Roofs in Northern Climates](#)). Dark roofs also have benefits in terms of melting snow, which is important (snow and ice can damage roofs).
- Greater consideration should be given for reducing impervious surface cover in these zones surrounding and abutting the Norwalk River. For example, 80% impervious cover and 10 foot rear setback are not adequate for minimizing water quality impacts. WestCOG recommends implementing a minimum 50 to 100 foot buffer of undisturbed land adjacent to watercourses to filter and attenuate the nutrient and sediment discharges into surface water (2020-2030 Western Connecticut POCD, p. 29).