

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



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

DRAFT RESOLUTION FOR CONSIDERATION - APPROVAL

**RESOLUTION #10-23 REG 23405
Wilton Center Overlay 29-6.G.1
October 23, 2023**

WHEREAS, the Wilton Planning and Zoning Commission submitted application Reg #23405 proposing amendments to create four (4) new overlay districts and related Zoning Regulations for each of these four (4) new overlay districts. The overlays are centered in the Wilton Center Zone area and along Danbury Road, between Wolfpit Road and Pimpewaug.

**A public hearing was held on the following overlay on October 19, 2023:
Section 29-6.G.1. Wilton Center Overlay and form-based code**

as well as corresponding changes to the Table of Contents of the Zoning Regulations of the Town of Wilton, Connecticut to codify these changes for the purpose of creating a new overlay district In Wilton Center to encourage new development at a scale and mix of uses appropriate for Wilton Center;

WHEREAS, the Planning and Zoning Commission conducted a public on October 19, 2023 and the Commission fully discussed and considered all submitted evidence and testimony at a meeting of October 19, 2023 and October 23, 2023.

WHEREAS, the proposed regulation amendments were referred to the Western Connecticut Council of Governments (WestCOG) for review and comment; Comment was that these proposals are of local interest and with minimal intermunicipal impacts and included 3 comments on the regulations themselves.

WHEREAS, the proposed regulation amendments are consistent with various goals and objectives of the 2019 Plan of Conservation and Development (POCD) , including incentivizing diverse housing types while protecting its low-density residential neighborhoods; continuing to increase housing options to benefit the shared interest of the Town's residential and commercial communities;

WHEREAS, the additional uses allowed by this regulation change will allow more diversified housing types and housing options and remove potential barriers to allow underperforming commercial properties in the current zone to potentially convert to a more productive use, a goal of the POCD..

WHEREAS, the proposed regulations will strengthen Wilton Center as a vibrant economic, residential recreational and cultural hub for the community and region, which is a goal of the POCD

WHEREAS an objective and strategy of the POCD was to improve the vibrancy, visual quality and cohesion of Wilton Center while supporting new and existing businesses by planning for residential, commercial and mixed-use development, which these form-based regulations do.

WHEREAS, the proposed regulation amendments promote the goal of the POCD of allowing an increase of permitted residential density in the village centers where development capacity and supportive infrastructure is available or can be appropriately expanded within the context of surrounding uses, topography, and transit accessibility; the Commission is of the opinion that the requested regulation changes advance these goals.

WHEREAS, following debate, deliberation and due consideration, the Commission has made the findings herein and is of the opinion that the requested regulation changes advance these stated goals and has determined that the proposed regulation amendments are appropriate.

NOW THEREFORE BE IT RESOLVED that the Wilton Planning and Zoning Commission **APPROVES** zoning regulation amendments REG# 23405, SECTION 29-6.G.1, Wilton Center Overlay and form-based code, entitled “ BFJ Planning, dated 9/29/23, entitled Draft Wilton Center Form-Based Code (Wilton Center Overlay District-WCOD)”, effective November 3, 2023, subject to the following conditions:

- 1.
- 2.

Full text of changes as follows:

https://www.wiltoncenterareamasterplan.com/files/ugd/41bc14_a726e867a4c44e24b3b5ca407bf41b46.pdf

RESOLUTION FOR CONSIDERATION - DENIAL

RESOLUTION #10-23 REG 23405
Wilton Center Overlay 29-6.G.1
October 23, 2023

WHEREAS, the Wilton Planning and Zoning Commission submitted application Reg #**23405** proposing amendments to create four (4) new overlay districts and related Zoning Regulations for each of these four (4) new overlay districts. The overlays are centered in the Wilton Center Zone area and along Danbury Road, between Wolfpit Road and Pimpewaug.

A public hearing was held on the following overlay on October 19, 2023:

Section 29-6.G.1. Wilton Center Overlay and form-based code

as well as corresponding changes to the Table of Contents of the Zoning Regulations of the Town of Wilton, Connecticut to codify these changes for the purpose of creating a new overlay district to encourage new development at a scale and mix of uses appropriate for Wilton Center;

WHEREAS, the Planning and Zoning Commission conducted a public on October 19, 2023 and the Commission fully discussed and considered all submitted evidence and testimony at a meeting of October 19, 2023 and October 23, 2023.

WHEREAS, the proposed regulation amendments were referred to the Western Connecticut Council of Governments (WestCOG) for review and comment; Comment was that these proposals are of local interest and with minimal intermunicipal impacts and included 3 comments on the regulations themselves.

NOW THEREFORE BE IT RESOLVED that the Wilton Planning and Zoning Commission zoning regulation amendments REG# 23405, SECTION 29-6.G.1, Wilton Center Overlay and form-based code, entitled "BFJ Planning, dated 9/29/23, entitled Draft Wilton Center Form-Based Code (Wilton Center Overlay District-WCOD)", effective November 3, 2023, due to the following conditions:

- 1.
- 2.

Full text of changes as follows:

https://www.wiltoncenterareamasterplan.com/files/ugd/41bc14_a726e867a4c44e24b3b5ca407bf41b46.pdf

