

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

MEMORANDUM

May 8, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Staff, Michael E. Wrinn, Town Planner

RE: **SDP # 4-23 – Wilton Center Lofts, LLC** – 12 Godfrey Place – 42-unit multifamily development proposed under CGS 8-30g

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**Applicant:** Wilton Center Lofts, LLC, 8 Stone Drive, Westport, CT 06880

**Owner:** Same as above

**Property Location:** 12 Godfrey Place, Tax Map 73, Lot 33; Zone: Wilton Center (WC), 0.62± Acres

**BACKGROUND:**

- The property is at the south-west corner of the intersection of Hubbard Road and Godfrey Place, located in the Wilton Center zone (WC), a village district.
- Parcel contains a vacant 3-story brick office building; according to Tax records, building was constructed in mid-1980's.
- Parcel contains on grade parking to serve the building with a limited number of parking spaces across Hubbard Road also dedicated to this parcel.
- The parcel is served by public sanitary sewer and public water.
- Site is level with 2 existing curb cuts. No public sidewalks are currently available.
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**CONNECTICUT GENERAL STATUTES 8-30g:**

- This application has been submitted under CGS 8-30g, Affordable Housing Development. In this case, it means a set-aside development in which no less than 30% of the units will be deed restricted for a minimum period of 40 years.
- 15% of the affordable units shall be rented /sold to persons and families whose income is less than or equal to 60% of median income and the remaining 15% of the units shall be to those whose income is less than or equal to 80% of the median income. Median

income is the lessor of the state median or the area median income. In Wilton, it is calculated on the state median income.

- Wilton does not meet the requirement of having 10% of its housing stock as “affordable”, so an 8-30g application may be submitted.
- An 8-30g application does not have to comply with the zoning regulations in place.

### **PROPOSAL:**

- The proposal is to remove the existing building and redevelop the entire site with a new 42-unit residential building.
- Building would be 5 stories, (62’5” to the mid-point, 75’9” to the peak) with a parking level on the ground floor, with finished space ( storage, a gym and the lobby) lining the street side of the garage facing Hubbard Road and the corner of Godfrey.
- Proposed ceiling height is 9’ with a 2’ structural / utility space between floors. Garage height is 8’4” with a 3’ dropped ceiling.
- Plans were revised to remove any retail from the first floor.
- Proposed is a unit mix of 13 single bedroom units, 19 two-bedroom units and 10 three-bedroom units
- 34 parking spaces would be located in the garage and plans show 7 across the street. The plans note there are 8 spaces across the street, according to a deed, Vol. 535, Page 138
- With the 8 across the street, this is a parking ratio of 1 space per dwelling unit. If the zoning regulations were followed, a total of 71 parking spaces would be required for this unit mix.
- 2 handicap spaces are located in the garage, adjacent to the lobby and elevators.
- A Landscaping plan has been submitted, showing a new sidewalk and street trees.
- Floor plans show a refuse area at the entrance. No loading / delivery space shown.
- A revised Affordable Housing plan was received on May 1, 2023, tying the units into the state median income
- A plan showing location of the affordable units within building has been provided.
- 30% of the units (13) would be classified as affordable - Proposed mix is as follows:  
60% State Median Income: 2 one-bedrooms, 3 two-bedrooms, 2 three-bedrooms  
80% State Median Income: 2 one-bedrooms, 3 two-bedrooms, 1 three-bedrooms

### **STATUS:**

**Peer Review of Traffic** – Staff was directed to obtain a Peer Review of the submitted traffic report. Mitchell Traffic Engineering of Enfield CT (the consultant) was contracted and has submitted a report. As with any needed consultant, the consultant was picked by the Town at the expense of the applicant.

The consultant had a number of concerns: would have liked to see an assessment of current traffic conditions; need a crosswalk and sidewalk to access parking spaces across the street on

Hubbard Road; shortage of parking spaces with no plan proposed for parking when it is in excess of proposed spaces.

**Police Department** – Submitted that they Department has no comment..

**Fire Marshall** – The Fire Marshall has reviewed the plans and doe not see any issues, as it was requested that the roadway to be widened to allow a 26' wide minimum width. This correction is shown on the site development plan

**Department of Public Works** - After review, DPW commented that

**Inland Wetlands** – No inland wetland resources are on the site, therefore no comments.

**Village District Design Advisory Committee** – The VDDAC reviewed the project and determined that the building is an example of over massing and the project could not be endorsed.