

## Built Environment

**Goal 1: Strengthen Wilton Center as a vibrant economic, residential, recreational, and cultural hub for the community and region**

Objective 1.1: 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				
Index	Strategy	Lead Entity	Support Entity	Timeframe
1.1.1	<p>Conduct a professional, inclusive and transparent master planning process to:</p> <ol style="list-style-type: none"> <li>1. Define the bounds of Wilton Center, taking the train station and existing expansion of the Wilton Center zone across Danbury Road and recent approval of the mixed-use development at 300 Danbury Road into account;</li> <li>2. Explore the market opportunities for residential and commercial development and/or redevelopment, especially the potential for mixed-use and multi-modal, transit-oriented development that has more destination and experiential retail options serving a larger regional market beyond the Town's boundaries. Mixed-use development can include a range of uses and designs, including those without a residential component (such as retail and office) or required ground-level retail space;</li> <li>3. Using case-studies and possible form-based zoning approaches, assess property owners' and the community's desired design, form, and intensity of future redevelopment and development, including gateway and streetscape design, building architecture, height, bulk, and setbacks, parking – including at street, below-street-level or municipal garages, river access, civic/green space, historical preservation, and natural resources protection;</li> <li>4. Evaluate water quality, wetland, riverbank flood zone, and floodway impacts caused by higher density or intensity development that features Wilton Center's riverfront; enable development strategies and regulations to address those impacts;</li> <li>5. Develop a plan that reflects market realities and a proactive approach for development or redevelopment according to the community's vision, and that takes into consideration several ongoing initiatives, including further development of the NRV, enhancements to the Town Green, Schenck's Island/ Merwin Meadows improvements, Chess Park, River Walk, and the train station/Wilton Center pedestrian bridge; and</li> <li>6. Plan for roadway, rail, pedestrian, water, sewer, natural gas, and telecommunications infrastructure improvements, to the extent possible, which will facilitate achieving redevelopment and development objectives.</li> </ol>	PZC	All town departments	S

## Built Environment

Objective 2.1. Plan and regulate for transition in development patterns along Danbury Road from more intense uses in the southern corridor to more rural patterns in the northern corridor				
Index	Strategy	Lead Entity	Support Entity	Timeframe
2.1.8	<p>Zoning Recommendations for Central Wilton (Wolfpit Road to Cannon Road):</p> <ul style="list-style-type: none"> <li>• Allow commercial, residential, and mixed-use development that emphasizes transit-oriented development, community, and village design character and connections to Wilton Center. Evaluate form-based zoning approaches.</li> <li>• Establish landscaping, signage, and site design standards that help to define this section of Danbury Road as a part of, or a gateway to, Wilton Center.</li> <li>• Promote better parking utilization, access management, and curb cut consolidation by reviewing parking requirements, requiring easements over neighboring properties for access and egress and facilitating and incentivizing integrated site planning between multiple property owners.</li> <li>• Consider zoning incentives for historic structure preservation (See Natural and Historical Environment Goal 4).</li> </ul>	PZC	P&Z Dept.	S
2.1.9	<p>Zoning Recommendations north of Cannon Road:</p> <ul style="list-style-type: none"> <li>• Maintain existing low-density, rural development patterns, except in approaches to and within the Georgetown node.</li> <li>• Enhance the utility and clarity of Adaptive Use regulations that are often used in this area.</li> <li>• Enable commercial and residential development at limited densities that can be supported by on-site infrastructure.</li> <li>• Consider zoning incentives for historic structure preservation (See Natural and Historical Environment Goal 4).</li> </ul>	PZC	P&Z Dept.	S