

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

**WILTON PLANNING & ZONING COMMISSION MINUTES \***  
**JANUARY 27, 2020 REGULAR MEETING**

**PRESENT:** Chairman Rick Tomasetti, Vice-Chair Melissa Rotini, Secretary Doris Knapp, Commissioners Fanwick, Johnson, Murphy, Pagliaro, Shiue, and Warren

**ABSENT:**

**ALSO**

**PRESENT:** Town Counsels Ira Bloom and Pete Gelderman, Berchem Moses PC; Michael Wrinn, Town Planner; Daphne White, Assistant Town Planner; Lorraine Russo, Recording Secretary; members of the press; and interested residents.

**REGULAR MEETING**

**A. CALL TO ORDER  
SEATING OF MEMBERS**

**B. EXECUTIVE SESSION - To discuss pending litigation *"The Grumman Hill Montessori Association, Inc. v. Planning and Zoning Commission of the Town of Wilton"***

**MOTION** was made by Ms. Knapp, seconded by Mr. Fanwick, and carried (9-0) to enter into Executive Session at approximately 7:15 PM.

**MOTION** was made by Ms. Knapp, seconded by Ms. Rotini, and carried (9-0) to exit out of Executive Session at approximately 8:08 PM.

No action was taken.

**\*MINUTES HAVE NOT BEEN REVIEWED BY THIS COMMISSION AND MAY BE SUBJECT TO  
REVISION IN FUTURE MINUTES. FULL AUDIO RECORDING OF MEETING IS  
AVAILABLE AT: <https://www.wiltonct.org/node/86/minutes-agendas>**

**C. WORK SESSION**

1. **Town Counsel Ira Bloom**, Update on Planning and Zoning Commission legal responsibilities and miscellaneous procedural matters

Attorneys Bloom and Gelderman distributed an “Orientation – Town of Wilton/Land Use Agencies” handout, addressing legal responsibilities and procedural questions for land use agencies. The attorneys reviewed a number of land use topics, including alternate members, statutory timing guidelines for applications, conflicts of interest and issues of bias/pre-determination, affordable housing, ex parte communication, and Section 8-24 referrals. Commissioner questions were addressed, including appropriateness of public comment time restrictions, both for the public as well as for applicants, expert witnesses, attorneys and intervenors. Some FOIA topics were briefly reviewed as well.

Mr. Tomasetti referenced “Rules ‘2001’”, articles of governance for the Commission which was adopted in 2001. He encouraged Commissioners to review the document for consideration of possible revisions/amendments going forward.

**D. PUBLIC HEARINGS**

At this time interested persons may be heard after being recognized by the Chair of the Commission. See last page of this Agenda for more information on the Public Hearing process.

**- No public hearings scheduled.**

**E. APPROVAL OF MINUTES**

1. January 13, 2020 – Regular Meeting

MOTION was made by Mr. Murphy, seconded by Mr. Fanwick, and carried (9-0) to approve the minutes of January 13, 2020 as drafted.

**F. ACCEPTANCE OF NEW APPLICATIONS**

1. **SDP, Three Hubbard Rd, LLC**, site development plan application to construct a 17-unit apartment building at 3 Hubbard Road pursuant to Section 8-30g of the CT General Statutes; comprising a 3-story structure containing 3 three-bedroom apartments and 14-two-bedroom apartments.

The application was accepted; hearing date to be determined. It was the consensus of the Commission to utilize 3<sup>rd</sup> party peer review/evaluation of the application.

**G. FUTURE AGENDA ITEMS**

1. **SUB#920, Cannonwoods, LLC**, Application from Cannonwoods, LLC for 5-lot subdivision on Cannon Road, Tax Map #21, Lot #13, consisting of 55.05+/- acres *[Public Hearing scheduled for February 10, 2020]*
2. **SP#461, 200 Danbury Road, LLC**, a special permit application from 200 Danbury Road, LLC, pursuant to Section 29-6.A.2.b to allow stores and shops for the conduct of retail and personal services businesses, banks or financial institutions and general or medical offices; and, pursuant to Section 29-6.A.3.h to allow dwelling units located above street level stores or offices; for property located at 198 & 200 Danbury Road. *[Public Hearing scheduled for February 24, 2020]*

**H. COMMUNICATIONS AND REPORT FROM PLANNER AND/OR COMMISSION MEMBERS**

The Commission requested that a group site visit be arranged in connection with the Cannonwoods subdivision application, with scheduling likely to be on a Saturday morning in the near future.

**I. UPCOMING MEETINGS**

1. Monday, January 27, 2020 – Regular Meeting (Annex, Room A, 7:15 PM)
2. Monday, February 10, 2020 – Regular Meeting (Annex, Room A, 7:15 PM)

**J. ADJOURNMENT**

MOTION was made by Ms. Knapp, seconded by Mr. Fanwick, and carried unanimously (9-0) to adjourn at approximately 9:35 P.M.

Respectfully submitted,

Lorraine Russo  
Recording Secretary