

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

**WILTON PLANNING & ZONING COMMISSION MINUTES \*  
FEBRUARY 10, 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:** Michael Wrinn, Town Planner; Daphne White, Assistant Town Planner; Lorraine Russo, Recording Secretary; members of the press; and interested residents.

**PUBLIC HEARINGS**

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

Date of Commission Receipt:	1/13/2020
Initial Public Hearing Opening Date:	2/10/2020
Public Hearing Status:	Public comment period is open. Hearing must close within 35 days.

The public hearing was called to order at approximately 7:15 PM.

Attorney Elizabeth Suchy of Carmody, Torrance, Sandak and Hennessey, represented the applicant. Joe Polito, principal, Cannonwoods, LLC was also present.

Additional input on behalf of the applicant was received from Thomas Quinn, Peak Engineers, LLC; and Kate Throckmorton, Environmental Land Solutions.

Public comment was received from:

Attorney Patricia Frisch, Frisch & Frisch, representing the neighboring Benenson Family;

**\*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>**

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Barbara Geddis Wooten, 296 Cannon Road;  
Peter Gaboriault, President, Wilton Land Trust and abutting neighbor;  
Sara Curtis, 290 Cannon Road.

After a brief recess requested by the applicant, Attorney Suchy and Mr. Quinn responded to questions/issues raised via public comment.

At approximately 8:19 PM, the hearing was continued until February 24, 2020.

### **REGULAR MEETING**

#### **A. ACCEPTANCE OF NEW APPLICATIONS**

1. **SP#462, Applicant:** Luppino **Application:** Special Permit application for the construction of an accessory dwelling unit; for property located at 18 Surrey Glen.

Application was accepted and a public hearing date was scheduled for March 9, 2020.

#### **B. SITE DEVELOPMENT PLAN REVIEW**

**None scheduled.**

#### **C. PENDING APPLICATIONS**

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 [*Application status noted above.*]

**Tabled.**

#### **D. APPROVAL OF MINUTES**

1. **January 27, 2020 – Regular Meeting**

MOTION was made by Mr. Fanwick, seconded by Ms. Knapp, and carried (9-0) to approve the minutes of January 27, 2020 as amended on page 2, second sentence of second paragraph under “Work Session” to read as follows [changes in bold]: “**He asked that Town Counsel review ‘Rules 2001’ and he encouraged Commissioners to review the document for consideration of possible revisions/amendments going forward.**” It was also noted that Section I. of the minutes [“Upcoming Meetings”] incorrectly listed January 27, 2020 as an upcoming meeting date.

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

**1. Status of Peer Traffic Review RFP**

Town Planner Wrinn noted that the deadline for submission of RFPs in connection with the Three Hubbard Road application is this Friday, February 14<sup>th</sup>, and he indicated that he would keep the Commission informed on the status of said proposals.

2. Mr. Tomasetti asked for clarification as to when Mr. Wrinn felt that discussions concerning a Town Master Plan might commence. Mr. Wrinn indicated that once some of the open/pending applications are dealt with, a March/April timeframe for initiation of such discussions would likely be feasible.

3. Mr. Tomasetti raised the issue of upgrading Town technology. Mr. Wrinn indicated that there has been some recent discussion with the Town administration regarding possible installation of screens and overhead camera in the meeting room, noting that he would keep the Commission apprised.

4. Mr. Tomasetti noted again that he would like Town Counsel to review the document “Rules 2001” and he requested that a discussion of same be added to the agenda for the next meeting.

**F. FUTURE AGENDA ITEMS**

1. **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]*
2. **Site Development Plan, 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  
*[Public Hearing scheduled for March 9, 2020]*

**G. UPCOMING MEETINGS**

1. Monday, February 24, 2020 – Regular Meeting (Annex, Room A, 7:15 PM)
2. Monday, March 9, 2020 – Regular Meeting (Annex, Room A, 7:15 PM)

**H. ADJOURNMENT**

MOTION was made by Ms. Rotini, seconded by Mr. Fanwick, and carried unanimously (9-0) to adjourn at approximately 8:30 P.M.

Respectfully submitted,

Lorraine Russo  
Recording Secretary