

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

**WILTON PLANNING & ZONING COMMISSION MINUTES *
FEBRUARY 24, 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.

REGULAR MEETING

A. CALL TO ORDER

B. SEATING OF MEMBERS

C. 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 Mr. Fanwick, seconded by Ms. Knapp, and carried (8-0) to enter into Executive Session at approximately 7:15 PM.

Ms. Johnson arrived during Executive Session, at approximately 7:18 PM.

MOTION was made by Mr. Fanwick, seconded by Mr. Murphy, and carried (9-0) to exit out of Executive Session at approximately 7:58 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>**

D. 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 of opening.

The public hearing was called to order at approximately 8:00 PM.

Mr. Tomasetti noted that although he did not attend the February 8, 2020 site walk of the property, he had previously walked the site and was familiar with the property.

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

Public input was received from:

Kelley Morron, attorney, 846 Ridgefield Road, who submitted a deed and an MLS listing of the property into the record, and

Patricia Frisch, Frisch & Frisch, attorney representing the Benenson Family, who read and submitted into the record an 11-page letter, with attachments.

Attorney Suchy was given time for rebuttal. She requested an opportunity at the next meeting to respond to the issues raised.

At approximately 8:50 PM, the hearing was continued until March 9, 2020.

2. **SP#461, 200 Danbury Road, LLC**, a special permit application from 200 Danbury Road, LLC, to allow any and all principal uses permitted pursuant to Section 29-6.A.2 of Zoning Regulations; and to allow dwelling units located above street level stores or offices pursuant to Section 29-6.A.3.h of Zoning Regulations; for property located at 198 & 200 Danbury Road.

Date of Commission Receipt:	1/13/2020
Initial Public Hearing Opening Date:	2/24/2020
Public Hearing Status:	Public comment period is open. Hearing must close within 35 days of opening.

The public hearing was called to order at approximately 8:50 PM.

Present for the applicant were: Attorney J. Casey Healy, Gregory and Adams, P.C., Patrick Downend, principal; Steve Sullivan, civil engineer, CCA, LLC; Kate Throckmorton, landscape architect, Environmental Land Solutions; and Mike Gallante, traffic engineer, Frederick P. Clarke Associates.

Public comment was received from:
Maureen & Michael Deacy, 15 Sharp Hill Road;
Suzanne & Eric Schaefer, 43 Sharp Hill Road;
Jeff Englander, 13 Orem's Lane;
Jane Hoffman, 50 Sharp Hill Road;
David Dzurilla, 24 Sharp Hill Road;
Mike Shay, 31 Sharp Hill Road;
Ryan Quinn, 25 Sharp Hill Road.

At approximately 9:51 PM, the hearing was continued until March 9, 2020.

The Commission took a short recess and returned at approximately 9:58 P.M.

E. REVIEW & ACTION ON PENDING APPLICATIONS

1. Action on D.1
Tabled.

2. Action on D.2
Tabled.

F. FUTURE AGENDA ITEMS

1. **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 date not yet scheduled.]
2. **SP#462, Applicant:** Luppino **Application:** Special Permit application for the construction of an accessory dwelling unit; for property located at 18 Surrey Glen.
[Public Hearing scheduled for March 9, 2020.]

G. WORK SESSION: Review of Commission By-Laws

Town Planner Wrinn reviewed proposed revisions to the Rules “2001” document, including meeting start time; procedures/rules for accepting public input; and order of business for the regular meeting and for public hearings. After a brief discussion among Commissioners and some minor additional modifications to the proposed document, it was the consensus of the Commission to forward the revised document to Town Counsel Ira Bloom for final review.

H. APPROVAL OF MINUTES

1. February 8, 2020 – Special Meeting (Site Walk)

MOTION was made by Ms. Rotini, seconded by Mr. Murphy, and carried (5-0-4) to approve the minutes of February 8, 2020 (Special Meeting) as drafted, with Commissioners Fanwick, Knapp, Pagliaro and Tomasetti abstaining.

2. February 10, 2020 – Regular Meeting

MOTION was made by Mr. Fanwick, seconded by Mr. Shiue, and carried (9-0) to approve the minutes of February 10, 2020 as drafted.

I. COMMUNICATIONS AND REPORT FROM PLANNER AND/OR COMMISSION MEMBERS

Mr. Wrinn referenced two new applications: 1) SP#463 (516 Danbury Road) and 2) SP#464 (50, 60 & 64 Danbury Road), noting that they will be placed on the next meeting’s agenda for scheduling.

Mr. Tomasetti requested that, going forward, applicants note all plan changes with bubbles (annotated with numbers and/or highlighted in some way, and dated) so that the Commission will be better able to recognize proposed changes to formerly submitted plans. He also stated that plans need to be more complete, referencing in particular the need for full architectural floor plans with dimensions and notes.

J. ADJOURNMENT

MOTION was made by Ms. Knapp, seconded by Mr. Fanwick, and carried unanimously (9-0) to adjourn at approximately 10:30 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary

UPCOMING MEETINGS

1. Monday, March 9, 2020 – Regular Meeting (Annex, Room A, 7:15 PM)
2. Monday, March 23, 2020 – Regular Meeting (Annex, Room A, 7:15 PM)