

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

**WILTON PLANNING & ZONING COMMISSION MINUTES \*  
MARCH 9, 2020 REGULAR MEETING**

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

**ABSENT:** Commissioners Knapp and Fanwick (notified intended absence)

**ALSO**

**PRESENT:** Michael Wrinn, Town Planner; members of the press; and interested residents.

**A. CALL TO ORDER**

**B. SEATING OF MEMBERS**

**C. 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. Applicant granted continuance until March 23, 2020

**PUBLIC HEARING CONTINUED TO MONDAY, MARCH 23, 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.

**\*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>**

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.

**PUBLIC HEARING CONTINUED TO MONDAY, MARCH 23, 2020**

3. **SP#462, Luppino**, 18 Surrey Glen, Special Permit application for the construction of an accessory dwelling unit

Date of Commission Receipt:	2/10/2020
Initial Public Hearing Opening Date:	3/9/2020
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 7:15 PM.

Present were Peter & Kim Luppino, applicants/homeowners.

No public comment was received.

At approximately 7:22 PM, the hearing was closed.

**D. REVIEW & ACTION ON PENDING APPLICATIONS**

1. Action on C.3 [SP#462, Luppino]

The Commission reviewed draft resolution #0920-2P for application SP#462 (Luppino).

MOTION was made by Ms. Rotini, seconded by Mr. Murphy, and carried unanimously (7-0) to adopt as drafted Resolution **#0920-2P** for **SP#462**, effective March 13, 2020.

**WHEREAS**, the Wilton Planning and Zoning Commission has received a Special Permit **SP#462** application from Peter and Kimberly Luppino for approval of the establishment of a 500 square-foot accessory dwelling unit within a proposed pool house, for property located at 18 Surrey Glen Road; in a Residential “R-2A” District, Assessor’s Map #61, Lot #18, consisting of 1.800 acres, owned by Peter and Kimberly Luppino and shown on the plans entitled:

Zoning Location Survey - Prepared for Peter and Kimberly Luppino, Prepared by Douglas R. Faulds, land surveyor, dated March 19, 2019, drawn at a scale of 1" = 30'.

Feasibility Plans for Proposed Pool Cabana- Prepared for Luppino Residence, Prepared by D. Peters Designs, LLC, architectural designer, dated May 16, 2019, sheet #A-1.

Feasibility Plans for Proposed Pool Cabana (elevations)- Prepared for Luppino Residence, Prepared by D. Peters Designs, LLC, architectural designer, dated May 16, 2019, scale as noted, sheet #A-2.

Feasibility Plans for Proposed Pool Cabana (elevations)- Prepared for Luppino Residence, Prepared by D. Peters Designs, LLC, architectural designer, dated May 16, 2019, scale as noted, sheet #A-3.

Feasibility Plans for Proposed Pool Cabana (floor plans)- Prepared for Luppino Residence, Prepared by D. Peters Designs, LLC, architectural designer, dated May 16, 2019, scale as noted, sheet #A-4.

**WHEREAS**, the Wilton Planning and Zoning Commission conducted a public hearing on March 9, 2020, to receive comment from the public and has fully considered all evidence submitted at said hearing; and

**WHEREAS**, a variance application for the planned modifications was approved by the Zoning Board of Appeals on October 21, 2020, ZBA#19-10-10; and

**WHEREAS**, an Inland Wetland application for the planned modifications was approved on February 28, 2020, WET#2620; and

**WHEREAS**, the Wilton Health Department has approved the establishment of the use; and

**WHEREAS**, the Wilton Planning and Zoning Commission has determined that the application is in substantial compliance with the Wilton Zoning Regulations and, in particular, those requirements governing accessory dwelling units;

**NOW THEREFORE BE IT RESOLVED** that the Wilton Planning and Zoning Commission **APPROVES** Special Permit #462 to allow for the establishment a 500 square-foot accessory dwelling unit within a proposed pool house, for property located at 18 Surrey Glen, effective March 13, 2020, subject to the following conditions:

1. This Resolution does not replace requirements for the applicant to obtain any other permits or licenses required by law or regulation by the Town of Wilton, such as, but not limited to:

Zoning Permit, Sign Permit, Building Permit, Certificate of Zoning Compliance; or from the State of Connecticut or the Government of the United States. Obtaining such permits or licenses is the responsibility of the applicant.

2. In accordance with Section 8-3.(i) of the Connecticut General Statutes, all work or physical improvements required and/or authorized by the approved plan shall be completed within five years of the effective date of this resolution. This five-year period shall expire on March 13, 2025.
3. The applicant has submitted an affidavit verifying that their primary residence is located at the subject property, as required in Section 29-4.D.1.h.
4. The applicant shall file a Land Record Information Form with the Town Clerk (form to be provided by the Planning and Zoning Department), prior to the issuance of a zoning permit.

**Submittal of final plans and application:**

5. Two (2) completed final sets, (collated and bound) shall be submitted to the Commission's office for endorsement as "Final Approved Plan" by the Town Planner, prior to the issuance of a zoning permit. Said plans shall include all revisions noted above and shall bear an ORIGINAL signature, seal and license number of the professional responsible for preparing each plan or portion of it. Said plans shall include the following notes:
  - a. "Pursuant to Section 8-3.(i) of the Connecticut General Statutes, all work in connection with this Special Permit shall be completed within five years after the approval of the plan. Said five-year period shall expire on March 13, 2025."
  - b. "For conditions of approval for Special Permit #462, see **Resolution #0920-2P.**"

**Prior to the Issuance of a Certificate of Zoning Compliance:**

6. Prior to receiving a certificate of zoning compliance, the applicant shall submit a final as-built survey depicting the accessory dwelling unit/pool house, including building setbacks, site and building coverage.

-END RESOLUTION-

**E. ACCEPTANCE OF NEW APPLICATIONS**

- 1. SP#464, Wilton Medical Realty, LLC**, 50, 60 & 64 Danbury Road, Conversion of general office space building to ambulatory surgery center & medical offices
- 2. SP#463, Darbandi**, 516 Danbury Road, Adaptive reuse of former residence/antique shop to retail tile store

Public hearings for both applications (SP#464 & SP#463) were scheduled for April 13, 2020.

**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 was scheduled for April 13, 2020.

**G. WORK SESSION**

- 1. Review of POCD as it pertains to future master planning**

Discussion pertaining to a future master planning initiative focused on location, objectives and process. Commissioners were in general agreement that the greater Wilton Center area makes the most sense, likely including the Trackside/Station Place location and still-to-be-determined areas of the Danbury Road corridor. Emphasis was placed on a visionary, forward-thinking plan that would incentivize for economic development and preservation, in addition to increasing density and foot traffic in the Town/Center.

It was determined that staff would continue to research the issue and keep the process moving forward, with the understanding that the issue of financing still needed to be addressed and a carefully worded RFP crafted. Discussion will continue and be included on a future agenda.

**H. APPROVAL OF MINUTES**

- 1. February 24, 2020 – Regular Meeting**

**MOTION** was made by Mr. Murphy, seconded by Ms. Rotini, and carried (7-0) to approve the minutes of February 24, 2020 as amended to remove the second sentence in paragraph 6 under public hearing #1 on page 2, specifically the sentence: “She

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requested an opportunity at the next meeting to respond to the issues raised.”

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

**J. ADJOURNMENT**

MOTION was made by Mr. Murphy, seconded by Ms. Warren, and carried unanimously (7-0) to adjourn at approximately 8:05 P.M.

Respectfully submitted,

Lorraine Russo  
Recording Secretary

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**UPCOMING MEETINGS**

1. Monday, March 23, 2020 – Regular Meeting (Annex, Room A, 7:15 PM)
2. Monday, April 13, 2020 – Regular Meeting (Annex, Room A, 7:15 PM)