

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

**WILTON PLANNING & ZONING COMMISSION MINUTES \***  
**JUNE 8, 2020 REGULAR MEETING**  
**(CONDUCTED ELECTRONICALLY VIA ZOOM)**

**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

**REGULAR MEETING**

- A. CALL TO ORDER**
- B. SEATING OF MEMBERS**
- C. PUBLIC HEARINGS**

- 1. SP#465**, a special permit application from James and Joyce Andersen pursuant to Section 29-4.D.1 of Zoning Regulations to allow a kitchen and full bath as amenities in a detached sports barn; for property located at 5 Forge Road; in a Residential R1-A Zoning District; Assessor's Map #136, Lot #9; consisting of 2.58+/- acres; owned by James and Joyce Andersen.

Date of Commission Receipt:	5/11/2020
Initial Public Hearing Opening Date:	6/8/2020
Public Hearing Status:	Public comment period is open.

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

Commissioner Pagliaro recused himself due to a possible conflict of interest.

**\*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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James Anderson, owner, represented the applicants.

No public comment was received.

At approximately 7:25 PM, the hearing was closed.

**D. DISCUSSION, REVIEW AND POSSIBLE ACTION ON APPLICATIONS**

1. **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 closed.

The Commission discussed the application and draft resolution of approval #0620-461SP at length. A number of modifications pertaining to conditions of approval were incorporated into the resolution and are reflected below.

**MOTION** was made by Mr. Murphy, seconded by Mr. Fanwick, and carried unanimously (9-0) to adopt as amended Resolution **#0620-461SP** for **SP#461**, effective June 12, 2020.

**WHEREAS**, the Wilton Planning and Zoning Commission has received Special Permit application **SP #461** from 200 Danbury Road, LLC, to allow the construction of 2 new mixed use buildings and the retention and relocation of the historic Raymond-Morehouse House, property located at 198 & 200 Danbury Road, in the Design Retail Business district (DRB) and a small portion located in the Residential One-Acre zone (R-1A) District, Assessor's Map #56, Lots 10 and 11, consisting of 2.56± acres and shown on the plans entitled:

Property Survey, entitled "Improvement Location Survey Prepared for 200 Danbury Road, LLC, 198 & 200 Danbury Road, Wilton, CT", dated 2/20/2020 as revised, prepared by Brautigan Surveyors, Newtown, CT, at a scale of 1"=30'.

Site Plan, by CCA, LLC Brookfield, CT dated 11/8/19, revised to 3/13/20 as amended, entitled "Layout and Materials Plan Prepared for Sharp Hill Square, 198 & 200 Danbury Road, Wilton, CT"

Architecturals, by Bennett Sullivan Associates, Inc, Southbury, CT entitled "200 Danbury Road

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LLC Sharp Hill Square, 198 & 200 Danbury Road, Wilton, CT” dated 01/06/2020, amended to 03/16/2020 as amended;

**WHEREAS**, the Wilton Planning and Zoning Commission conducted public hearings February 24, March 9 and May 11, 2020 to receive comment from the applicant and the public and the Commission fully discussed and considered all evidence at meetings of May 26 and June 8, 2020;

**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 mixed use in the DRB / R-1A zone;

**NOW THEREFORE BE IT RESOLVED** that the Wilton Planning and Zoning Commission **APPROVES** Special Permit #461, effective June 12, 2020 to allow the construction of 2 new mixed use buildings and the retention, relocation and reuse of the historic Raymond-Morehouse House, on property located at 198/ 200 Danbury Road, subject to the following conditions:

**General 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. All required Town agency signoffs shall be provided as required, along with meeting all of the requirements of the State of Connecticut Department of Transportation.
2. That in order to allow the additional building height as allowed under Section 29-6-E.12(g)(1), the historic Raymond Morehouse house is being retained and relocated on site. It is required that it be preserved, rehabilitated restored and/or reconstructed for adaptive reuse. The Commission finds that these objectives can be achieved, in part, by conformance with the Secretary of the Interior Standards for the Rehabilitation of Historic Buildings. Such conformance is required for any work or maintenance on or to the Raymond Morehouse house in perpetuity. This standard was recommended by the Architectural Review Board; and
  - A) That the wall along the southern boundary proposed to be modular block be changed to a traditional natural stone wall of New England character;
3. That an additional 0.05 bonus of floor area ratio (F.A.R.) be allowed for a total of a 0.40 FAR. Section 29-6-E.12(2) (in addition to the preservation of an historic structure as stated in condition # 3) requires that a meaningful public benefit be shown; It is the Commission’s

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determination that the meaningful public benefit will be achieved if the following improvements are included:

- A) Installation of sidewalks from the site heading south to the Norwalk River Valley Trail trailhead opposite Wolfpit Road, with a complete, continuous sidewalk from Sharp Hill/Danbury intersection to the trailhead itself; the existing sidewalk in front of 190 Danbury is acceptable as it is already in place;
  - B) That an additional sidewalk on Sharp Hill Road from the proposed sidewalk on Danbury Road extending east as far as the proposed curb cut into the property, ( a distance of approximately 160') be installed to allow safe pedestrian foot traffic on Sharp Hill and establishing new pedestrian connections to nearby trails;
  - C) That a kiosk be installed on the property alerting the public to the location of the NRV in relation to the location of the kiosk and Wilton Center and also the historic significance of the Raymond Morehouse house, such kiosk subject to the approval by the Architectural Review Board in regards to form and location;
  - D) That bike racks be installed to allow bicycle connections to nearby trails;
4. That any additional site work and changes beyond the approved plans be submitted for review and approval;
  5. That all signage shall be in compliance with the Wilton zoning regulations;
  6. That all plants be of a native species;
  7. That the 8 (eight) white pines proposed along the eastern property line be increased in size to 8' – 10' height to provide the required screening along the residential area;
  8. That the stockade fence proposed on the top of the southern boundary wall be modified to a design more in keeping with the characteristics of the site and is to be reviewed by staff;
  9. That all lighting on the site be properly shielded and screened and that the lighting on the rear (eastern side) of building "A" be reduced to 3 in number;
  10. That the required documentation for the 10% of the dwelling units in excess of 20 affordable housing units be submitted in accordance with Section 29-6.E.12.(g)(3) and reviewed and approved by Town Counsel prior to being placed on the Land Records.
  11. 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 June 12, 2025.
  12. The applicant shall file a Land Record Information Form with the Town Clerk (form to be provided by the Planning and Zoning Department) and a copy of the filed Land Record Information Form shall be submitted to the staff prior to the issuance of a zoning permit.
  13. Two (2) completed revised sets, (collated and bound) shall be submitted to the Commission's office for endorsement as "Final Approved Plan" by the Town Planner. Said plans shall include all revisions noted above and shall bear an ORIGINAL signature, seal

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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 June 12, 2025."
- b. "For conditions of approval for Special Permit #461, see **Resolution #0620 – 461SP**."

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

14. Prior to occupancy, the applicant shall obtain a Zoning Certificate of Compliance from the Planning and Zoning Department and a Certificate of Occupancy from the Building Department.
15. That construction as-builts by a licensed land surveyor be submitted, confirming all aspects of the project, including coverage, building height, location of improvements, etc.
16. That an engineering certification be submitted, with certification of the engineer of record that all improvements have been installed in accordance with Town standards

-END RESOLUTION-

2. **SP#466**, a special permit application from Rob Sanders Architects for conversion of an existing 2-car garage to an accessory dwelling unit pursuant to Section 29-4.D.1 of Zoning Regulations; for property located at 56 De Forest Road; in a Residential (R-2A) Zoning District; Assessor's Map #117, Lot #31; consisting of 1.93+/- acres; owned by Dana and Chris Roth.

Date of Commission Receipt:	4/9/2020
Initial Public Hearing Opening Date:	5/26/2020
Public Hearing Status:	Public comment period is closed.

The Commission reviewed draft resolution of approval #0620-466SP. No modifications were incorporated into the resolution.

MOTION was made by Ms. Knapp, seconded by Ms. Johnson, and carried unanimously (9-0) to adopt as drafted Resolution **#0620 – 466SP** for **SP#466**, effective June 12, 2020.

**WHEREAS**, the Wilton Planning and Zoning Commission has received a Special Permit application (**SP #466**) from Robert Sanders, Architects, as agent for the owners, Dana and Chris Roth for conversion of an existing 2 car garage accessory building into a 749 SF accessory

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dwelling unit, property located at 56 DeForest Road; located in a Residential “R-2A” District, Assessor’s Map #117, Lot #31, consisting of 1.93 acres and shown on the plans entitled:

Property Survey, Entitled “Improvement Location Survey 56 DeForest Road prepared for Christopher C. Roth and Dana J. Roth, Wilton, Connecticut”, prepared by Ryan and Faulds Land Surveyors, dated March 5, 2020, and drawn at a scale of 1”=20’.

Architectural Plans – Accessory Dwelling Unit, sheet SC-3, prepared by Rob Sanders Architects, LLC, dated April 9, 2020, scale ¼” = 1’-0”.

Septic Plans – by Peak Engineering, Redding, CT. prepared for Christopher & Dana Roth, entitled “Existing Residence Proposed B-100 Replacement Plan, Scale 1’=20’ , dated 3/26/2020

**WHEREAS**, the Wilton Planning and Zoning Commission conducted a public hearing on May 26, 2020 to receive comment from the applicant and public and met again on June 8<sup>th</sup> to considered all evidence submitted at said hearing; and

**WHEREAS**, the Planning and Zoning Commission has received preliminary approval from the Wilton Health Department for the replacement of a septic system approval, subject to further review and applicable permits; 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 #466 to allow the establishment of a 749 SF square foot accessory dwelling unit within an existing accessory building for property located at 56 DeForest Road, effective June 12, 2020, subject to the following conditions:

**General Conditions:**

17. 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.
18. That any lighting on the building be low level and properly shielded so as not to create a glare issue off the property; and
19. 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 June 12, 2025.

20. The applicant shall file a Land Record Information Form with the Town Clerk (form to be provided by the Planning and Zoning Department) and a copy of the filed Land Record Information Form shall be submitted to the staff prior to the issuance of a zoning permit.
21. Prior to the issuance of a zoning permit the owner shall submit an updated affidavit to state that the owner currently resides in the principal dwelling located at 56 DeForest Road.
22. Two (2) completed revised sets, (collated and bound) shall be submitted to the Commission's office for endorsement as "Final Approved Plan" by the Town Planner. 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:
  - b. "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 June 12, 2025."
  - b. "For conditions of approval for Special Permit #466, see **Resolution #0620 – 466SP.**"

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

23. Prior to occupancy, the applicant shall obtain a Zoning Certificate of Compliance from the Planning and Zoning Department and a Certificate of Occupancy from the Building Department.

-END RESOLUTION-

3. **SP#467**, a special permit application submitted by Wilton Medical Realty, LLC to convert existing general office space (74,000 ± SF) known as #60 Danbury Rd to an ambulatory surgical center and medical offices for property located at #50, 60 & 64 Danbury Road, in a DE-5 zone, Assessors Map #68, Lot 33-64; consisting of 22.27 +/- acres owned by Wilton 40/60, LLC, c/o Gregory and Adams, Wilton, CT.

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Date of Commission Receipt:	4/9/2020
Initial Public Hearing Opening Date:	5/26/2020
Public Hearing Status:	Public comment period is closed.

The Commission reviewed draft resolution of approval #0620-467SP. No modifications were incorporated into the resolution.

MOTION was made by Mr. Fanwick, seconded by Mr. Murphy, and carried unanimously (9-0) to adopt as drafted Resolution **#0620-467SP** for **SP#467**, effective June 12, 2020.

**WHEREAS**, the Wilton Planning and Zoning Commission has received Special Permit application **SP #467** from Wilton Medical Realty, LLC, to convert the existing 3 story, 74,000 ± SF general office space into an ambulatory surgical center and medical offices, property located at 50, 60 & 64 Danbury Road, in the DE-5 Design Enterprise District, Assessor's Map #68, Lot 33-50, 33-60, 33-64, consisting of 22.27 acres and shown on the plans entitled:

Property Survey, entitled "Zoning Location Survey of property at 50, 60 & 64 Danbury Road, Wilton, Connecticut, prepared by Robert L. Liddel, Jr., Land Surveyor, dated July 11, 2017, at a scale of 1"=50".

**WHEREAS**, the Wilton Planning and Zoning Commission conducted a public hearing on June 8, 2020 to receive comment from the applicant and public and at a meeting of June 8, 2020 fully considered and discussed all evidence; and

**WHEREAS**, the Commission approved resolution #1017-12P, with an expiration date of October 13, 2022, to allow the expansion of the existing parking garage and related site improvements, which will allow the site to accommodate the increased parking for the medical; 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 medical uses in the DE-5 zone;

**NOW THEREFORE BE IT RESOLVED** that the Wilton Planning and Zoning Commission **APPROVES** Special Permit **#467** to allow the conversion of an existing 3 story office building to medical offices and ambulatory surgery center, said property located at 60 Danbury Road (aka 50, 60 & 64) , effective June 12, 2020, subject to the following conditions:



**General Conditions:**

24. 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.
25. That any additional lighting on the building be low level and properly shielded so as not to create a glare issue off the property; and
26. That any additional site work beyond the approved plans be submitted for review and approval;
27. 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 June 12, 2025.
28. The applicant shall file a Land Record Information Form with the Town Clerk (form to be provided by the Planning and Zoning Department) and a copy of the filed Land Record Information Form shall be submitted to the staff prior to the issuance of a zoning permit.
29. Two (2) completed revised sets, (collated and bound) shall be submitted to the Commission's office for endorsement as "Final Approved Plan" by the Town Planner. 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:
  - c. "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 June 12, 2025."
  - b. "For conditions of approval for Special Permit #467, see **Resolution #0620 – 467SP.**"

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

30. Prior to occupancy, the applicant shall obtain a Zoning Certificate of Compliance from the Planning and Zoning Department and a Certificate of Occupancy from the Building Department.

-END RESOLUTION-

4. **SP#465**, a special permit application from James and Joyce Andersen pursuant to Section 29-4.D.1 of Zoning Regulations to allow a kitchen and full bath as amenities in a detached sports barn; for property located at 5 Forge Road; in a Residential R1-A Zoning District; Assessor's Map #136, Lot #9; consisting of 2.58+/- acres; owned by James and Joyce Andersen.

*[See application status above.]*

The Commission discussed the application and draft resolution of approval #0620-465SP. No modifications were incorporated into the resolution.

During the discussion, the Commission indicated that it wished to look more closely at accessory dwelling unit regulations going forward, with an eye towards streamlining the overall approval process and more clearly defining an accessory dwelling unit as compared to other accessory structures such as sports buildings, cabanas, artist studios, etc.

MOTION was made by Mr. Fanwick, seconded by Ms. Knapp, and carried unanimously (8-0) to adopt as drafted Resolution **#0620-465SP** for **SP#465**, effective June 12, 2020. Mr. Pagliaro was recused.

**WHEREAS**, the Wilton Planning and Zoning Commission has received a Special Permit application (**SP #465**) from James and Joyce Andersen, property owners, to allow the addition of a kitchen and full bath as amenities to an existing private "sports barn" detached building, property located at 5 Forge Road; located in a Residential "R-1A" District, Assessor's Map #136, Lot #9, consisting of 2.58 acres and shown on the plans entitled:

Property Survey, Entitled "Map of Property Prepared for James and Joyce Andersen, 5 Forge Road, Wilton, Connecticut", prepared by Roland Gardner, Jr. CT LS, dated 7-29-18, revised to 8-16-18, and drawn at a scale of 1"=30'.

Architectural Plans – Entitled Custom Timber Frame Barn, 5 Forge Road, Wilton, Connecticut, sheets A.1 & A.2, prepared by Arc Studios, LLC (R. Cannale), Jan. 9, 2020, scale 1/4" = 1'-0".

**WHEREAS**, the Wilton Planning and Zoning Commission conducted a public hearing on June 8, 2020 to receive comment from the applicant and public and considered all evidence submitted at said hearing; and

**WHEREAS**, the Planning and Zoning Commission has received preliminary approval from the Wilton Health Department for the replacement of a septic system approval, subject to further review and applicable permits; 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 #465 to allow the installation of a full bath and kitchen facilities as amenities within an existing private “sports barn” accessory building for property located at 5 Forge Road, effective June 12, 2020, subject to the following conditions:

**General Conditions:**

31. 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.
32. That any lighting on the building be low level and properly shielded so as not to create a glare issue off the property; and
33. That there is no commercial use of the accessory building and that the proposed finished living space be restricted to the 897.5 SF shown on the referenced plans;
34. That the temporary construction driveway which was installed off of Telva Road be removed and the driveway area be properly restored with landscaping that screens the new building from the street in the area of the driveway.
35. 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 June 12, 2025.
36. The applicant shall file a Land Record Information Form with the Town Clerk (form to be provided by the Planning and Zoning Department) and a copy of the filed Land Record Information Form shall be submitted to the staff prior to the issuance of a zoning permit.
37. Prior to the issuance of a zoning permit the owner shall submit an updated affidavit to state that the owner currently resides in the principal dwelling located at 5 Forge Road.
38. Two (2) completed revised sets, (collated and bound) shall be submitted to the Commission's office for endorsement as "Final Approved Plan" by the Town Planner. 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:

- d. "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 June 12, 2025."
- b. "For conditions of approval for Special Permit #466, see **Resolution #0620 – 465SP.**"

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

- 39. Prior to occupancy, the applicant shall obtain a Zoning Certificate of Compliance from the Planning and Zoning Department and a Certificate of Occupancy from the Building Department.

-END RESOLUTION-

**E. ACCEPTANCE OF NEW APPLICATIONS**

- 1. **SP#468, Darbandi**, 516 Danbury Road, Adaptive reuse of former residence/antique shop to retail tile store  
**Public Hearing scheduled for June 22, 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 not yet scheduled.**
- 2. **SP#469, Apple Blossom School and Family Center**, 426 Danbury Road, Adaptive use for childcare center with existing 1-bedroom apartment  
**Public Hearing scheduled for June 22, 2020.**

**G. WORK SESSION -**

**1. Outdoor Dining –**

- A. General Discussion over existing regulations and possible amendments;  
schedule public hearing if required

The Commission discussed the current outdoor dining guidelines that were recently implemented in Town, pursuant to the Governor’s recent executive order. It was the consensus of the Commission that it would be beneficial for both restaurant owners as well as the Town if the current outdoor dining policy could be extended through the end of the 2020 dining season, so that restaurants without Special Permit outdoor dining approvals might also benefit from outdoor dining opportunities during the current covid crisis. The Commission requested that the issue of outdoor dining be placed on the agenda and a public hearing scheduled as soon as is feasible.

**H. APPROVAL OF MINUTES**

1. May 26, 2020 – Regular Meeting

MOTION was made by Ms. Rotini, seconded by Ms. Knapp, and carried (9-0) to approve the minutes of May 26, 2020 as amended on page 4, Condition B.6, to read that “all work shall be *performed* . . . ”, replacing the word *preformed*.

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

**J. ADJOURNMENT**

MOTION was made by Mr. Fanwick, seconded by Mr. Murphy, and carried unanimously (9-0) to adjourn at approximately 9:15 P.M.

**UPCOMING MEETINGS**

1. Monday, June 22, 2020 – Regular Meeting – Electronic remote meeting
2. Monday, July 13, 2020 – Regular Meeting – Electronic remote meeting

Respectfully submitted,

Lorraine Russo

Recording Secretary