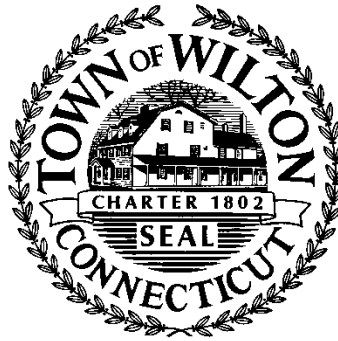


PLANNING & ZONING  
COMMISSION  
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TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

**WILTON PLANNING AND ZONING COMMISSION MINUTES\***  
**May 22, 2023 REGULAR MEETING**  
**(CONDUCTED ELECTRONICALLY VIA ZOOM)**

**PRESENT:** Chair Rick Tomasetti, Commissioners Matthew Murphy, Jill Warren, Chris Wilson, Ken Hoffman, and Florence Johnson

Also present was Town Planner Michael Wrinn.

**REGULAR MEETING**

- A. CALL TO ORDER at 7:04 PM** by Chair Tomasetti
- B. SEATING OF MEMBERS** – All 7 members present were seated by Chair Tomasetti.
- C. PUBLIC HEARINGS**
  - 1. SDP # 4-23 - Wilton Center Lofts, LLC - 12 Godfrey Place – 42-unit multi-family development pursuant to C.G.S. 8-30g.**  
**(Public Hearing Continued from May 8, 2023)**

Michael Wrinn noted that the revised plans had been posted and hard copies had been distributed to the various departments for review of the changes. Responses are still needed.

Attorney Elizabeth Suchy introduced the project and turned the presentation over to Rich Granoff, project architect and partner of Wilton Lofts, LLC. Said they had 4 items: 1) added loading zone; 2) recessed the storage room door; 3) would install safety bollards in the garage as needed; and 4) added note that no e-bikes would be allowed in the garage / interior storage space.

Mr. Shurr, PE of Redniss and Mead, reviewed the changes to the engineering plans, showing the new crosswalk and loading spot, and the transformer being moved back 5 feet, and added fire connection to south side of building.

Rich Granoff, Architect and partner in Wilton Lofts, LLC, went over site plan and building,

lighting, landscaping, and architectural design.

Steve Cipolla, traffic engineer of Hardesty and Hanover, reviewed the comments made by the updated traffic peer review report. He stated that the delivery space was primarily for delivery and garbage trucks. He also said that the majority of the Fairfield sites provided in the report were not similar to this; however, 1427 Kings Highway was within a 10<sup>th</sup> of a mile from the RR station and is similar, having one parking space per unit. Mr. Hoffman asked why such a short loading space. Mr. Cipolla responded that the loading was only used for a very short period of time, based on observations in other buildings.

Ms. Warren questioned the location of parking spaces across the street not being located in the originally shown spaces at the road. Attorney Suchy said they would be working with the owner of the property on that issue and she confirmed they do have rights to those spaces.

Discussed noise and fencing material at generator.

Discussed loading space, moving vans and number of moves per week, and height of garage for vans. Mr. Wilson suggested that there should be a critical service sound kit on the generators, given the location next to residential.

Mr. Tomasetti expressed concern with the loading zone configuration, asking where do you go at the western end of the crosswalk, stating there needs a sidewalk up to the parking spaces. Mr. Granoff responded that design development drawings would come later. Mr. Hoffman expressed concerns with safety of view out of driveway.

Mr. Tomasetti opened the meeting to the public.

Farah Masani, 21 Hubbard Road, is concerned with the number of units sharing the same drive at 21/23 Hubbard, safety of the loading zone, no space for emergency vehicles, and no visitor spaces.

Barbara Geddis, Cannon Road, said including off-site parking is not safe, loading does not work, the intensity of this at 67 units per acre exceeds public interest.

William Lalor, 40 Millbrook Drive. Works at 23 Hubbard Road and knowing the area is concerned about the impact on the ABC house adjacent to this property. They should consider measures to protect the student residents from noise, dust, demolition, etc.

Attorney Suchy gave her rebuttal, saying said traffic expert saw no traffic increase and that parking may be an inconvenience but not a safety issue. There is a need for affordable housing. Discussion over ADA spaces. Attorney Suchy ran over standards for site plan review, that storm drainage was managed, signs were limited, and a full landscaping palm was submitted. It is a clear TOD project, given the location of the bus routes and train station.

Chair Tomasetti wanted confirmation of the parking spaces, that one would be offered to each tenant, at an additional fee. Mr. Granoff confirmed that they would be offered at a fee; storage is also at a fee, not included in the rent.

As there is additional information required, this hearing will remain open and be heard at the June 12, 2023 meeting.

**2 - #SP 509 - i-Park Norwalk II, Inc. - 1 Cannondale Way – 120 room hotel**

Mr. Wrinn gave an overview of the status of Department approvals, awaiting comments back from the Fire Department, DPW, and Inland Wetlands on revised plans. Staff is reviewing the parking calculation.

Lynne Ward, representing the applicants, introduced the project. Ulises Montoes, of Lessard Design Architects, took the commission through the architectural aspects of the project.

Kyle Pustola, PE, had revised the plans to show four items required by the Fire Department, and revised plans to conform to DPW requirements. Discussed pedestrian circulation on the site, and addition of pathways. Discussed flood certifications, as the building is in the flood plain.

John Imbiano, of IQ Architects, walked through the landscaping plan. Asking if the roof garden was proposed, applicants responded no but other buildings on the site have those elements, such as solar panels on the main building.

The Chair asked that the traffic consultant present at the next meeting.

As there is additional information required, this hearing will remain open and be heard at the June 12, 2023 meeting.

**D – ACCEPTANCE OF APPLICATIONS:**

**Reg #23399 – ASML, US, LLC – 77 Danbury Road – Amendments to modify height and building & site coverage on qualified parcels.**

Mr. Wrinn said this was submitted and would be scheduled for a public hearing on June 12, 2023.

**E Communications and report from Planner and / or commissioners – Discussion**

1 – Rise Donuts, 28 Center Street; request to add external mobile smoker for BBQ once a week

Mr. Wrinn explained the request, saying the approval would be a modification of the Special Permit on the site, similar to the Farmers Market on Town Green, which was a Site Development Plan approval.

Hugh Mangum, the owner of Rise, said he plans to bring in a smoker once a week, starting it early Thursday morning, serving the product out of the restaurant and removing the unit by end of day on Friday. Parking the unit in front of the restaurant, on private property.

Commission agreed to allow the use on Fridays, and the applicant is to come back to the Commission at its regular meeting on June 26 to give a report to determine if the use could continue.

#### **G. FUTURE AGENDA ITEMS**

Mr. Wrinn noted that The Lake Club will be scheduled when the sound report can be obtained.

#### **H. APPROVAL OF MINUTES**

1. May 8, 2023 – Regular Meeting

Commissioner Hoffman made a motion to approved the minutes, seconded by Commissioner Murphy. Motion passed 7-0.

**I. ADJOURNMENT** Mr. Hoffffman made a motion, seconded by Mr. Wilson, to adjourn the meeting at approximately 9:12 PM, which carried 7-0.

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**\*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>**