

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

WILTON PLANNING AND ZONING COMMISSION MINUTES*
JULY 10, 2023 REGULAR MEETING
(CONDUCTED ELECTRONICALLY VIA ZOOM)

PRESENT: Chairman Rick Tomasetti, Vice-chairwoman Melissa-Jean Rotini, Secretary Eric Fanwick, Commissioners Jill Warren, Christopher Wilson, Christopher Pagliaro, Ken Hoffman, and Matthew Murphy

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 8 members present were seated by Chair Tomasetti.**
- C. DISCUSSION OF POSSIBLE ACTION ON PUBLIC MEETING ITEMS**

- 1. REG #23401 – Wilton Investors, LLC – 88 Danbury Road – Regulation Text Amendment; change of use to revise parking requirements for medical office**

Mr. Wrinn stated that he has sent out the draft resolution, saying that there are very minor changes. Mr. Tomasetti restated that it is a good application and that he is in favor of approval. All Commissioners were asked for comments and all stated they were in favor of approval. Mr. Fanwick moved to approve the application as written, which was seconded by Mr. Pagliaro. Application passed with a unanimous vote.

D. COMMUNICATIONS

- 1. Wilton Land Conservation Trust (SP#510) – 183 Ridgefield Road**

P & Z Commission – Meeting Minutes – July 10, 2023 Regular Meeting

Mr. Wrinn introduced Kathleen Royle. She said she has spoken with Craig Johnson of the Wilton Land Conservation Trust. They are willing to make a commitment to do the site work now (including the restacking of the stone wall to make it look better), while aesthetic work can be done at a later time.

Mr. Wrinn wanted to confirm what Phase One is comprised of: parking lots, building, wall. Ms. Royle says that Phase One work is spelled out in Condition #6 in the original Resolution. She said that the McChord site plan work and Condition #6 will be done in Phase One, and that Phase Two is anything in the Erskine landscape architectural plan.

Mr. Wrinn suggested a resolution that breaks the work into two phases, Phase One being the engineering plan and Phase Two being the landscape plan. Tomasetti agreed, and Royle also agreed. Mr. Wrinn will prepare the resolution for the next meeting.

D. ACCEPTANCE OF APPLICATIONS

1. REG #23402 - MCL Piersall, LLC – Regulation change to 29-6.C.3.o – Remove prohibition of studios of dance, photography, etc. as uses on first floor

Mr. Wrinn opened by saying that the property owner has a potential tenant that wants a dance studio on the first floor, for which there is a prohibition specific to Wilton Center.

Mr. Fanwick commented that there is a martial arts studio on the first floor in Wilton Center and asked why is this use allowed and a dance studio not.

Mr. Tomasetti stated that much of this will be taken care of in the new overlay zone where more progressive uses may potentially be allowed.

Mr. Pagliaro asked that with the next meeting not being until September 11, will this be an issue with the potential tenant. Also, as the Master Plan progresses, bringing life to the town center sidewalks will be encouraged. Are there other uses that could benefit from this change?

Ms. Rotini asked if the information she has seen pertaining to this application is all that is available. Mr. Wrinn stated that the application was only received a few days prior to the meeting and that he wanted to get it on the agenda to get it started without waiting until September.

Mr. Tomasetti comments that this application will be on the agenda of the next meeting and that it will also become an item for Master Planning.

P & Z Commission – Meeting Minutes – July 10, 2023 Regular Meeting

E. FUTURE AGENDA ITEMS

- 1. SDP#6-23 – Lupinski**, 53 Sugarloaf Drive, to rebuild existing retaining wall and associated site grading

Mr. Wrinn gave a brief description of this application. The owner built a retaining wall, partially on the neighbor's property, and would now like to remove it. More information is necessary to move this along, including correspondence with neighbors. This will be discussed further at next meeting.

Prior to approval of minutes Mr. Tomasetti said that he would like to have "Discussion of Upcoming Meetings" as an agenda item at the July 24th meeting, as some work will need to be done during the August break. Mr. Pagliaro comments that work done in August should be on the Master Plan, not applications.

H. APPROVAL OF MINUTES

Mr. Fanwick made a motion to accept minutes from the June 26, 2023 regular meeting as written. Seconded by Mr. Wilson. All in favor of approval with the exception of Mr. Murphy, who abstained (absent at last meeting).

I. ADJOURNMENT

Mr. Pagliaro made a motion to adjourn, seconded by Mr. Fanwick. Motion passed unanimously.

UPCOMING MEETINGS

- 2.** July 20, 2023 – Wilton Center Area Master Plan Subcommittee Regular (Electronic) Meeting – 7:00PM
- 3.** July 24, 2023 – Planning and Zoning Commission Regular (Electronic) Meeting 7:00 PM

Respectfully submitted by Richard Callahan – Recording Secretary

***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>**