

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

WILTON PLANNING AND ZONING COMMISSION MINUTES*
OCTOBER 30, 2023 SPECIAL MEETING
(CONDUCTED ELECTRONICALLY VIA ZOOM)

PRESENT: Chairman Rick Tomasetti, Vice-Chairwoman Melissa-Jean Rotini, Secretary Eric Fanwick, Commissioners Matthew Murphy, Christopher Wilson, Jill Warren, Mark Ahasik, Ken Hoffman. Notified Intended Absence: Christopher Pagliaro

Also present was Town Planner, Michael Wrinn.

REGULAR MEETING

- A. CALL TO ORDER at 7:00 PM** by Chairman Tomasetti
- B. SEATING OF MEMBERS** – Members present were seated by Chairman Tomasetti.
- C. PUBLIC HEARINGS** – There were no public hearings
- D. PRE-APPLICATIONS**

- 1. CD Station, LLC (owner) and Toll Brothers, Inc. (contract purchaser) – 15 Old Danbury Road – Multifamily residential development, 207 units**

Attorney Lisa Feinberg introduced the participants representing the applicants. Mr. David Sands then began the presentation by providing a background of the Toll Brothers, Inc. portfolio of apartment developments. Ms. Feinberg then gave a history of the property and commented that the TOD overlay was very beneficial to their planning. Mr. Seelan Pather then introduced the architectural details of the application. He addressed: elevation changes throughout the property, setbacks to accommodate parking on all sides of the building (314 total spaces, with 251 being surface level; 207 units with 60% being 2 or 3-bedroom units and 40% being one-bedroom units; approximately 10,000 SF of amenities and 20,000 SF of courtyard. Mr. Eric Rains then detailed the proposed landscape architecture. He emphasized his intent to make the property pedestrian friendly and the proposed use of canopy trees along the perimeter of the property to address the scale of the building.

Mr. Tomasetti noted the challenges of the site based on grade changes and state-owned property. He said he wanted to enhance the southeast part of the building, and create a better connection from the southside of the building to the new pedestrian bridge. He also asked if it would be possible to create a feeling of the site being a composition of buildings. Ms. Warren liked the preliminary aesthetics of the plan. Mr. Ahasik said he liked the exterior finishes, considering the visibility of the building. Mr. Hoffman commented that he liked the connectivity of the building to the bridge and into Wilton Center. He also commented that the repetitiveness of the exterior was institutional. Mr. Wilson and Mr. Fanwick expressed their support of the project. Mr. Tomasetti emphasized the importance of the fifth-floor façade based on its visibility and being a gateway to the town, and also that the plan had not yet addressed sustainability, as stipulated in the TOD regulation. Ms. Rotini commented that she would like to see sustainability addressed, e-vehicle charging, storm water drainage, and for the fifth-floor façade to be given special attention.

E. DISCUSSION OF POSSIBLE ACTION

1. Affordable housing numbers

Mr. Wrinn updated the Commission on the Wilton affordable housing numbers. The State of Connecticut would like 10% of units to be affordable in each town to avoid the CT General Statute 8-30g regulation; Wilton is currently at 3.75% (~230 units). To get to 10% Wilton would need approximately 400 additional affordable units. The discussion was then how to reach 10%, or if it was even achievable, as it would likely inhibit sustainable development. Mr. Wrinn and the Commission agreed that he and staff would gather additional information in order to further the discussion.

F. ADJOURNMENT

UPCOMING MEETINGS

- 1. Monday, November 13, 2023 – Planning & Zoning Commission Regular (Electronic) Meeting – 7:00 PM**
- 2. Wednesday, November 15 – Quad Board Meeting – 7:00 PM**
- 3. Monday, November 27, 2023 – Planning and Zoning Commission Regular (Electronic) Meeting – 7:00 PM**

Respectfully submitted by Rich 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-agenda>**