

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

WILTON PLANNING AND ZONING COMMISSION MINUTES*
OCTOBER 10, 2023 - SPECIAL MEETING
(CONDUCTED ELECTRONICALLY VIA ZOOM)

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

Also present was Town Planner Michael Wrinn.

REGULAR MEETING

- A. CALL TO ORDER at 7:00 PM** by Chair Tomasetti
 - B. SEATING OF MEMBERS** – Members present were seated by Chair Tomasetti.
 - C. PUBLIC HEARINGS**
 - 1. SDP#6-23 – Lupinski, 53 Sugar Loaf Drive**, to rebuild existing retaining wall and associated site grading
- This application was withdrawn. Another application is expected.
- 2. REG#23404** – To permanently prohibit the operation of adult use cannabis establishments in the town of Wilton

This regulation change is being re-noticed. In addition to the change to permanently prohibit cannabis establishments, two options are being added: 1) to add an extension of the regulation; and 2) to allow cannabis establishments. The public hearing is scheduled for October 23.

D. DISCUSSION OF POSSIBLE ACTION ON PUBLIC MEETING ITEMS

1. SDP #6-23 – Robert Lupinski, 53 Sugarloaf Drive

No action taken.

2. REG#23404 – Cannabis

No action taken.

E. PRE-APPLICATIONS

1. Fuller Development – 64 Danbury Road; proposed 100-unit multifamily development

This has been postponed to a later date.

F. SITE DEVELOPMENT PLANS

1. SDP#7-23 - Glengate, 47 Old Ridgefield Road – modification to landscaping and signage; review and possible vote

Mr. Wrinn started by saying that this application has been presented to the VDDAC and they were in favor of it. Jordan Scott and Sean Garrity, both from Glengate, presented the application. Mr. Scott began by discussing the proposed placement of the signage, noting that there is a reduced number of signs in the front and back parking areas. Mr. Scott then showed details of the signs. There will be lighting for the signage, with allowable timing adhering to existing regulations.

A motion was made to approve the application. Ms. Rotini asked to amend the motion to 1) ensure that only sign #1 or sign #2 is used in both locations; and 2) that signage indicating “lifestyle showroom” is stated as “design showroom”. This motion to amend was seconded. Mr. Pagliaro also wanted to amend the motion to stipulate that the application covers the removal of the northeast tree only. This motion to amend was seconded. Application, with amendments, was unanimously approved.

G. COMMUNICATIONS

1. Public Act 23-142 - Prohibits the requirement that a special permit be obtained for operation of child care center

This public act went into effect October 1, 2023, and will need further review by P&Z relating to understanding and necessary action.

2. Blight – New state regulations

This possible ordinance change states that commercial buildings can be added to the blight ordinance.

Mr. Tomasetti then informed that the commissioners that he felt it would be appropriate to prepare a communication, for public dissemination, clarifying the details of the Master Plan being discussed during the October 19 public hearing.

H. APPROVAL OF MINUTES

Minutes from the September 26th meeting were approved with Ms. Rotini and Ms. Warren abstaining.

I. ADJOURNMENT

UPCOMING MEETINGS

- 1. Thursday, October 19, 2023 – Planning & Zoning Commission Public Hearing – 7:00PM**
- 2. Monday, October 23, 2023 – Planning & Zoning Commission Public Hearing – 7:00PM**

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-agendas>**