

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

**WILTON PLANNING & ZONING COMMISSION MINUTES *
DECEMBER 9, 2019 REGULAR MEETING**

PRESENT: Chairman Rick Tomasetti, Vice Chair Melissa Rotini (via teleconference for a portion of the meeting), Secretary Doris Knapp, Commissioners Fanwick, Johnson, Murphy, Pagliaro, Shiue, and Warren

ABSENT:

ALSO

PRESENT: Bob Nerney, Town Planner; Daphne White, Assistant Town Planner; Lorraine Russo, Recording Secretary; members of the press; and interested residents.

Vice-Chair Rick Tomasetti called the meeting to order at approximately 7:20 PM.

NOMINATIONS & ELECTION OF OFFICERS

MOTION was made by Ms. Knapp to nominate Commissioner Tomasetti for Chairman. No other nominations were proffered and the nominations for Chairman were closed.

The motion was seconded by Mr. Fanwick and carried unanimously (9-0).

MOTION was made by Mr. Tomasetti to nominate Commissioner Rotini for Vice-Chair. No other nominations were proffered and the nominations for Vice-Chair were closed.

The motion was seconded by Mr. Murphy and carried unanimously (9-0).

MOTION was made by Mr. Pagliaro to nominate Commissioner Knapp for Secretary. No other nominations were proffered and the nominations for Secretary were closed.

The motion was seconded by Mr. Shiue and carried unanimously (9-0).

***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>**

At approximately 7:21 PM, Ms. Rotini terminated her teleconference call and withdrew from the meeting.

PUBLIC HEARINGS

- 1. REG#19379: Applicant:** MNG Equities, LLC **Application:** To amend Section 29-4.D.4 pertaining to location, density, maximum building height, and affordable housing requirements in connection with Congregate Housing; Section 29-4.D.6 pertaining to location of Assisted Living Facilities; and Section 29-8.B.5 pertaining to Minimum Parking Requirements for Congregate Housing

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| Date of Commission Receipt: | 9/9/2019 |
| Initial Public Hearing Opening Date: | 10/15/2019 |
| Public Hearing Status: | Public comment period is open. Public hearing must close by 12/9/19 unless applicant consents to extension |

The application was withdrawn at the request of the applicant, reference being made to the applicant's withdrawal request dated December 6, 2019.

- 2. REG#19381: Applicant:** Dominick P. and Marie C. Agostin **Application:** To amend Section 29-5.C.6 of zoning regulations to allow professional offices for non-resident occupants on Old Ridgefield Road

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| Date of Commission Receipt: | 10/28/2019 |
| Initial Public Hearing Opening Date: | 12/9/2019 |
| Public Hearing Status: | Public comment period is open. Public hearing must close by 1/13/20 unless applicant consents to extension |

The public hearing was called to order at approximately 7:22 PM.

Attorney J. Casey Healy and engineer Craig Flaherty represented the applicant.

No public comment was received.

At approximately 7:43 PM, the hearing was closed.

A. REGULAR MEETING – CALL TO ORDER; SEATING OF MEMBERS

B. APPROVAL OF MINUTES

1. November 25, 2019 – Regular Meeting

MOTION was made by Ms. Knapp, seconded by Mr. Fanwick, and carried (6-0-2) to approve the minutes of November 25, 2019 as written. Commissioners Johnson and Warren abstained.

C. ACCEPTANCE OF NEW APPLICATIONS

D. SITE DEVELOPMENT PLAN REVIEW

E. PENDING APPLICATIONS

- 1. REG#19379: Applicant:** MNG Equities, LLC **Application:** To amend Section 29-4.D.4 pertaining to location, density, maximum building height, and affordable housing units in connection with Congregate Housing; Section 29-4.D.6 pertaining to location of Assisted Living Facilities; and Section 29-8.B.5 pertaining to Minimum Parking Requirements for Congregate Housing

APPLICATION WITHDRAWN.

- 2. REG#19381: Applicant:** Dominick P. and Marie C. Agostin **Application:** To amend Section 29-5.C.6 of zoning regulations to allow professional offices for non-resident occupants on Old Ridgefield Road [*Application status noted above*]

After a brief discussion and having reached a general consensus that the application was consistent with the intent/spirit of the Plan of Conservation and Development, the Commission requested that staff prepare a draft resolution of approval for discussion/vote at the next regular meeting.

F. COMMUNICATIONS AND REPORT FROM PLANNER AND/OR COMMISSION MEMBERS

- 1. SP#460, The Grumman Hill Montessori Association, Inc.,** Request for reconsideration of Conditions 10 and 11 of Resolution #1119-14P pursuant to letter dated December 4, 2019 from Attorney Joseph P. Williams (Shipman & Goodwin)

Referencing a letter dated December 4, 2019 from Attorney Joseph P. Williams on behalf of the applicant, Mr. Nerney briefly reviewed the applicant's request for reconsideration of conditions 10 and 11 of recently passed Resolution #1119-14P. After a brief discussion, it was the consensus of the Commission that such a request should be handled via the Special Permit application process in a public venue setting or, alternatively, via the statutory appeals process.

- 2. Wilton Heights, LLC,** 300 Danbury Road, Whitewood Lane (Assessor's Map #58, Lot #37), Whitewood Lane (Assessor's Map #58, Lot #39), 3, 7 and 11 Whitewood Lane; Request to amend SP#449 and SP#458 to permit modifications to drive-through/loading area and driveways; reduction in floor area; modifications to landscaping plan and relocation of bus stop sign/schedule post.

Referencing a letter, with attachments, dated December 4, 2019 from Attorney J. Casey Healy on behalf of Wilton Heights, LLC, Mr. Nerney reviewed the applicant's request for various site modifications, driven primarily by ConnDot, safety concerns and drive-in pharmacy needs. After a brief discussion, it was the consensus of the Commission that the proposed site modifications, none of which were considered significant in scale/scope, could and should be handled administratively by staff.

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Mr. Fanwick updated the Commission on ongoing SIMM (Schenck's Island/Merwin Meadows) Committee activities, and Mr. Nerney reviewed ongoing progress pertaining to the Wilton Center pedestrian bridge project.

Mr. Tomasetti discussed anticipated upcoming Planning and Zoning Commission (PZC) projects/applications, as well as the need to review PZC rules and procedures going forward.

G. FUTURE AGENDA ITEMS

H. UPCOMING MEETINGS

1. Monday, January 13, 2020 – Regular Meeting (Annex, Room A, 7:15 PM)
2. Monday, January 27, 2020 – Regular Meeting (Annex, Room A, 7:15 PM)

I. ADJOURNMENT

MOTION was made by Mr. Knapp, seconded by Mr. Fanwick, and carried unanimously (8-0) to adjourn at approximately 8:15 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary