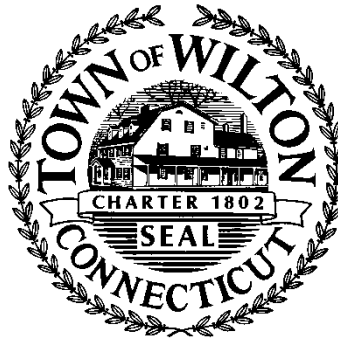


PLANNING & ZONING
COMMISSION
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

WILTON PLANNING AND ZONING COMMISSION MINUTES*
January 23, 2023 REGULAR MEETING
(CONDUCTED ELECTRONICALLY VIA ZOOM)

PRESENT: Chair Rick Tomasetti, Vice-Chair Melissa Rotini, Sec'y Commissioners Fanwick, Hoffman, Johnson, Murphy, Pagliaro, Warren and Wilson.

Also present was Town Planner Michael Wrinn

REGULAR MEETING

A. CALL TO ORDER at 7:05 PM

B. SEATING OF MEMBERS – All 9 members were seated by Chair Tomasetti

C. PUBLIC HEARINGS

- 1. REG#22397**, from Wilton Center Lofts LLC, for amendments to the Zoning Regulations of the Town of Wilton for residential density, parking, floor area ratio, building height and number of stories in connection with transit-oriented development.
- 2. SP#500, Wilton Center Lofts LLC**, for property located at 12 Godfrey Place, Assessor's Map #73, Lot #33; in Wilton Center (WC) Zoning District; consisting of 0.62+/- acres; owned by Wilton Center Lofts LLC; for new, multi-family transit-oriented residential development.

As agreed at the last public hearing, both applications would be heard concurrently.

Attorney Elizabeth Suchy and Architect Rich Granoff opened the hearing. Mr. Granoff reviewed their comparison of the proposal versus the draft master plan, from coverage to setbacks,

reviewing the building height. As to the building height, he noted that the pitch could be changed but he felt that would ruin the aesthetics of the building. Confirmed that they are sustainable, with EV chargers and heat pumps.

Ms. Rotini asked about the proposed reg changes, concerned that someone could come in and build something that was not as high end as this and was hesitant to change the regulations, opening this up to each property in the Wilton Center area.

Mr. Wilson asked about the construction sequence in such a dense area. Mr. Granoff responded that since it was a podium, parking would be available immediately after that construction, along with a few spaces across the street on Hubbard. Attorney Suchy said they would accept conditions for construction sequencing.

Discussion over public space and if it was big enough and created a meaningful space. Agreed that additional sidewalk along the north side would be more appropriate, along with hours of availability and signage showing open to the public.

Discussion over consistent eve heights, able to add additional glazing on the street front. Question on moving the building to the north, leaving a larger public space on Godfrey Place.

Chair opened the meeting to the Public:

First Selectwoman Vanderslice recommending that the draft Wilton Center master plan go to the public before changing the zone, as the BOS had approved \$150,000 for the plan and it would be prudent to see that through.

David Rintoul of 358 Belden Hill commented as a member of the Housing Committee, saying that they were in support, serves the goal of more diverse housing

Farah Masani, 21 Hubbard Road said there should be no decision before the master plan, asked about garbage pickup, crossing of road for offsite parking.

Sara Curtis, 290 Cannon Road, wanted public hearing on Master Plan before a decision on the project.

Attorney Suchy noted that the Commission can modify the proposed regulation in any way they see fit. See's this project as an important to Wilton Center, brings critical mass downtown. Regarding the crosswalk and turnout for loading, DPW and Fire saw this and had no comments on that aspect.

Mr. Murphy made a motion to close the public hearing on application Reg#22397, Wilton Center Lofts, LLC, Mr. Fanwick seconded, passed 9-0.

Mr. Murphy made a motion to close the public hearing on application SP 500, Wilton Center Lofts, LLC; Mr. Fanwick seconded, motion passed 9-0.

Chair Tomasetti came back into the meeting and assumed the Chair duties.

2. **REG#22397**, from Wilton Center Lofts LLC, for amendments to the Zoning Regulations of the Town of Wilton for residential density, parking, floor area ratio, building height and number of stories in connection with transit-oriented development.
3. **SP#500, Wilton Center Lofts LLC**, for property located at 12 Godfrey Place, Assessor's Map #73, Lot #33; in Wilton Center (WC) Zoning District; consisting of 0.62+/- acres; owned by Wilton Center Lofts LLC; for new, multi-family transit-oriented residential development.

5. **SDP#6-22, GW Properties**, for property located at 221 Danbury Road, Assessor's Map #71, Lot #46; in General Business (GB) Zoning District; consisting of 1.1+/- acres; owned by Better Environments, LLC; for child daycare center.

Mark Grocki, PE for VHB Engineers lead his team in presenting the project, a reuse of an existing building for a daycare. Explained the changes that they made since the last meeting, including a shed detail, additional landscaping and bollards for safety purposes at the parking lot.

Discussion over the revised plans confirmed that the Commission was satisfied with the changes.

It was opened up for public comment and Barbara Geddis of 296 Cannon Road commented that she liked the landscaping and some of the features should be scaled to children.

The applicant closed by saying they would be keeping the same light poles but putting in shielded fixtures for those poles.

Mr. Murphy made a motion to close the public hearing on application SDP #6-22, GW Properties, Mr. Fanwick seconded, the motion passed 9-0.

F. DISCUSSION & POSSIBLE ACTION

1. **SP#498, Church of Jesus Christ of Latter-day Saints** – Mr. Tomasetti recused himself and left the meeting. Vice Chair Rotini took over the Chair duties. General discussion continued about the building, and centered around the windows. Mr. Pagliaro confirmed that he felt the windows should be taller, not wider, going to a 3'0 X 6'0 window size with the appropriate 3X6 muntin's. After discussion, Mr. Murphy made a motion to approve the resolution (0123-498SP, effective February 2, 2023 with the change to taller windows), with a second by Mr. Hoffman and the motion carried 8-0.

2. **REG#22397, from Wilton Center Lofts LLC, for amendments to the Zoning Regulations and SP#500, Wilton Center Lofts LLC** - Mr. Tomasetti came back as resumed his role as Chair – After a discussion regarding elements of the project itself and the timing of the project and changing the regs while working on the Master Plan for Wilton Center, it was decided to hold this over to a future meeting to allow the Commission time to think about what was presented from the applicants and the public tonight.

3. **SDP#6-22, GW Properties, 221 Danbury Road - Reuse of Building as Child Day Care**

The Commission briefly discussed the application and reviewed the draft resolution. Asked that staff review the color of the bollards so they would be a neutral color and made this a condition of approval. Were satisfied that the proposed changes improved the project and were acceptable

MOTION was made by Mr. Murphy to approve the proposal, seconded by Mr. Fanwick, and carried unanimously (9- 0) to adopt Resolution #0123-SDP#6-22, effective February 2, 2023.

G. COMMUNICATIONS & REPORT FROM PLANNER AND/OR COMMISSION MEMBERS - DISCUSSION

1. **46 Danbury Road** – Proposed colored stations – Mr. Wrinn explained that the Mobil Station is requesting some red stanchions at the station. Ms. Carolyn Parker, the consultant, came into the meeting but was able to share her screen to present. The Commission directed this back for review by the ARB and will look at it after that process is complete.
2. **P&Z Commission Education – Public Act 21-29** – Four hours of education required in 2023 by each commissioner. Mr. Wrinn reminded that Commission that each would need to have at least 4 hours of training by the end of the year. There is an upcoming CT Bar Association program on Saturday, March 11, an all-day program, which the Town would pick up the fee. A posting of various classes by CLEAR (CT DEEP) would be posted.
3. **Bark and Bone, 15 Cannon Road** – As an update, Mr. Wrinn confirmed that the applicant was replacing his white vinyl fence with a wooden fence, which was required as a condition of approval.
4. **Pervious Paving** – Mr Wrinn explained that a homeowner had paved a driveway with pervious concrete, without knowing that this material was not seen a pervious surface by the Zoning Officer. Mr. Wrinn explained that there were maintenance issues with these types of surfaces. After discussion, it was agreed that the staff would investigate this and come back to the Commission as a discussion item to see if it is something that the Commission would like to add into the regulations.

I. FUTURE AGENDA ITEMS

J. APPROVAL OF MINUTES

1. January 9, 2023 – Regular Meeting – Commissioner Murphy noted that the minutes should reflect that he was present at the meeting. Mr. Fanwick made a motion to approve as amended, Mr. Murphy seconded, motion approved 9-0.

K. ADJOURNMENT Mr. Fanwick made a motion, seconded by Mr. Hoffman, which carried 9-0, to adjourn the meeting at approximately 9:29 PM.

***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>**

