

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

WILTON PLANNING & ZONING COMMISSION MINUTES *
JULY 8, 2020 SPECIAL MEETING
(CONDUCTED ELECTRONICALLY VIA ZOOM)

PRESENT: Chairman Rick Tomasetti, Vice-Chair Melissa Rotini, Secretary Doris Knapp, Commissioners Fanwick, Johnson, Murphy, Pagliaro, Shiue, and Warren

ABSENT:

ALSO

PRESENT: Michael Wrinn, Town Planner

A. CALL TO ORDER – Meeting called to order at approximately 7:15 PM.

B. SEATING OF MEMBERS

C. WORK SESSION

1. Discussion of Zoning Regulations and possible future modifications
2. Discuss framework for accomplishing goals
3. Possible Subcommittee for regulation reviews

Mr. Tomasetti briefly recapped the Commission's conversation at its last meeting that lead to the Commission's decision to take on some of the burden of regulatory reforms in the Town going forward.

The Commission brainstormed areas to be considered for future reform. It narrowed down areas of immediate focus to the Danbury Road corridor, noting that the area encompasses a number of different zones, to perhaps be followed by the Wilton Center area, if time permits. Reference was made to the recently revised Plan of Conservation and Development, which the Commission felt would provide a good roadmap in this endeavor.

***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>**

Discussion involved the determination of which areas of Danbury Road should be the main focus of the analysis; whether the Cannondale area should be included in the initial analysis; how to view the Danbury Road corridor holistically and to be mindful of impacts that regulation changes might have along the entire corridor; the Town's ongoing efforts to provide sufficient affordable housing and housing diversity in Town. Commissioners determined that it might be worthwhile to include a review of surrounding town regulations in its review as well. There was general agreement that the first area of focus/consideration should likely be the Danbury Road corridor from the Norwalk/Wilton line up to the Cannondale area of Town.

It was the consensus of the Commission to set up a Subcommittee comprised of the executive board (i.e. Commissioners Tomasetti, Rotini and Knapp) as well as Commissioner Pagliaro, to identify zoning issues on the Danbury Road corridor and to ultimately propose recommendations to the Commission as a whole for further discussion/vetting, with the understanding that the process would eventually also involve input from other Town Commissions/Boards as well as the public. It was agreed that all such Subcommittee meetings would be electronically conducted and publicly recorded via Zoom.

MOTION was made by Mr. Murphy, amended by Mr. Fanwick, seconded by Ms. Johnson, and carried unanimously (9-0) to appoint a Planning and Zoning Commission Subcommittee to be comprised of Commissioners Tomasetti, Rotini, Knapp and Pagliaro to study the Danbury Road corridor and, as part of said endeavor, to develop/propose modifications to existing zoning regulations impacting that area of the Town, for eventual presentation to the Commission as a whole.

The Commission determined that the proposed Subcommittee would meet on Wednesdays between its two regularly scheduled meetings, and that a short synopsis of said meetings would be provided by the Subcommittee, when appropriate, to the Commission at large during the Commission's regularly scheduled meetings.

D. ADJOURNMENT

MOTION was made by Ms. Knapp, seconded by Mr. Fanwick, and carried unanimously (9-0) to adjourn at approximately 8 P.M.