

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

WILTON PLANNING AND ZONING COMMISSION MINUTES*
January 9, 2023 REGULAR MEETING
(CONDUCTED ELECTRONICALLY VIA ZOOM)

PRESENT: Chair Rick Tomasetti, Vice-Chair Melissa Rotini, Commissioners Fanwick, Hoffman, Johnson, Pagliaro, Warren and Wilson. Also present was Town Planner Michael Wrinn

REGULAR MEETING

- A. CALL TO ORDER at 7:04 PM**
- B. SEATING OF MEMBERS**

The Chair recused himself from SP # 498 and turned the meeting over to Vice-Chair Rotini and left the meeting.

C. PUBLIC HEARINGS

1. SP#498, Church of Jesus Christ of Latter-day Saints/Randolph Carter w/ Sketch Architecture Company, for property located at 241 Danbury Road & 23 Cricket Lane, Assessor's Map #72, Lots # 5-1 and 6, respectively; in Design Retail Business (DRB) Zoning District; consisting of 1.31+/- and 0.5+/- acres, respectively; owned by The Church of Jesus Christ of Latter Day Saints, A Utah Corporation sole; for a meetinghouse.

Present on behalf of the applicants were Robin Benning and Robert Berkheim, Architects from Sketch Architecture.

The applicants explained the changes they made on the project, adding plantings in islands, explained the different between meetinghouses and temples, and commented on their building materials. Explained it was custom building for this site.

Commissioner commented on the 2 colors of brick and the size and construction of the windows, looking for larger windows with better definition, more appropriate muntins.

The meeting was opened up to the public and Ms. Geddis commented on the building architecture.

Mr. Fanwick made a motion to close the public hearing, Ms. Johnson seconded, motion passed 7-1, with Commissioner Pagliaro voting no.

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.

It was agreed that both applications would be heard concurrently.

Representing the applicant was Attorney Elizabeth Suchy of Carmody and Torrance and Rich Granoff, architect and principle, Wilton Center Lofts, LLC.

The applicants explained the changes to the plans they made since the last meeting, which involved moving HVAC units on the roof, adding pocket parks in the project, a solid base at the rear, continued stone around the building, among other changes. Noted that they are considering an 8-30g project, which would add a story to the building. Attorney Suchy discussed how this plan closely complies with the draft master plan. confirmed they were making no changes to the text amendment as proposed.

The Chair asked how it specifically complied with the regs. Attorney Suchy said they would grant an extension to the following meeting to get that information.

Meeting was opened up to the public – Adam Schnitzer of 48 Duck Pond Place commented he likes the project; a more walkable downtown is good.

The public hearing was left, to be continued at the meeting January 23rd, 7:00PM.

4. **SP#502, 200 Danbury Road, LLC**, for property located at 200 Danbury Road, Assessor's Map #56, Lot #10; in Design Retail Business (DRB) Zoning District partially within a Single Family Residential (R-1A) Zoning District; consisting of 2.58+/- acres; owned by 200 Danbury Road, LLC; for change in use within the Raymond Morehouse House to café/coffeehouse.

Attorney Robert Jewell representing the applicants, explained the proposal to move into the first floor of the newly renovated Raymond Morehouse building. Explained no changes to the exterior, with the exception of a sign on the top of the porch. It was confirmed that there would be food prepared here. Discussion on parking, that the previous parking waiver was being update to accommodate the changes in the regs since this project started.

Item was opened up to the public:

Ms. Geddis of Cannon Road had some comments on the building codes and did like the use. Adam Schnitzer of 48 Duck Pond Place commented he likes the use.

Commissioner Murphy moved to close the meeting, seconded by Mr. Fanwick, passed 9-0.

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 Gronki, PE for VHB Engineers lead his team in presenting the project, a reuse of an existing building for a daycare. Changes would be playgrounds to the south and at the rear, confirmed it was not a major traffic generator. Matt Knoff of Higher Ground Daycare explained they were excited to come to Wilton, will have a maximum of 100 children at the site when fully occupied.

Commissioners discussed the shed, asked for bollards and pedestrian safety sidewalk within the project site for the safety of the children being dropped off. Also requested that the applicants review the landscaping, adding some along the south eastern frontage.

It was agreed that this item would be continued to the next meeting (January 23 at 7:00PM) to allow time for these requests to be answered.

F. DISCUSSION & POSSIBLE ACTION

1. SP#498, Church of Jesus Christ of Latter-day Saints – Noted that the public hearing is closed, will discuss at the January 23rd meeting.

2. REG#22397, from Wilton Center Lofts LLC, for amendments to the Zoning Regulations and **SP#500, Wilton Center Lofts LLC** – Noted that public hearing is open and continued to January 23, 7:0 PM

4. SP#502, 200 Danbury Road, LLC – Reuse as a café

The Commission briefly discussed the application and reviewed draft resolution #0722- 493SP. MOTION was made by Ms. Rotini, seconded by Mr. Fanwick, and carried unanimously (9- 0) to adopt Resolution #0123-502SP for SP#509, effective January 20, 2023, with a modification to note that the 20% original parking waiver is being updated:

WHEREAS, the Wilton Planning and Zoning Commission has received Special Permit application **SP#502** from 200 Danbury Road, LLC/ Patrick Downend, seeking authorization to establish a 1,422 square foot coffee shop/café in the Raymond Morehouse building, for property located at 200 Danbury Road; in a Design Retail Business “DRB” District, and partially in a

Single Family Residence“R-1A” District, known as Assessor’s Map#56, Lot#10, consisting of 2.565 acres owned by 200 Danbury Road, LLC and shown on the plans entitled:

Zoning Location Survey- Prepared for 200 Danbury Road LLC, Prepared by Paul A. Brautigam, land surveyor, dated September 2, 2022, at a scale of 1"=30’ (reduced copy).

Floor Plan- Prepared for 200 Danbury Road LLC, submitted November 15, 2022, at a scale not noted.

Signage Plan- Prepared for 200 Danbury Road LLC/Sharp Hill Square, submitted November 18, 2022, at a scale not noted.

WHEREAS, the Wilton Planning and Zoning Commission conducted a public hearing on January 9, 2023 to receive comment from the public and has fully considered all evidence submitted at said hearing; and

WHEREAS, the Wilton Planning and Zoning Commission approved the previously approved 20% parking reduction be modified to reflect the recent residential parking regulation changes and the site composition; and

WHEREAS, the Wilton Planning and Zoning Commission has determined that the application is in substantial compliance with the Wilton Zoning Regulations;

NOW THEREFORE BE IT RESOLVED that the Wilton Planning and Zoning Commission **APPROVES** Special Permit #502 to allow the establishment of a 1,422 square foot coffee shop/café in the Raymond Morehouse building, effective January 20, 2023 subject to the following conditions:

1. This Resolution does not replace requirements for the applicant to obtain any other permits or licenses required by law or regulation by the Town of Wilton, such as, but not limited to: Zoning Permit, Sign Permit, Building Permit, Certificate of Zoning Compliance; or from the State of Connecticut or the Government of the United States. Obtaining such permits or licenses is the responsibility of the applicant.
2. In accordance with Section 8-3.(i) of the Connecticut General Statutes, all work or physical improvements required and/or authorized by the approved Site Plan shall be completed within five years of the effective date of this resolution. This five-year period shall expire on January 20, 2028.
3. The applicant shall file a Land Record Information Form with the Town Clerk (form to be provided by the Planning and Zoning Department) prior to the issuance of a zoning permit. A copy of the filing shall be submitted to the staff prior, to the issuance of a zoning permit.
4. The layout/floor plan shall be modified to depict the location of a grease trap. Said improvement shall be approved by the Wilton WPCA, prior to the issuance of a zoning permit.

5. Any new rooftop mechanical equipment shall be screened so to minimize visual impact from public roads and private properties, and screening shall be shown on a roof-top plan and it shall be subject to review and approval by the Town Planner.
6. Seating on the porch of the Raymond Morehouse building may be used seasonally; a special permit would be required to allow continuous outdoor seating.
7. All signage shall conform to the alternative signage program for 200 Danbury Road as approved in Resolution #0222-SDP#7-21. The installation of signage shall be subject to the issuance of a sign permit from the Zoning Enforcement Officer. All signage shall be either non-illuminated or illuminated by means of external lighting only.
8. There shall be no outdoor storage of any materials or products.
9. Any new lighting shall comply with the Zoning Regulations for outdoor lighting and shall be subject to review and approval by either the Planning and Zoning staff or the Planning and Zoning Commission.

Submittal of revised plans and application:

10. Two (2) completed revised sets, (collated and bound) shall be submitted to the Commission's office for endorsement as "Final Approved Plan" by the Town Planner. Said plans shall include all revisions noted above and shall bear an ORIGINAL signature, seal and license number of the professional responsible for preparing each plan or portion of it. Said plans shall include the following notes:

a. "Pursuant to Section 8-3.(i) of the Connecticut General Statutes, all work in connection with this Special Permit shall be completed within five years after the approval of the plan. Said five-year period shall expire on January 9, 2028."

b. "For conditions of approval for **Special Permit #502**, see **Resolution #0123-502SP.**"

Prior to the Issuance of a Certificate of Zoning Compliance:

11. Prior to the issuance of a zoning certificate of compliance, the applicant shall complete the proposed and required exterior improvements, including the roof-top mechanical screening, if required.

5. SDP#6-22, GW Properties – Noted that the public hearing is open and continued to January 23, 7:00PM

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

1. **SP#488, Bark & Bone, 15 Cannon Road** – Request to change wood fence to white vinyl fence -

Commissioner Warren recused herself from this item and left the meeting

Raz and Maria Farinas, owners of the business, explained that they changed the fencing material from the wood fence the Commission approved to a white vinyl fence, citing expense and supply delays as the reason. The wood fence was presented by the applicant during the original public hearing process. It was noted that a neighbor was concerned about a possible increase in noise due the change in fencing. After discussion it was determined that the original fence was to be installed as presented and approved.

Ms. Warren returned to the meeting and was reseated by the Chair.

2. Result of opt-out of ADUs & Parking – Survey by WestCOG of WestCOG communities – Town Planner Wrinn said this was just a point of information, showing that the vast majority of towns in this area opted out of the parking and ADU regulations.

3. Dish Wireless, 187 Danbury Road – Rooftop wireless equipment

Town Planner Wrinn confirmed that Town Counsel confirmed that this application fell under some new legislation and was seen as a co-location, something that could not legally be turned down by the Commission. It was note that the 3 additional antennas were much lower than the existing and would not present any view issues.

I. FUTURE AGENDA ITEMS

J. APPROVAL OF MINUTES

1. December 12, 2022 – Regular Meeting – Mr. Fanwick made a motion to approve, Mr. Murphy seconded, motion approved 8-0-1, with Mr. Pagliaro an abstention as he was not present at the meeting.

K. ADJOURNMENT Mr. Fanwick made a motion, seconded by Mr. Pagliaro, which carried 9-0, to adjourn the meeting at approximately 11:03 PM.

***MINUTES HAVE NOT BEEN REVIEWED BY THIS BOARD 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>**