

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

WILTON PLANNING & ZONING COMMISSION MINUTES *
JULY 22, 2019 REGULAR MEETING

PRESENT: Chairman Scott Lawrence, Vice Chairman Rick Tomasetti, Secretary Doris Knapp, Commissioners Fanwick, Murphy, Nabulsi, Pagliaro, Rotini, and Shiue

ABSENT:

ALSO

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

PUBLIC HEARINGS

- 1. REG#19377: Applicant:** 200 Danbury Road, LLC **Application:** To amend Section 29-2.B.17, Section 29-6.E.6 and Section 29-6.E.12 of Wilton Zoning Regulations to increase maximum building height, allowable stories and maximum floor area ratio in the Design Retail Business (DRB) Zoning District

Date of Commission Receipt:	4/22/2019
Initial Public Hearing Opening Date:	5/28/2019
Public Hearing Status:	Public comment period is open. Public hearing must close this evening unless applicant consents to extension.

The public hearing was called to order at approximately 7:16 PM.

J. Casey Healy, attorney, and Patrick Downend, managing member of 200 Danbury Road, LLC, represented the applicant.

***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>**

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Ms. Rotini noted that she had watched the video of the preceding meeting, and Mr. Tomasetti noted for the record his interest in two DRB properties in Town, but stated that it did not represent a conflict of interest for him.

Public comment was received from:
Rem Bigosinski, 149 Old Boston Road;
Vicky Mavis, 208 Ridgefield Road;
Sara Curtis, 290 Cannon Road;
Allison Sanders, Chair of Historic District Commission.

At approximately 8:23 PM, a MOTION was made by Mr. Murphy, seconded by Mr. Fanwick and carried unanimously (9-0) to close the hearing.

2. **REG#19378: Applicant:** Planning & Zoning Commission **Application:** Creation of Section 29-9.K of zoning regulations pertaining to the formation of Architectural Review Board standards

Date of Commission Receipt:	7/8/2019
Initial Public Hearing Opening Date:	7/22/2019
Public Hearing Status:	Public comment period is open.

The public hearing was called to order at approximately 8:23 PM.

Town Planner Bob Nerney represented the applicant, the Planning & Zoning Commission.

Additional input was received from Village District Design Advisory Committee members, present in the audience:

Rob Sanders, Chairman;
Sam Gardner, Vice-Chairman;
Laura Noble-Perese, Secretary.

Public comment was received from:
Patrick Downend, 283 Main Street, Ridgefield, CT;
Rem Bigosinski, 149 Old Boston Road.

At approximately 10:04 PM, the hearing was continued until September 9, 2019.

The Commission took a break and resumed proceedings at approximately 10:10 PM.

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

B. APPROVAL OF MINUTES

1. July 8, 2019 – Regular Meeting

MOTION was made by Mr. Tomasetti, seconded by Mr. Fanwick, and carried (8-0-1) to approve the minutes of July 8, 2019 as drafted. Ms. Rotini abstained.

C. ACCEPTANCE OF NEW APPLICATIONS

- 1. SP#459: Applicant:** Hilltop Beverages, LLC **Application:** To allow an existing unoccupied retail space at Gateway Shopping Center to be converted to a package store, pursuant to Section 29-6.A.3.r of zoning regulations; for property located at 14 Danbury Road

A public hearing date was scheduled for Monday, September 9, 2019.

D. SITE DEVELOPMENT PLAN REVIEW

E. PENDING APPLICATIONS

- 1. REG#19377: Applicant:** 200 Danbury Road, LLC **Application:** To amend Section 29-2.B.17, Section 29-6.E.6 and Section 29-6.E.12 of Wilton Zoning Regulations to increase maximum building height and maximum floor area ratio in the Design Retail Business (DRB) Zoning District *[Application status noted above]*

Discussion tabled until September 9, 2019.

- 2. REG#19378,** Creation of Section 29-9.K of zoning regulations pertaining to the formation of Architectural Review Board standards *[Application status noted above]*

Tabled.

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

G. PLAN OF CONSERVATION AND DEVELOPMENT (POCD) UPDATES

1. Continuing discussion pertaining to the POCD (as needed)

To clarify the record pertaining to the Plan of Conservation and Development (POCD) public hearing, which was held on Thursday, July 18, 2019, a MOTION was made by Mr. Nabulsi, seconded by Mr. Fanwick, and carried unanimously (9-0) to clarify that the POCD public hearing would close on August 1, 2019 at 12 noon and that all written correspondence pertaining to said hearing must also be received by August 1, 2019 at 12 noon.

The Commission indicated that a telephonic special meeting would be scheduled shortly after the August 1st hearing close date to triage all comments received through 12 noon of that date, and another special meeting, also likely to be telephonic, would be scheduled later in August to assemble the final draft document so that it will be ready for full Commission review by the end of September.

H. REPORT FROM CHAIRMAN AND/OR COMMISSION MEMBERS

I. FUTURE AGENDA ITEMS

J. UPCOMING MEETINGS

1. Monday, September 9, 2019 – Regular Meeting (Annex, Room A, 7:15 PM)
2. Monday, September 23, 2019 – Regular Meeting (Annex, Room A, 7:15 PM)

K. ADJOURNMENT

MOTION was made by Mr. Fanwick, seconded by Ms. Knapp, and carried unanimously (9-0) to adjourn at approximately 10:20 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary