

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

**WILTON PLANNING & ZONING COMMISSION MINUTES *
NOVEMBER 11, 2019 REGULAR MEETING**

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

ABSENT: Bas Nabulsi (notified intended absence)

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. SP#460: Applicant:** The Grumman Hill Montessori Association, Inc. **Application:** To amend SP#191C to allow preschool classes and grades Kindergarten through Eight, reflecting a grade extension from the previously approved “preschool classes and grades Kindergarten through Six”; for property located at 34 Whipple Road

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 11/11/19 unless applicant consents to extension.

The public hearing was called to order at 7:15 PM.

Tracy Castelli, former Grumman Hill Montessori Association Board member; and David Godfrey, current Grumman Hill Montessori Association Board member 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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Public comment was received from:

Eric Christman, 3 Ivy Lane;
Mark Reifers, 9 Ivy Lane;
Carolyn Reifers, 9 Ivy Lane;
Matt Sposato, 4 Ivy Lane;
Barbara Valk, 43 Whipple Road;
Joe Bruno, 12 Ivy Lane;
Victor Gorshkov, 23 Whipple Road;
Barbara Geddis-Wooten, 296 Cannon Road;
Priscilla Graham, 55 Grumman Hill Road.

Additional input on behalf of the applicant was received from Lisa Potter, Montessori Head of School.

MOTION was made by Mr. Murphy, seconded by Mr. Fanwick, and carried unanimously (8-0) to close the public hearing.

At approximately 9 PM, the hearing was closed.

2. **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

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 11/11/19 unless applicant consents to extension.

Mr. Lawrence noted that the applicant had requested continuation of the hearing until November 25, 2019.

Patricia Frisch, 166 Ridgefield Road, expressed her displeasure with the applicant's ongoing continuation requests, particularly to the week of Thanksgiving. She asked that the Commission either refuse the request or continue the application instead until December 9, 2019.

At approximately 9:08 PM, the hearing was continued until November 25, 2019, with the understanding that said continuation date could change if the applicant consented.

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

B. APPROVAL OF MINUTES

1. October 28, 2019 – Regular Meeting

MOTION was made by Ms. Rotini, seconded by Mr. Tomasetti, and carried (7-0-1) to approve the minutes of October 28, 2019 as drafted. Mr. Fanwick abstained.

C. ACCEPTANCE OF NEW APPLICATIONS

1. **SDP: Applicant:** The Riverbrook Regional Young Men’s Christian Association, Inc. d/b/a Wilton YMCA for Alternative Signage pursuant to Section 29-8.A.8 of Zoning Regulations; for property located at 404 Danbury Road

The application was received and scheduled for a discussion date on November 25, 2019.

D. SITE DEVELOPMENT PLAN REVIEW

E. PENDING APPLICATIONS

1. **SP#460: Applicant:** The Grumman Hill Montessori Association, Inc. **Application:** To amend SP#191C to allow preschool classes and grades Kindergarten through Eight, reflecting a grade extension from the previously approved “preschool classes and grades Kindergarten through Six”; for property located at 34 Whipple Road
[Application status noted above]

Mr. Fanwick noted for the record that he had watched the tape of the previous meeting.

Commissioners discussed the application at length. Staff was directed to prepare a draft resolution of approval for vote at the next meeting, with conditions pertaining to continuing traffic circulation improvements (e.g. staggered starts, teacher parking restrictions, signage, monitors, etc.); enrollment mix requirements, including a 40-student limitation for the 7th/8th grade level; annual enrollment reporting by grade; and requirements for alternative (i.e. not on-street) parking in connection with school-hosted events.

2. **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 status noted above]*

Tabled.

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

1. Update concerning **POCD Executive Summary**

The Commission reviewed the recently completed Wilton 2019 POCD Executive Summary. The consensus of the members was that the document needed to be more marketing-focused and visually interesting, utilizing a combination of photos more representative of the Town and easier-to-read graphics, with less cut-and-paste verbiage/text from the POCD document itself. Additional review/discussion was scheduled for the next meeting.

G. FUTURE AGENDA ITEMS

1. **SUB#391: Applicant:** The Brubeck Trusts and Derry Music Company **Application:** To modify a condition of a 1968 subdivision approval (SUB#391) regarding access from Millstone Road; for properties located at 69 and 87 Hickory Hill Road; and approval of a map of reconfigured lot lines, for properties located at 221 Millstone Road, 67, 69, 73, 85 and 87 Hickory Hill Road and Assessor's Map 79, Lot 40 on Millstone Road

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

A public hearing date was scheduled for December 9, 2019.

H. UPCOMING MEETINGS

1. Monday, November 25, 2019 – Regular Meeting (Annex, Room A, 7:15 PM)
2. Monday, December 9, 2019 – Regular Meeting (Annex, Room A, 7:15 PM)

I. ADJOURNMENT

MOTION was made by Mr. Tomasetti, seconded by Ms. Knapp, and carried unanimously (8-0) to adjourn at approximately 10:20 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary