

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

WILTON PLANNING AND ZONING COMMISSION MINUTES*
MARCH 13, 2023 REGULAR MEETING
(CONDUCTED ELECTRONICALLY VIA ZOOM)

PRESENT: Chair Rick Tomasetti, Vice-Chair Melissa Rotini, Secretary Eric Fanwick, Commissioners Ken Hoffman, Chris Pagliaro, Jill Warren and Chris Wilson.

ABSENT: Commissioners Johnson and Murphy (notified intended absence)

ALSO PRESENT: Town Planner Michael Wrinn

REGULAR MEETING

A. CALL TO ORDER at 7:10 PM.

B. SEATING OF MEMBERS – All 7 members present were seated by Chair Tomasetti

C. ACCEPTANCE OF APPLICATIONS

1 - SP #508 – Wilton Land Conservation Trust – 183 Ridgefield Road, nature center with site improvements

Mr. Wrinn noted that the staff is working on some items with the applicants, namely the wall at the front and some drainage. It was verified that the Commission wanted feedback from the ARB on this.

2 – SDP, Wilton Center Lofts, LLC – 12 Godfrey Place – 42-unit multifamily development, submitted under 8-30g

Mr. Wrinn noted that this would need the Village District Design Advisory Committee review and that plans have been distributed to Fire, DPW and Health Departments. The Commission does want a peer review parking study done, given the number of parking spaces. Additional possible peer review may come when a presentation is made.

3. SP #509– i-Park Norwalk II, One Cannondale Way – 120 room hotel

Mr. Wrinn noted that this would need Inland Wetlands Commission and related departmental approvals and will make its way to a public hearing.

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

1 – Work Session Relating to Site Coverage – (permeable pavement, driveways counting as coverage, various materials considered impervious)

Mr. Wrinn opened up the conversation outlining the various coverage issues that are faced by homeowners and how they impact drainage. A key is storm water management, not as simple as putting down a pervious paving material, need to have some storage underneath and related piping. Mr. Pagliaro brought up that there are pavers that are pervious, different from the typical pavers which are set in sand. A general discussion over coverage, how sometimes it is punitive to non-conforming lots and that asphalt drives are being removed to allow additional coverage for another amenity. Mr. Pagliaro suggested that they look at water quality and drainage standards, as most other towns already do. The staff will research what other towns do and will work with DPW, who is willing to provide some drainage standards.

2 – Pending State Legislation – Mr. Wrinn relayed that there a large number of housing bills being discussed in Hartford and posted on P&Z web. There are comments by WestCOG and the First Selectwoman, giving a good sense of some of the bills. Noted that there is a hearing on Wednesday on the Desegregate CT proposal, which centers around transit centers, along with a Fair Share Bill. General discussion on the pending legislation.

3 – Staffing – Mr. Wrinn stated that the new Sanitarian for the Health Dept started today, P&Z is still looking for a replacement for Lorraine Russo. It was brought up that there is still a vacancy on the ARB, Mr. Wrinn said that anyone interested in serving would be given the opportunity to meet with the Commission. It was suggested that the requirements for the positions be reviewed, possibly opening up the field of candidates.

4. - Seminar- Chris Wilson was congratulated by Mr. Wrinn for spending his Saturday at the Connecticut Bar Association Land Use Seminar.

E. FUTURE AGENDA ITEMS

1 – SP #503, A Kids Place 2, LLC – 436 Danbury Road – Mr. Wrinn said that this would be going to the ARB with the information requested by the Commission and would be back before the Commission to continue the public hearing after that.

2 – SP # 506, Grossman Companies, Inc – 372, 378 & 380 Danbury Road – conversion to a parking lot – Mr Wrinn stated this will be advertised for a public hearing at the next Commission meeting.

F. APPROVAL OF MINUTES

1. February 27, 2023 – Regular Meeting – Mr. Fanwick made a motion to approve, Mr. Wilson seconded, motion approved 7-0.

G. ADJOURNMENT Mr. Fanwick made a motion, seconded by Mr. Wilson, which carried 7-0, to adjourn the meeting at approximately 7:45 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>**