

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

WILTON PLANNING AND ZONING COMMISSION MINUTES*
JUNE 12, 2023 REGULAR MEETING
(CONDUCTED ELECTRONICALLY VIA ZOOM)

PRESENT: Chairman Rick Tomasetti, Vice-chairwoman Melissa-Jean Rotini, Secretary Eric Fanwick, Commissioners Matthew Murphy, Jill Warren, Christopher Wilson, Christopher Pagliaro, Ken Hoffman, and Florence Johnson

Also present was Town Planner Michael Wrinn.

REGULAR MEETING

A. CALL TO ORDER at 7:02 PM by Chair Tomasetti

B. SEATING OF MEMBERS – All 9 members present were seated by Chair Tomasetti.

C. PUBLIC HEARINGS

- 1. SDP#4-23 - Wilton Center Lofts, LLC - 12 Godfrey Place – 40-unit multi-family development pursuant to C.G.S. 8-30g.
(Public Hearing Continued from May 22, 2023)**

Michael Wrinn noted that since the prior meeting on May 22, the plans have been revised, with the number of units decreasing from forty-two to forty, and a letter was received from ABC House.

Attorney Elizabeth Suchy detailed items that had changed since the prior meeting: 1) reduced the number of units from forty-two to forty. The number of parking spaces is unchanged (42 total, with 34 onsite and 8 offsite, including two onsite handicapped spaces); 2) loading zone area increased from 10x20 to 10x30; 3) no e-bikes/scooters allowed in building; 4) garage entry height clarified in the plan and signed off on by DPW and Fire Dept. Also, an Accident History Report and Traffic Report for Godfrey/Hubbard will be addressed by Steve Cipola.

Patrick Shurr, PE of Redniss and Mead reviewed the only change to the site plans, which is

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the change of the loading space increased from 10'x20' to 10'x30'. He also stated that the Fire Marshal confirmed that signage would be provided along adjacent roads relating to fire lane.

Ms. Suchy commented that based on the change in the number of units, the affordability plan is for twelve affordable units, with six at 60% of state median income and six at 80% of state median income.

Rich Granoff, Project Architect went over architectural plan changes. 1) loading area size increase; 2) number of units changing from forty-two to forty (four, 1-bedroom units converted to two, 2-bedroom units); 3) clarified garage ceiling heights and aisle widths.

Ms. Rotini expressed concern about fencing around mechanicals for child safety. Mr. Granoff said that the transformer cannot be fenced based on accessibility. Concern was also expressed about location of e-bike charging stations being in the garage. It was thought there would be no e-bikes/scooters would be in the building. Lithium batteries have significant safety concerns, and the location should be brought to the attention of the fire marshal.

Mr. Wilson questioned Mr. Granoff about the logistics during construction and whether or not this has been a consideration. Mr. Granoff said that he could not answer the question at this time, but will rely on the eventual construction manager to handle the logistics. Mr. Granoff also said that sound from the generator would be taken under consideration.

Ms. Rotini and Ms. Johnson expressed concerns about e-bike storage and charging stations. Granoff said that he is willing to discuss the issue with the Fire Marshal. Mr. Pagliaro expressed concern regarding height of balcony relating to height of various types of trucks that may need to enter the garage. Mr. Tomasetti expressed that the loading zone doesn't work, that the development plan is too big for the site. Mr. Granoff had no comment. Generator placement was questioned; Mr. Granoff said that the best placement was chosen.

Steve Cipolla, traffic engineer of Hardesty and Hanover stated that he has provided an updated traffic evaluation based on the number of units going from forty-two to forty. Also provided was a summary of crash data from Connecticut Crash Data Repository for the years 2017-2022. In summary, the change in the number of units presents no changes.

Prior to opening up to the public, Mr. Tomasetti brought up parking space fees and how they will be priced at market rates. He questioned if these rates would apply to spaces for affordable units. Ms. Suchy stated that they would be charged the same market rates, if allowed by 8-30g limitations. Mr. Tomasetti commented that this clarification would be a condition for approval.

Another condition of approval would be that drainage requirements, as specified by WPCA, town engineer, and fire marshal comments would be handled.

Meeting was opened to the public.

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William Lalor from ABC House. He is concerned about the proximity of the ABC House to the construction site, relating to noise, dust, and other debris. He would like a dialogue regarding operating hours during construction.

Barbara Geddis, Cannon Road. She wanted to share her belief that a case can't be made for this being a TOD (transit oriented development).

Farah Masani, 21 Hubbard Road. Concerned with visitor parking, and the potential impact on parking lots serving local businesses. Another concern is the safety of the e-bikes.

Ms. Suchy's closing comments started with a reminder that this is an 8-30g project, not a TOD, and that Wilton is in significant need of affordable housing. She believes that the public interest does not outweigh the need for affordable housing, and that this plan aligns with the draft Wilton Center Master Plan.

Mr. Tomasetti disagreed that the plan aligned with the draft Wilton Center Master Plan. Also said there is too little parking, the loading area won't work, and that 8-30g is bad legislation. Ms. Rotini reiterated her concern regarding e-bike safety, that there has been no review by the Fire Marshal of the location of the charging stations, and that there was no prior notice as to the placement of the charging stations.

There were also disagreements with Mr. Granoff regarding placement of the generator.

No further public comments. Public meeting was closed. Ruling at the next meeting, June 26.

2. SP#509 - i-Park Norwalk II, Inc. - 1 Cannondale Way – 120 room hotel (Public Hearing Continued from May 22, 2023)

Mr. Wrinn stated that all documents have been posted on the website, with the exception of new parking calculation revisions which were received earlier today.

Lynne Ward, presented the applicants and introduced the project, choosing to start the discussion with traffic details.

Veronica Prezioso, Kimley-Horn Traffic Engineer, provided a short review of a traffic study that was prepared in 2021 for this location housing a 132-unit residential complex in Norwalk and this 120-room hotel. It found that the combined projects would have little, to no, impact on the surrounding roadway network, and that this has not changed since the time it was prepared.

Ms. Rosado from Lessard Design Architects described how the hotel would be accessed from Kent Road and how then the garage could be accessed (north and south sections). All four

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accesses are two-way. The next slide detailed four access ways to the lobby, three being from the garage and one being the front entrance.

John Imbiano, of IQ Architects, walked through the landscaping and lighting plan, both of which would focus on sustainability and ecological friendliness. A dog run to the north of the hotel was included in the plan.

Ms. Ward mentioned that Mr. Wrinn had asked about the parking calculations. Ms. Ward explained that the calculations meet code with an excess of ten spaces. Based on a further parking discussion being lengthy and detailed, she is amenable to extending the public hearing and discussing at the July 10th meeting.

Open for questions from the Commission.

Mr. Fanwick asked about Kent Road access. Ms. Ward has researched how hotel traffic would likely work at this hotel and is confident that customers will follow directions on the hotel website or GPS directing them to use Kent Road. Also, he is concerned about increased volume on such a narrow road. Ms. Prezioso commented that this should not be an issue.

Mr. Wilson and Mr. Pustola discussed sedimentation/erosion control plans. Mr. Pustola commented that it is a standard plan, low volume sedimentation control work. Also, construction fencing should be further addressed. Mr. Pustola took this under advisement.

No public comments. The meeting was closed and will be taken up again at the next meeting on June 26.

3. REG#23399 – ASML US, LLC – 77 Danbury Road - amendments to Zoning Regulations to modify building height and site and building coverage requirements on qualified DE-10 parcels

Mr. Wrinn opened by stating that the all materials had been posted to the website, with the exception of view sites from Arrowhead Road which were received too late to post for this meeting.

Mr. Murphy started by introducing Patrick van den Bogard who is responsible for all real estate matters for ASML in North America. He gave an description of the overall ASML business and expressed their satisfaction with the ASML/Town of Wilton relationship. Mr. Murphy also described the growth of ASML and their desire to grow their business in Wilton. The need for the text change application is for the necessary expansion of the size of the clean room area by 150-200%. Space for this expansion has been made possible by the movement of 600 people from 77 Danbury Road to 20 Westport by the end of 2023.

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The text change is designed to accomplish 1) increase the allowable building coverage from 25% to 40%; 2) increase the site coverage from 50% to 60%, and 3) increase the building height from 55' to 65', with the possibility of increasing to 75'.

If text changes were to be approved, this would be good for a number of years with no anticipated further needs.

Next was a discussion of the view studies that were prepared for the case that a 75' height was approved. 1) Only the clean area and MICC (Material Intake Contamination Control) building would be 75', and 2) the study shows views from the north, south, east, and west, and showed minimal views of the 75' buildings to adjacent residential neighbors.

Mr. Tomasetti commented that he would like the language regarding the 75' height be firmed up, that this height would only be applicable to clean room and MICC and nothing else, such as office space. Mr. Murphy was agreeable.

Ms. Johnson asked about the height of the entry area. Murphy answered that the 55' height was necessary for 1) aesthetic purposes; 2) flow of people in and out of the building and movement within the building after entry; 3) access to patio; 4) accommodation of stairways and an elevator. Ms. Johnson also inquired about decontamination chemicals and was satisfied with Mr. van den Bogard's response.

Opening to the public, Barbara Geddis commented favorably.

Meeting closed.

D – DISCUSSION AND POSSIBLE ACTION ON PUBLIC HEARINGS

REG#23399 – ASML, US, LLC

Mr. Tomasetti said it was a good application as it gives a good look at future planning needs. It also clearly demonstrated the need for height change and that the local impact would be minimal. Also likes the up to date design, and favorability of having a tech sector business in Wilton. Mr. Wrinn stated that he had spoken with town counsel who suggested the possibility of slight changes, and that staff would prepare the resolution for approval.

SP#509 – i.Park Norwalk II, Inc. – One Cannondale Way

Mr. Wrinn said that he would get back to the Commission with a resolution for the next meeting, if necessary.

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SDP#4-23 – Wilton Lofts, LLC – 12 Godfrey Place

Ms. Johnson has a concern with sprinkler system over the e-bikes, as well as that where the chargers are located hadn't been known before this meeting, and that the fire marshal had not been able to weigh in. Mr. Tomasetti questioned as to whether this could be a condition for denial. Mr. Wrinn answered that it could be made a condition of approval that authorization is received from the Fire Department. This concern was shared by others.

Mr. Hoffman expressed concern with visitor parking, with only options being adjacent parking lots. The opinion that the site will be overburdened was shared by many. Also, the loading zone is an issue as well as height of balcony.

There was then a discussion of 8-30g, and possible implications of a denial from the Commission. Mr. Wrinn commented that should there be litigation it would likely be an expedited process of 4-6 months. Reasons need to be defensible for denial.

Further discussion of e-bikes (possibility of saying no e-bikes), and parking (not a defensible reason for denial, as there are parking alternatives in the area); Ms. Warren wanted to be on record as stating that private property owners in the area would have a chance to appeal.

E. EXECUTIVE SESSION - INTERVIEW

F. DISCUSSION OF POSSIBLE ACTION ON APPOINTMENT

Members were re-seated by Mr. Tomasetti. There was then unanimous approval of Kathy Poirier to VDDAC, and Mr. Wrinn will make recommendation to the BOS for ARB membership.

G. ACCEPTANCE OF APPLICATIONS

REG#23401 – Wilton Investors, LLC – 88 Danbury Road – Zoning Text Amendment/Change of Use

Revise parking requirements for medical office

SDP#5-23 – ASML US, LLC – 77 Danbury Road – Alternative Signage Program

REG#23400 – ASML US, LLC – 77 Danbury Road – Application for alternative signage program for large developments

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H. FUTURE AGENDA ITEMS

1. REG#23401 – Wilton Investors, LLC, 88 Danbury Road
2. SDP#5-23 – ASML US, LLC, 77 Danbury Road
3. REG#23400 – ASML US, LLC, 77 Danbury Road
4. SP#511 – The Lake Club, 175 and 195 Thayer Pond Road
5. SDP#6-23 – Lupinski, 53 Sugarloaf Drive

I. APPROVAL OF MINUTES

1. May 22, 2023 – regular meeting

Commissioner Hoffman made a motion to approve the minutes, seconded by Commissioner Murphy. Motion passed with 3 abstentions (Rotini, Pagliaro, Fanwick)

J. ADJOURNMENT

Commissioner Murphy made motion to adjourn, seconded by Commissioner Fanwick. Motion passed unanimously

UPCOMING MEETINGS

1. June 26, 2023 – Planning and Zoning Commission Regular (Electronic) Meeting
7:00 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>**