

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

WILTON PLANNING AND ZONING COMMISSION MINUTES*
FEBRUARY 27, 2023 REGULAR MEETING
(CONDUCTED ELECTRONICALLY VIA ZOOM)

PRESENT: Chair Rick Tomasetti, Vice-Chair Melissa Rotini, Secretary Fanwick, Commissioners, Hoffman, Johnson, Murphy, Pagliaro, Warren and Wilson.

ALSO PRESENT: Town Planner Michael Wrinn

REGULAR MEETING

A. CALL TO ORDER at 7:10 PM. Mr. Wrinn apologized for the delay in getting the meeting started due to an unknown Zoom technical issue.

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

C. PUBLIC HEARINGS

1. SP# 503, A Kids Place 2, LLC, for property located at 436 Danbury Road, Assessor's Map #47, Lot 1-2; within a Single Family Residential (R-2A) zone, 1.98 Acres; for adaptive use to allow a child day care facility

Ms. Warren recused herself and left the meeting.

Kevin O'Brien was representing the applicants, went over the drawings and gave a description of the project; an adaptive use for a child day care. A number of questions were posed by the Commission concerning lighting, plantings, fencing, safety for children as it relates to the proximity of Danbury Road, drop off procedure, background on historic structure.

It was agreed the public hearing would be held open until the next meeting, March 13, for the

submittal of additional material and a review by the ARB.

Ms. Warren returned and was reseated.

2. - SP# 504, Bridge Crossing, LLC / Sweet Peet, for property located at 586 Danbury Road, Assessors Map #23, Lot #17; within a General Business (GB) zone, 1.175 Acres; to legalize the use of a contractor's storage yard

Attorney Elizabeth Suchy and Thomas Quinn, P.E. represented the applicants. Attorney Suchy explained that the property was rezoned in 2017 to allow this business but no special permit was applied for. She noted the business has been running here for approximately 20 years. Business sells organic mulch products and as such, the business is very quiet during the winter.

Mr. Quinn went over the site plans, indicate the new stormwater devices and the turnaround requested by the Georgetown Fire Marshal and that a review was underway by the Health Dept regarding the cased well and verification of the septic.

The Commission discussed the project; it was confirmed that there is no fuel oil storage on the site. Noted that a maintenance plan for the stormwater system was required and possibly a limit on hazardous material to be prohibited from the site now or in the future.

Proposal was opened up to the public.

Kristen Raimondi of 405 Belden Hill Road was in support, saying it was a great product.

Mr. Murphy made a motion to close the public hearing, seconded by Mr. Fanwick, carried 9-0.

3. - SP# 507, Town of Wilton, Wilton Police Station, for property located at 238 (aka 240) Danbury Road, Assessor's Map #57, Lot#24, within a Single Family Residential (R-1A) zone, 11.17 acres; to construct a new replacement Police Facility and remove the existing Police building, along with related site improvements

Rebecca Hopkins of Tecton Architects and Joe Lenahan of Fuss and O'Neill, engineers, were introduced by Chris Burney, Town of Wilton project manager.

Ms. Hopkins presented the floor plans, location of the site improvements, and architectural drawings. Mr. Lenahan presented the site elements, how it was going to be phased, to allow the new building to be occupied before the old building was removed from the site and site improvements finished on that location. Noted that all storm water regs would be followed at all phases of construction. Mr. Tomasetti questioned the parking. Mr. Wrinn offered that the parking shortage was the difference between the existing building and the larger newer building. Overall, 16 additional spaces have been provided over the number of parking spaces existing today.

Discussion over crushed stone island where transformers and generators would be and if that could be landscaped or fenced. After being shown that clearances are tight due to code separation

requirements, Mr. Tomasetti asked if a fence could be put around the south side to provide screening, as much as possible.

Conversation on the roof screening of the roof equipment. Ms. Hopkins showed the roof presentation that was made to the ARB for clarification. It was agreed that the upper roof was adequately screened due to its height, but the lower roof needed screening.

It was confirmed that full sized brick, not thin brick would be used for the building. General discussion over the north side of the building and Mr. Tomasetti asked that the north side also be brick. Questions about visitors' access and parking during construction, location of safe internet spot, and EV charging stations were discussed.

The meeting was opened up to the public

Lynne Vanderslice, First Selectwoman, noted that this has been an active project for more than 6 years, with a Building Committee formed 5 years ago. Was voted for at the annual Town Meeting last year with 77% of the vote in favor, passing on the first attempt, which shows the support for the project. The BOS has spent a lot of time on the project, working through the costs. Asked if the Chair was willing to make a suggestion (instead of a condition) that the north side be bricked, given the very tight budget.

Mr. Jack Suchy, of Sugarbush Court offered that he was on the Police Building Committee and expressed how well the proposed building worked and will function so much better than the existing building. The Building Committee was only advisory, but he noted that the BOS was very involved with their findings. He is very much aware of the budget and urges the Commission not to add costs to the budget.

Barbara Geddis, Cannon Road, liked the dark sky elements, urged that the EV stations be distributed carefully, and that the campus really needs to be architecturally tied together, as there is a lot happening here.

Mr. Burney closed by saying the Building Committee was very impressed by Tecton and he is very much looking to move this forward.

Mr. Fanwick made a motion to close the public hearing, seconded by Mr. Murphy, carried 9-0.

E. DISCUSSION AND POSSIBLE ACTION

- 1- SP#504, Bridge Crossing, LLC / Sweet Peet, 586 Danbury Road, for contractor's storage and distribution yard**

Discussion on additional conditions resulted in the addition of a signoff from the Health Dept, that a drainage maintenance plan be submitted for staff approval and that no hazardous materials, including road salt, be stored on the property.

Mr. Murphy made a motion to approve the draft resolution as amended, seconded by Mr. Fanwick, carried 9-0.

1. SP# 507, Town of Wilton, 238 (aka 240) Danbury Road, for a new police station

After discussion on the project, it was decided that some additional conditions of approval on the draft resolution were appropriate: screening around the utilities on the lower roof, fencing on the south side of the transformers, as allowed by code, a suggestion that the brick façade be carried to the north side of the building and that the applicant will need to use good measures and planning to allow the possibility of the additional EV chargers to the east of the station.

Mr. Murphy made a motion to approve the draft resolution as amended, seconded by Ms. Johnson, carried 9-0.

D. ACCEPTANCE OF APPLICATIONS

1. – SP# 505 – Marc Gueron, 440 Danbury Road, for a two-family dwelling for approval under the Adaptive Use Regulations

After discussion it was determined that this could be reviewed and approved by staff, as a minor change to an existing special permit.

2. – SP# 506 – Grossman Companies, Inc., 372, 378 & 380 Danbury Road, for proposed parking lots

Mr. Wrinn noted that this was working its way through the ARB and will be scheduled for a public hearing.

3. – SP#508 – i.Park Norwalk II, LLC – One Cannondale Way, for proposed hotel

Mr Wrinn noted that a CT Statute requires that an application to the Inland Wetlands Commission was required to be made at the same time as an application the P&Z Commission. This will be delayed until these applications are in sync.

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

1. – SP# 496 - White Fences II, LLC / Warriors Group LLC – 523 & 529 Danbury Road, a request to phase project

Mr. Wrinn explained that the applicant would like to complete the rear building first, along with the required site improvements. After discussion it was agreed that this could be done, given that all of the site improvements will be completed before any zoning compliance will be issued to the rear building.

2. – Mr Wrinn relayed there a large number of housing bills being discussed in Hartford and posted on P&Z web page is a review of a few of those bills by WestCOG.

G. FUTURE AGENDA ITEMS

Town Planner Wrinn related that 183 Ridgefield Road, the Land Trust property will soon be making an application, having moved the driveway slightly for better sight lines.

H. APPROVAL OF MINUTES

1. February 13, 2023 – Regular Meeting – Mr. Fanwick made a motion to approve , Mr. Murphy seconded, motion approved 9-0.

I. ADJOURNMENT

Mr. Fanwick made a motion, seconded by Mr. Murphy, which carried 9-0, to adjourn the meeting at approximately 9:15 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>**