

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

WILTON PLANNING AND ZONING COMMISSION MINUTES*
FEBRUARY 13, 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 7:03 PM**
- B. SEATING OF MEMBERS** – All 9 members were seated by Chair Tomasetti
- C. DISCUSSION AND POSSIBLE ACTION**
 - 1. REG#22397**, from Wilton Center Lofts LLC, for amendments to the Zoning Regulations of the Town of Wilton for residential density, parking, floor area ratio, building height and number of stories in connection with transit-oriented development.
 - 2. SP#500, Wilton Center Lofts LLC**, for property located at 12 Godfrey Place, Assessor's Map #73, Lot #33; in Wilton Center (WC) Zoning District; consisting of 0.62+/- acres; owned by Wilton Center Lofts LLC; for new, multi-family transit-oriented residential development.

As done at the public hearing, both applications would be discussed concurrently.

Mr. Tomasetti asked the Commissioners for their thoughts.

Mr. Fanwick liked the project; Mr Hoffman was not concerned about the height but is concerned about the timing of the master plan as it relates to this project. Ms. Rotini was concerned that this is a request to change to entire zone, while the master plan is an overlay; looking for more incentives in the proposed regulation, likes the building design but won't support the zone change.

Ms. Warren noted she likes the building application but reg change is an issue for her. Ms. Johnson had no issue with the height but did have an issue with the timing of the reg change, as it would take away the benefits of the overlay zone proposed.

Mr. Wilson noted he had nothing further. Mr. Pagliaro said it was a good building but there is a timing issue and changing the regulations for this is a problem.

Mr. Tomasetti was not convinced that the building is an outcome we would get after the master plan is completed, indicated the open space, amenities, still having reservations calling this a transit-oriented development. No answer to the parking, open space or plantings, so he is not in support.

Town Planner Wrinn was directed to draft a resolution for denial for the Commission's review.

D. PRE-APPLICATIONS

1. WILTON CAMPUS 1691, LLC (aka Kimco Plaza), 15-21 River Road for proposed multi-family and mixed-use development

Attorney James Murphy was introduced and turned the presentation over to his team: Nick Brown, Kimco, Craig Flaherty of Redniss and Mead, Mr. O'Conner and Mr. Aly of Cube3 architects.

Mr. Tomasetti started the discussion noting that the plans were not reflective of the master plan as it stands. Nick Brown said that they have been working on this for a while, needed to get some feedback. General discussion over timing and plans. Mr. Pagliaro felt this is coming closed to what we want, thinking they are on the right track but need to address eye lines, breaks, not enough open space, arcades. Needs to be consistent with master plan. Mr. Flaherty and Mr. Aly ran thru the drawings and the site plans.

Mr. Pagliaro questioned why the building between Stop and Shop and the rear office building was not being built first in order to create the street scape. Mr. Brown noted that due to contractual issues, they can't use that area at this time. Discussion over the proposed fifth floor, master plan is looking at just a very small amenities area, not an entire floor.

E. ACCEPTENCE OF APPLICATIONS

1. **SP # 503, A Kids Place², LLC – Karen Cooke**, 436 Danbury Road, to allow a change from office use to day care center
2. **SP#504, Bridge Crossing, LLC / Sweet Peet, 586 Danbury Road**, for contractor's storage
3. **SP # 507, Town of Wilton, 238 (aka 240) Danbury Road**, for a new police station

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

1. **141 Danbury Road – Request for additional balconies on multi-family residential building.**
Mr. Pagliaro recused himself from this item and left the meeting. Town Planner Wrinn showed the proposed glass balconies, none of which were proposed for the front façade or the approximately front 1/3 of the building. After discussion, Ms. Rotini made a motion to approved, seconded by Mr. Fanwick and motion passed 8-0.

Mr. Pagliaro was brought back into the meeting and reseated.

2. **46 Danbury Road, Mobil Station – Stanchions and other structures by the pumps** –Chris Hutwelker is the agent and went through the request. It was confirmed that the ARB did not have any objections to the proposal. Mr. Tomasetti saw this as aggressive advertising without signage. After discussion it was determined that the small triangles that showed the pump numbers would be acceptable but nothing else. This motion passed 8-1.

I. FUTURE AGENDA ITEMS

Town Planner Wrinn related that 2 new applications were received, an application for parking lots at 378 Danbury Road and an application for a conversion from a daycare to a two-family at 440 Danbury Road.

J. APPROVAL OF MINUTES

1. January 23, 2023 – Regular Meeting – Mr. Fanwick made a motion to approve as amended, Mr. Murphy seconded, motion approved 9-0.

K. ADJOURNMENT Mr. Murphy made a motion, seconded by Mr. Fanwick, which carried 9-0, to adjourn the meeting at approximately 8:21 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>**