

PLANNING & ZONING
COMMISSION
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TOWN HALL ANNEX
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**WILTON PLANNING AND ZONING COMMISSION
WILTON CENTER AREA MASTER PLAN SUBCOMMITTEE MINUTES*
JUNE 29, 2023 SPECIAL MEETING
(CONDUCTED ELECTRONICALLY VIA ZOOM)**

PRESENT: Chair Rick Tomasetti, Sam Gardner, Barbara Geddis, Christopher Pagliaro,

Also present was Town Planner Michael Wrinn. Absent were Melissa Jean Rotini and Rick Stow

REGULAR MEETING

- A. CALL TO ORDER at 7:05 PM.** By Chair Tomasetti
- B. SEATING OF MEMBERS** – Members present were seated by Chair Tomasetti.
- C. WORK SESSION:** Review of Wilton Center Area Form Base Code

Mr. Tomasetti started with an update of where the commission is to date. He and Mr. Wrinn have met with the consultant, explaining what the commission wants to do with the bulk of that work being accomplished. Additional work needs to be done relating to large lots. He then stated that the document is being written to give back to the consultant a general outline so they can incorporate the commission's thoughts into the Master Plan and regulations.

Mr. Tomasetti then reviewed his notes regarding large lots. "Large parcels of land in Wilton Center have a unique role to play in the overlay district. The comparative size advantage of large lots presents additional opportunities not possible on smaller lots. Foremost, the ability to develop these parcels with multiple buildings, internal vehicular and pedestrian circulation, civic spaces and distinct street frontages will allow for a more comprehensive form-based approach to future development. Additional density and bulk should be considered when developing these larger lots." He does not believe that this was addressed in the Master Plan nor in the draft of the regulations.

Defining large lots (in a draft, open for discussion). Possibilities that they must consist of at least 1½ acres (which promotes the idea of combining smaller lots to gain the advantages of larger lots) and a

total of at (possibly) least three principle buildings, or an area of at least three acres with a minimum of 500 dwelling units. No minimum of dwelling units on 1½ acre lots. The notion of multiple buildings brings along with it the possibility of multiple outdoor spaces.

Number of units was then discussed, based on the mention of 500 dwelling units. Questions about other numbers, or even specifying a number at all. What was agreed upon was that the form is approved, and what is done within that form is up to the developer/owner. The benefits of combining smaller units into larger units to take advantage of bonuses was again discussed.

At this point the consensus is that the work done is ready to be given to the consultant, but Mr. Wrinn thinks that it isn't quite ready, that it needs wordsmithing. Mr. Tomasetti suggests Mr. Wrinn have a draft ready by the next meeting (July 5), at which time final comments can be made and the document can be forwarded to the consultant. Mr. Tomasetti believes that they can, in tandem, do the regulation portion and the Master Plan; they are two separate public hearings but should be heard all at once.

Next Wednesday, the 5th, is the next scheduled meeting.

Respectfully submitted by Rich Callahan – Recording Secretary

***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>**