

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

**WILTON PLANNING AND ZONING COMMISSION
WILTON CENTER AREA MASTER PLAN SUBCOMMITTEE MINUTES*
April 12, 2023 SPECIAL MEETING
(CONDUCTED ELECTRONICALLY VIA ZOOM)**

PRESENT: Chair Rick Tomasetti, Melissa Rotini, Barbra Geddis, Sam Gardner

Also present was Town Planner Michael Wrinn. Absent were Rick Stow and Chris Pagliaro

REGULAR MEETING

A. CALL TO ORDER at 7:14 PM. By Chair Tomasetti

B. SEATING OF MEMBERS – All 4 members present were seated by Chair Tomasetti.

C. Work Session : Review of Wilton Center Area Form Base Code

Mr. Wrinn gave an outline of where they were, saying they needed to determine what the Subcommittee is recommending for the larger parcels and finalizing the other items downtown. He noted that the Danbury Road overlay was well along based on the Subcommittee's previous meetings and that the design guidelines needed review and comment.

Discussion started on the larger parcels, that interior streets should be treated as streets and given a frontage type. If it were a storefront type, it should continue around the corner, they saw a need to define the edges. A discussion of the larger parcels and if they should be a special district by themselves, with buildings, which is difficult to do in this situation. Ms. Rotini was not in agreement that larger parcels needed different regulations.

Discussion over civic space and parking. It was agreed that civic space needed a certain depth and size to it and that public parking was not civic space, it was public space. Need to open up the proposed Kimco building at both ends along River Road. Need to differentiate public space and private common space, don't want to see covered up windows on the first floor as you see with gyms and doctor offices. Discussion over the proper amount of civic space, discussed 5% of

GFA, or 75 square feet, per residential unit. Noted that this was to be a combination of inside and outside space, exclusive of public civic space.

Regarding building height and bulk, Mr. Tomasetti said the subcommittee has already defined a 3-story street line with some depth beyond that, looking to make sure we don't have a uniform street line, that a 5th story amenity space in a tower would be fine. General discussion that this is amenity space, not a true 5th story, give a % of the floor below for the 5th floor and let the owner decide the use.

Going back to Kimco, Mr. Gardner recommending putting an additional height in the back building.

Mr. Tomasetti expressed his concern that they will not get a variation of vertical height without this 5th level, as they currently allow 3½ stories, they should not have any say over the use, just the form that goes up there.

Mr. Gardner discussed breaking up the street wall, need to regulate it into the guidelines. Still need to define the form of roofs and structures on the 5th floor.

Future meetings scheduled are Wed, April 19 and Wed, April 26, where we will continue to discuss the form base code, Danbury Road, and the Design Guidelines.

ADJOURNMENT At 9:35 PM, Ms. Geddis made a motion to close the meeting, seconded by Mr. Gardner, which carried 4-0.

***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>**