

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

**WILTON CENTER AREA MASTER PLAN SUBCOMMITTEE MINUTES
DECEMBER 15, 2022 SPECIAL MEETING
(CONDUCTED ELECTRONICALLY VIA ZOOM)**

PRESENT: Rick Tomasetti, Christopher Pagliaro, Melissa Rotini, Sam Gardner, Rick Stow and Barbara Geddis

ABSENT:

ALSO

PRESENT: Buckhurst, Fish & Jacquemart (BFJ) Consultants –
Frank Fish, Principal-in-Charge;
Jonathan Martin, Project Manager;
Christine Jimenez, Planner/Urban Design

And Michael Wrinn, Town Planner

- A. CALL TO ORDER – at approximately 7 PM.**
- B. SEATING OF MEMBERS**
- C. WORK SESSION:**

1. Review of draft Danbury Road Overlay

Mr. Fish provided a brief introduction and summary timeline.

Mr. Martin provided a brief recap of recommendations to date, contrasting the form-based code proposed for the Wilton Center area with a proposed Overlay Zoning for the Danbury Road areas. He compared existing zoning with proposed, concentrating on the Danbury Road corridor (North and South) and the specific goals to be achieved by the proposed overlay zoning in those areas. He reviewed proposed bulk requirements and parking standards as well as development requirements and incentives where applicable.

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REVISION IN FUTURE MINUTES. FULL AUDIO RECORDING OF MEETING IS
AVAILABLE AT: <https://www.wiltonct.org/node/86/minutes-agendas>**

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Mr. Fish reviewed timing for next steps. He expected final documents to be available first week of January 2023, although that timeframe was modified later in the meeting.

Committee members engaged in extensive discussion regarding the proposed Danbury Road overlay zoning. Members highlighted the numerous distinctions between the eastern and western sides of the Danbury Road corridor and ultimately agreed that zoning overlays should be developed with the focus/distinction on east/west as opposed to north/south. Members were concerned about potential “poaching” from Wilton Center, noting a preference for more supportive (to Wilton Center) commercial uses along the Danbury Road corridor.

Several members expressed concern with an inadequacy in the proposed affordable housing percentages and it was agreed that this topic would be analyzed/discussed in greater detail at an upcoming meeting.

Additional concerns voiced by members included parking standards and the need to adequately support restaurant parking; the need for awareness of some of the smaller lots on the western Danbury side; incentivization and what should qualify for same; coverages as well as FAR versus density issues; how to establish a sense of character along Danbury Road; the need for an overall consistency within the codification process; the need for a strong sidewalk and streetscape along the Danbury Road corridor, etc.

The consultant raised the issue of a budgetary shortfall and it was agreed the Committee would review the agreement/contract and the deliverables to date.

The Committee thanked the consultants, who left the meeting at approximately 8:45 PM.

2. Set next meeting date

The Committee continued its discussion and agreed to schedule another meeting on Wednesday, January 4th, at which time they would review comments submitted by members to date and would discuss in further detail some of the concerns raised this evening. They emphasized the goal of finalizing a comprehensive plan and getting it back to the consultants soon thereafter.

D. ADJOURNMENT

MOTION was made by Mr. Pagliaro, seconded by Ms. Rotini, and carried unanimously (6-0) to adjourn at approximately 9:07 PM.

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Respectfully submitted,

Lorraine Russo
Recording Secretary