

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

MEMORANDUM

TO: Lynne Vanderslice
First Selectwoman, Chairwoman of the WPCA

FROM: Michael E. Wrinn, Dir of Planning & Land Use Mgmt.

DATE: October 25, 2022

SUBJECT: C.G. S. 8-24 Referral – MR # 154 –
Sewer Extension – 19 Cannon Road

Please be advised that at its October 24, 2022 meeting, the Commission discussed the referral and voted to send a negative report back to the WPCA. The Commission concluded that the proposal is not in line with the goals and objectives of the 2019 Plan of Conservation and Development. The full report is as follows:

WHEREAS, the Wilton Planning and Zoning Commission (the Commission) has received a Connecticut General Statute Section 8-24 referral (CGS 8-24 referral) from the Water Pollution Control Authority for a proposal to extend the sanitary sewer line from #19 Cannon Road to the existing end of the public sanitary sewer line on the west side of Danbury Road, (a distance of approximately 300 linear feet).

WHEREAS, the Commission met electronically on October 17, 2022 to receive comment from the applicant; the Commission fully discussed and considered all evidence, including review of numerous written correspondence from the neighbors and the public at its meeting on October 24, 2022;

WHEREAS, after review, the Commission has determined that the request cannot be supported for the following reasons:

1. The 2.16 ± acre property at #19 Cannon Road is zoned R-2A, which is a single-family residential district, does not allow multifamily residential. The sewer calculations show planning for a 70-unit development, a density which is greater than what is currently allowed under existing zoning regulations.
2. No evidence was presented that demonstrated the inability to install a compliant septic system or created the need for a sewer extension.
3. The POCD (page 95) states that the Town should conduct a Master Planning process to define the extents of the Cannondale Node. This study has not yet been undertaken, which is needed in order to properly determine the type, size and density of future development in the area.
4. The POCD (page 95) states that once the area Master Planning study is done, the Town should align its land use policies to encourage mixed-use, residential and commercial development of an appropriate scale and design that is transit oriented in nature, given access to the Cannondale Train Station. Land use policies and zoning have not been changed; the parcel in question to be served by sewer is zoned as a single-family lot.
5. The POCD (page 95) states that densities in Cannondale node should be lower than Greater Wilton Center. The highest density currently allowed in Wilton Center is 10 residential units per acre located over street level stores or offices on property located within 1,000 feet of the Wilton Train Station. The request for the sanitary sewer extension is for a project that is approximately 32 units per acre, therefore density is not in compliance with the POCD.
6. The POCD (page 100) states that sewer extensions should be considered in the fringes of the existing service area in order to support the developments goals of the Plan. Since the Cannondale Master Plan has not been undertaken, the development goals of the Plan have not been clarified.
7. The POCD (page 88) states that public infrastructure extensions that result in unwanted increase in density or changes in permitted uses are not supported.
8. The POCD (page 71) states that regulatory and infrastructure improvements should stem from the recommendations of a master planning process.
9. The POCD (page 97) Future Land Use Map shows this area labeled as Cannondale Node, which calls for a master plan process to define the extent of the boundary.

BE IT FURTHER RESOLVED that, for the above referenced reasons, the Planning and Zoning Commission votes to issue a **NEGATIVE 8-24 Report** to the Water Pollution Control Authority regarding the extension of the sanitary sewer extension from #19 Cannon Road to Danbury Road.