

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

**WILTON PLANNING AND ZONING COMMISSION  
WILTON CENTER AREA MASTER PLAN SUBCOMMITTEE MINUTES\*  
JULY 20, 2023 SPECIAL MEETING  
(CONDUCTED ELECTRONICALLY VIA ZOOM)**

**PRESENT:** Chair Rick Tomasetti, Barbara Geddis, Sam Gardner, Rick Stow

Also present was Town Planner Michael Wrinn. Absent was Melissa Jean Rotini and Chris Pagliaro

**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. Wrinn started by discussing the upcoming schedule. There are three meetings available with the consultant, including a public meeting. P&Z Commission included. He would like the first meeting to be the consultants ready to provide the entire Danbury road package, the TOD package, and start briefly on the Downtown issues. The second meeting with the consultants would be a wrap-up of everything. Then the public meeting.

Mr. Wrinn said he had remaining questions. Regarding building locations, if we're going to have five stories we had agreed that we don't want them on a street front. Could there be a set distance relating to how far back, 200' or 250', which would allow for a fifth story as a bonus, and allowing just a half story closer than that distance. Commissioners Geddis and Gardner think 250' is excessive.

Mr. Wrinn then asked if a full fifth story is permitted. Commissioners agreed yes. Ms. Geddis stated that if you are on a large lot, and there's a building behind, not on a primary street front, then as discussed at the last meeting a fifth story is permitted. This was agreed upon. No distance separation.

Mr. Wrinn brought up public spaces, 4% or 6%. Ms. Geddis stated that 4% was agreed to at the last meeting. She also stated that it should be asterisked for review, as other towns require up to 10%. Agreement to have the consultant weigh in on this. The consultant will also review design guidelines that can be tweaked then forwarded to them.

First meeting with just consultants and subcommittee which would go through the Danbury Road details and hit the high points of the downtown plan. Next meeting can be a presentation to the P&Z commission, and the subcommittee will recommend to the commission it's adoption. The goal remains to be to have a public meeting in early September. Two meetings with the consultants in August.

Ms. Geddis makes a motion to adjourn, seconded by Mr. Gardner.

Next meeting TBA.

**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>**