

TO: P & Z
FROM: HDPC
DATE: June 22, 2019
RE: Comments on POCD Draft dated May 7, 2019

RECEIVED
JUN 24 2019
PLANNING & ZONING

Pg 17 Historic and Scenic Resources - Map

Map of Wilton's Historic Districts: Please note: There IS NO HD#7. There is HD#6 and #6 Extension, both in Georgetown.

Pg 38 Goal 4

List of Historic Districts: Please note: There IS NO HD#7. There is HD#6 and #6 Extension, both in Georgetown.

There is a box with definitions, please add HRI (Historic Resource Inventory) to the list, as it is referred to frequently:

Historic Resources Inventories

Historic Resources Inventories create detailed records of historic buildings, sites, structures and/or objects within a defined geographical area, or multiple resources related to a theme, throughout the state. These documents are based on archival research, field work and photography. Wilton's HRIs, done in 1989 and 2018, document approximately 470 significant structures, and are often referred to as Historic House Surveys.

Pg 40 (Goal 4)

Bullet #4: The HDC thinks that this particular bullet overstates what occurred regarding the possible Bald Hill HD. The attempt to begin the historic district process was ended before it really began. This bullet point implies that the entire approval process for a Local Historic District, from study group, to state approval to neighborhood approval, stopping short of town approval -- all happened. There would have been much education along the way, which was curtailed.

Suggest that references to Bald Hill be deleted. Consider:

The importance of historic buildings and districts, both visually to save the town's character, and, for those in LHDs, their actual market value, needs to be better communicated to owners and realtors. Value of buildings in historic districts tends to be higher as their neighborhoods are more stable. Regulatory and policy incentives may help this process.

Pg 41 (Goal 4)

Bullet #3: This is a misstatement of what the HRI is, and how it can be used. The HRI is a fairly static database, a "snapshot" of a property when it was documented in 1989 or 2018, and is not in any way a "real time" inventory, as this bullet states. It does not generally reflect the changing conditions of a building, although a note is made if a structure is demolished. The HRI therefore can be used to research those buildings that have been demolished, but the HRI cannot designate structures that are *proposed*

for development or demolition *or at risk of neglect*. Boards and Commissions should refer to the HRI and state and national lists for information about Wilton's historic structures.

Bullet #9: Why is Blight a bullet point on these pages, which are focused on historic structures? It implies that it is primarily historic structures which suffer from blight, when this is not necessarily the case. Suggest that Blight be removed from this section, and relocated to another – perhaps Built Environment?

Pg 54 (Human and Economic Development) 3.1

Bullet #2 Include Wilton's character (landscape, historic structures, stone walls, trees) in the marketing of the town to businesses.

Pg 110

Revise item 4.1.3 to reflect that the HRI functions as a database, not a real-time inventory, per Pg 41, bullet #3

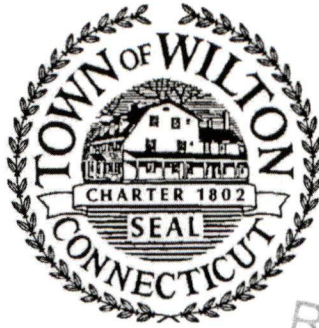
Pg 111

Revise item 4.1.9 regarding blight to place HDPC last in the Support Entities, rather than first.

OFFICE OF THE
FIRST SELECTMAN

Telephone (203) 563-0100
Fax (203) 563-0299

Email to: lynne.vanderslice@wiltonct.org



Lynne A. Vanderslice
First Selectwoman

David K. Clune
Second Selectman

Lori A. Bufano
Selectwoman

Joshua S. Cole
Selectman

Deborah A. McFadden
Selectwoman

TOWN HALL
238 Danbury Road
Wilton, CT 06897

RECEIVED
JUL - 1 2019
PLANNING & ZONING

To: Scott Lawrence, Chair Wilton Planning & Zoning Commission

From: Lynne Vanderslice, First Selectwoman

Date: July 1, 2019

RE: Comments on Draft POCD

Dear Scott,

At our June 3rd and June 17th Board of Selectmen meetings, we reviewed the draft Plan of Conservation and Development. First, we acknowledge and very much appreciate the tremendous effort by your board in developing the Plan. Overall, we were very pleased with the result, which moves us in the right direction for the future.

We also appreciate Vice Chair Rick Tomasetti, Bob Nerney and you joining us for our meeting on the 17th. Our comments are summarized below.

Please let me know if you have any questions.

- Expand upon regionalization opportunities as it pertains to shared municipal services: including economic development opportunities
- Provides aspirational goals but some are not necessarily achievable (i.e., fiscal realities, practicality, etc.)
- Security and policy concern regarding potential NRVT encroachment on high school property
- Typo (page 26) change "ben" to "been"
- Implementation schedule (page 120). Quarterly versus semi-annual review. Concern that quarterly review may be too frequent in terms of reporting achievable implementation
- Affordable housing and creation of a housing authority or housing committee. Belief that a committee may be more appropriate for housing advocacy as opposed to an authority which tends to be regulatory and used in instances where a community owns and manages real estate
- Master planning. Some members support the concept of consolidation of various sectors throughout Wilton into one study. Though most thought it more important to address based on highest priority.
- Address balanced signage needs

- Emphasize continued need to expand cellular service; recognizing both personal and work needs. Felt this dovetails with the large number of population working from home
- Housing trust fund versus mandatory set aside policy (page 49). Felt payment in lieu would generate protracted results. Mandatory set asides, particularly in commercial districts, would likely generate a quicker and less complicated outcome
- Support and encouragement of cultural activities were vague and non-directional. For instance, no mention of an arts council
- Dam removal was mentioned only once. Ecological benefits need to be highlighted.
- Plan to meet 70% of municipal and school buildings through rooftop solar and virtual net meters and our progress against that plan needs to be recognized
- Review implementation. Some overlapping boards and commissions may need to be added
- Administrative departments should review the plan, for example Health Department input as it relates to well water issues
- Assessment of work-from-home needs as it relates to municipal regulatory policies.
- Questioning of public civility and discourse and the appropriateness of noting such in a POCD
- Use of certain phraseology (page 23) i.e., is the use of “protect and preserve” too strong and deny flexibility.

cc: Bob Nerney – Town Planner

Nerney, Robert

From: Kristin Floberg [kfloberg@westcog.org]
Sent: Thursday, July 11, 2019 3:27 PM
To: Nerney, Robert
Subject: Statutory Referral Wilton Plan of Conservation and Development
Attachments: Referral Wilton 20190711 - POCD.pdf

RECEIVED
JUL 11 2019
PLANNING & ZONING

To: Robert Nerney, Director of Planning and Land Use Management

From: Kristin Floberg, Planner

Re: CT Statutory Referral to WestCOG from Wilton- Attached Town of Wilton Plan of Conservation and Development

Date: July 11, 2019

Thank you for submitting the attached referral to WestCOG.

WestCOG staff have a few minor comments regarding the plan:

1. Page 21: "A Wilton where the build (should be built) form, function..."
2. Page 81: The Housatonic Valley Metropolitan Planning Organization's acronym is HVMPO not HVRMPO.
3. Page 81: SWRMPO and HVMPO are Metropolitan Planning Organizations not subregion planning organizations.
4. Page 81: Wilton is only in SWRMPO not HVMPO.
5. Page 81: The 2019 Long-Range Transportation Plan has been completed as of April 2019. The plan recommends improvements to rail service and amenities, transit service, intelligent transportation systems, active transportation facilities, etc. The plan also calls out the double tracking of the Danbury Branch line from Norwalk to Wilton but has a construction date outside the window of the 10 year POCD (11-27 years).
6. Page 101: WestCOG does not yet have a draft of the Regional Plan of Conservation and Development, it is currently in development. It is tentatively scheduled to be ready for public comment in late 2019. The goals from the 2006 SWRPA plan are summarized correctly and still remain the priorities and goals in 2019.

Overall the goals and priorities set forth in the plan align with the existing SWRPA Plan of Conservation and Development and we would like to congratulate you on an exemplary plan!

KRISTIN FLOBERG

Planner, Western Connecticut Council of Governments
tel/fax 475-323-2075 · kfloberg@westcog.org

web westcog.org · post 1 Riverside Road, Sandy Hook, CT 06482

KRISTIN FLOBERG

Associate Planner, Western Connecticut Council of Governments
tel/fax 475-323-2075 · kfloberg@westcog.org

web westcog.org · post 1 Riverside Road, Sandy Hook, CT 06482

PLANNING & ZONING
DEPARTMENT
Telephone (203) 563-0185
Fax (203) 563-0284
www.wiltonct.org



TOWN OF WILTON
Town Hall Annex
238 Danbury Road
Wilton, Connecticut 06897

May 8, 2019

Francis Pickering, Executive Director
Western Connecticut Council of Governments
1 Riverside Road
Sandy Hook, Connecticut 06482

RE: Town of Wilton Plan of Conservation and Development Referral

Dear Francis:

The Wilton Planning and Zoning Commission is nearing completion of updating its ten-year Plan of Conservation and Development. Pursuant to §8-23(h)(4) of the Connecticut General Statutes, I am referring a copy of the draft document to your agency for review and comment. This referral is being made sixty-five (65) days in advance of the Wilton Planning and Zoning Commission holding a public hearing on the plan. Note, additional copies of the plan may be obtained by opening the following hyperlink:

https://wilton2029.files.wordpress.com/2019/05/wilton_pocd_draft.pdf

In accordance with statutory procedure, kindly forward written comments to my office by way of the above referenced address. Note, all comments must be received no later than 4:00 p.m., Friday, July 12, 2019. Thank you for your time and consideration. Please do not hesitate to contact me at (203) 563-0185 should you have any questions concerning this referral.

Respectfully,

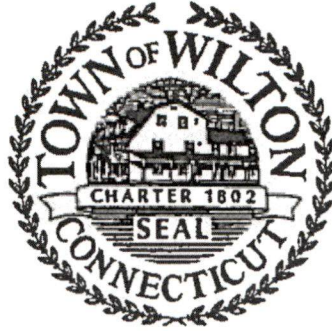
A handwritten signature in black ink, appearing to read "R. Nerney", followed by a flourish.

Robert Nerney
Director of Planning and Land Use Management

Enclosure

cc. Milone and MacBroom, Inc.
Wilton Planning and Zoning Commission


DEPARTMENT OF
ENVIRONMENTAL AFFAIRS
Telephone (203) 563-0180
Fax (203) 563-0284



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Michael Conklin, Director of Environmental Affairs 

DATE: July 16, 2019

Department of Environmental Affairs Staff Comments Draft Plan of Conservation & Development

Thank you for the opportunity to review and comment on the Draft POCD. I met with the Conservation Commission to assist with their comments. Since many of my thoughts are covered in the Conservation Commission memo, I will not duplicate the points in this memo. I offer the following comments:

1. Pg. 25, line 15. I think it makes more sense to place the Environmental Affairs Department right after the Conservation Commission because my department is responsible for maintaining the passive recreation parks and open spaces under the guidance of the Conservation Commission. The Parks & Recreation Department is primarily responsible for active recreation areas such as ball fields.
2. Pg. 27, line 2. The formatting of the green headings of several sections under Chapter 4 are inconsistent. I recommend a consistent format for these headings (i.e. 1.1, 2.1, 2.2, 2.3, 2.4 etc.)
3. Pg. 27, line 13. I believe you may want to remove the word "and" between the words "space" and "trail."
4. Pg. 28. I recommend you may consider reviewing the all of the Protected Open Space parcels for ownership accuracy. In a quick review, I found two (2) parcels that are listed on this map as "Municipal" where they may actually be privately owned by a group of property owners; 1) open space land around Silver Spring, 2) open space land that abuts Wild Duck Reserve. I believe these parcels were a result of conservation subdivisions and the land may not have been deeded to the Town.
5. Pg. 35, line 21. I suggest the modification of this bullet point to read "The Town is known as a leader in efforts to reduce and encourage responsible disposal of waste. In recent years the Town has worked with the Connecticut Department of Energy and Environmental Protection to assist in the development of statewide regulations establishing electronics and paint

recycling programs. Ongoing efforts include the Zero Waste Initiative, Carry-in Carry-out program, and household hazardous waste collections.”

6. Pg. 106, Index 2.1.1. This Implementation item lists EAD as the Lead Entity. I suggest DPW serve as the Lead Entity and EAD as a Support Entity because DPW drafted the MS4 Plan and oversees it's implementation.
7. Pg. 107, Index 2.21 & Index 2.2.2. This Implementation item lists EAD as the Lead Entity. I suggest the Wilton Health Department serve as the Lead Entity and EAD as a Support Entity because for these items because the Wilton Health Department is responsible for issues concerning drinking water wells. This includes usage, testing, best practices and working with the State Department of Public Health.
8. Pg. 107, Index 2.25. I recommend including the Wilton Health Department as a Support Entity for this item. The Wilton Health Department oversees issues involving wells for new developments.

CONSERVATION COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

MEMORANDUM

TO: Planning & Zoning Commission
FROM: Conservation Commission
DATE: July 17, 2019
RE: **2029 DRAFT POCD Comments**

RECEIVED
JUL 17 2019
PLANNING & ZONING

Dear Planning and Zoning Commissioners,

Thank you for your work to date on the 2029 Plan of Conservation and Development (POCD). It has been an enormous commitment of time by staff and volunteers and your commitment to leading the project is appreciated.

The Conservation Commission reviewed the draft POCD and have included our comments in this letter.

In addition to our specific edits, the Conservation Commission strongly suggests that, the Natural and Historical Environment chapter be divided into two chapters within this POCD; Conservation of Natural Resources and the Preservation of Historic Resources. The preservation of historical resources has garnered a lot of interest over the past year and we see this trend only growing since the creation of the Village District Design Advisory Committee. The Conservation Commission is of the opinion the two areas are distinct and very different; grouping them together does not do justice to either of them.

Conservation and preservation are closely linked and may seem to mean essentially the same thing. Both terms involve a degree of protection, but how that protection is carried out is the key difference. Conservation is associated with the protection of natural resources, including the scientific processes that are involved in conserving them, while preservation is associated with the protection of buildings, objects, and landscapes (the built environment).

The Conservation Commission concerns itself with the *natural resources* of water, soil, wildlife habitats, wildlife management and biodiversity. Our role has always been strongly grounded in education of the public about the role they play in caring for the natural resources. A key aspect of this education is connecting the public with our natural spaces through walks and hikes. More

recently we have been addressing sustainability and restoration actions to reverse negative impacts on our natural resources.

Wilton continues to embrace the open space, trail networks, rivers, parks and natural habitats which the CC oversees. The POCD survey identified this as important to the majority of participants. Wilton residents' enthusiastic support, use and conservation of natural open spaces is a defining character of Wilton and differentiates our town from most other Fairfield County towns.

Historical preservation deals with cultural aspects –an appreciation of our history and retaining the look and feel of the structures that reflect that history. It does not center on the natural resources on which these buildings are sitting.

The Conservation Commission looks forward to using the 2020 POCD to guide our future decisions as we oversee conservation of Wilton natural resources, just as we have used the 2010 version. The updated vision as presented is somewhat muddled by the grouping of the two distinct areas of conservation and preservation. Both are important, but due to the entirely different strategies each employs and the groups who implement those strategies, we strongly believe the two should be addressed separately to ensure each of them realizes the intended impact required.

Specific edits to Chapter 4. Natural and Historical Environment
Change to: **Chapter 4 Natural Environment**

Goals as stated - **Change order of goals to reflect:**

1. Protect Wilton's Natural Resources
2. Protect, Preserve and Enhance Open Space and Greenways
3. Continue to lead the State in energy conservation and resiliency, waste reduction, sustainability, and public health

Page 25 Draft Goal #1 **Protect, preserve and enhance Open Space and greenways**
Issues and Trends:

“Wilton benefits from a wide variety of natural resources..... and enjoyment.”

Fifth bullet point - **The Conservation Commission, in conjunction with the Department of Environmental Affairs, is responsible to the Town for stewardship of our open space. In addition, the Parks and Recreation Department steward the grounds of active use parks and greenways for the Town.**

Other stewardship organizations that collaborate with the Conservation Commission include Wilton Land Conservation Trust, Aspetuck Land Trust, Trout Unlimited, Norwalk River Watershed Association, Wilton Go Green, Norwalk River Valley Trail, Wilton Garden Club and Woodcock Nature Center.

“Wilton's system of parks and open spaces..... *Ongoing* improvements at existing facilities include:”

Continued maintenance of trails...

DELETE (Habitat restoration at Quarry Head Park)
Continued removal of invasive species at Horseshoe Pond...
Continued restoration of Kent Pond and its riparian buffer
Restoration of riparian buffers along ...
Annual Town clean-up events; ...

Plans for restoration of Schenck's Island Park and the Norwalk River riparian buffer along River Road

Continued maintenance of the River Road Pocket Park

Educational and

*Add under **Issues and Trends**: Add the following new section **before** section on NRVT*

Wilton continues to permanently protect open space by the use of conservation subdivisions. Permanently protecting and conserving open space is of high importance to the residents of Wilton.

Objectives and strategies:

Draft 1.1 **Manage existing open space to maintain and enhance high quality environmental and recreational benefits**

Second bullet point- Update, maintain and promote local open space (**delete and**) trail maps in user friendly formats for the public.

Draft 1.2 Acquire open space that complements existing holdings ... manner.

First bullet point- "Work with local....conservation value **that may be in need of protection, preservation and conservation.**"

Sixth bullet point- Evaluate existing conservation subdivision regulations and explore increased density and flexibility of design, ensuring quality open space is preserved **and protected** while also.....surrounding neighborhood. **Ensure these developments are beneficial to the health and well-being of the land, water, air and wildlife as intended by examining all of the long-term conditions likely to ensue on a case by case basis before endorsing the establishment of these developments.**

p. 31 Draft Goal #2: **Protect Wilton's abundant natural resources**

Issues and Trends:

"Wilton contains numerous sensitive water resources...improve water quality."

First bullet point - A majority....issues **among** survey respondents.

Sixth bullet point - The Norwalk River Action Plan updated in 2011 recommends ways of addressing water quality issues in the corridor in Wilton and the surrounding communities that comprise the watershed. **The plan should continue to guide future decisions.**

Seventh bullet point - “The Town adopted a Stormwater Management Plan in 2017 which includes many recommendations from the Norwalk River Watershed Action Plan. The plan should guide future decisions.

“As Wilton grows and develops, it has become increasingly important to protect, preserve and enhance existing natural areas and improve habitat for plants and animals.”

First bullet point: The Town, **working with the Conservation Commission, Trout Unlimited, Wilton Garden Club, Norwalk River Watershed Association, and with individuals** have made...Norwalk River.

Second bullet point- Town groups started a “**Pollinator Pathways initiative**” in 2017 to provide pollinator friendly habitat and food sources for bees, butterflies and other pollinating wildlife. **It is significant in defragmenting the environment, creating corridors for wildlife to forage and creating communication networks among the various participants within Wilton and across more than 45 towns into which it has expanded throughout Fairfield County and neighboring Westchester County, NY.**

Fourth bullet point - The Town has established **the Deer Management Committee** to manage the **white-tailed** deer population **in an effort to** reduce tick-borne illness, improve ecology, and improve public safety. **This Committee’s work has reduced the number of deer in Wilton however work continues in order to meet the Town’s goals.**

Add bullet point:

Medication Drop-off Program has been initiated in Wilton in August of 2011 to ensure proper disposal of expired or unwanted medication which can negatively impact water quality if flushed down drains or toilets.

Objectives and Strategies:

“Improve stormwater drainage systems andwater quality.”

Draft 2.1

First bullet point- “continue to implement....on waterways.

Add bullet point - **Consider Low Impact Development (LID) techniques for all new development, including on town roads and road projects.**

Fourth bullet point – **“Consider zoning changes to enhance** aquifer protection, stormwater best management practices and low impact development practices in new developments (including pervious pavement and other methods), as appropriate.

Add bullet point - Identify properties within the Norwalk River Watershed that do not have adequate stormwater management systems and develop a strategy to educate these property owners on stormwater runoff and available techniques to reduce stormwater runoff.

Add bullet point - Work with the Planning and Zoning Commission to develop a strategy for existing property owners, that would reduce and improve the quality of stormwater runoff, including how to address site change applications.

Add bullet point: Evaluate the Medication Drop-off Program for participation and awareness, and consider education of the public about the program as necessary.

Draft 2.2 Monitor water resources and promote water conservation
“In addition to the quality of water,.... last experienced in 2016.”

First bullet point - Continue to educate residents on well water issues, usage, testing, and best practices including how well water usage can impact neighbors during periods of drought.

Third bullet point-

- Consider partnering with a local conservation group to educate the community on water conservation. **ADD:**
 - Consider creating a consortium of representatives of local conservation organizations from up and downstream communities to educate residents on appropriate and necessary uses of water and methods of conserving it, particularly when under drought conditions.

Add bullet point:

Develop a strategy to limit future water diversion projects in Wilton to protect existing and future drinking water sources, the health of the aquifers in Wilton and the Norwalk River.

Draft 2.3 Protect and enhance wildlife

Second bullet point - Continue to manage invasive species and the deer population which negatively impact trees and shrubs, habitats, other wildlife and the health of residents and their pets.

Draft 2.4 Protect, preserve and enhance habitats

First bullet point - Require plants that are native to the Northeastern United States when a landscaping plan is required for a project per zoning.landscaping plan is not required.

Fifth bullet point- Encourage tree and shrub plantings in any required vegetative buffers ...

New Section

Protect and enhance our tree canopy

- Encourage the expansion of tree and shrub plantings throughout the community by modeling the species within the Town Center and along Route 7. Select plants that

exemplify a biodiverse environment and engage the public's sense of aesthetics, while supporting wildlife through defragmentation. Select plants known to be healthy and not subject to diseases common in the area.

- Create and implement a proactive, prioritized plan of maintenance for trees and significant shrubs in the Town Center and along the major roads that also addresses known diseases and likely demise of trees. Recommend replacement species in keeping with the long-term planting plans of the Wilton Tree Committee.
- Create a healthy and aesthetically welcoming view of the Norwalk River along River Road by eradicating invasive species and replanting with species that are native to the Northeastern United States. Open 'windows' of scenic views of the river and the park behind it; maintain these conditions following best practices for riparian buffers through regular healthy methods of eradication of invasive regrowth.

Note: Future Open Space Acquisition Criteria (Pg.29) – Unprotected Open Space includes water utility lands, P.A. 490 properties, and the Route 7 Expressway right-of-way (ROW). This section explains that these lands provide recreational opportunities for residents. This is not accurate because the water utility land is closed to the public, the P.A. 490 land is private (typically closed to the public) and only the Route 7 ROW land is open to the public (at least where the NRV is built).

Note typo on table: Town of Wilton Existing Open Space: 2018
Conservation is misspelled under Privately Owned.

Boxed section Future Open Space Acquisition Criteria: typo: Future should be lower case 'f' in first paragraph.