

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

WILTON ZONING BOARD OF APPEALS MINUTES*
FEBRUARY 1, 2023 SPECIAL MEETING
(CONDUCTED ELECTRONICALLY VIA ZOOM)

PRESENT: Anthony Cenatiempo, Chair, Tom Gunther, Vice-Chair, Libby Bufano, Jaclyn Coleman, Secretary

ALSO PRESENT: Town Planner, Michael Wrinn

REGULAR MEETING

A. Call to Order – Mr. Cenatiempo called the meeting to order at approximately 7:20 PM and seated the members present.

B. PUBLIC HEARINGS

**1. 23-02-01 TOWN OF WILTON (NEW POLICE DEPT. BUILDING)
238 (AKA 240) DANBURY RD**

Request variances of Section 29-5.C.3.b. to allow 14.3% building coverage in lieu of the maximum 10% allowed, where 12.8% building coverage currently exists, and to allow 40.9% site coverage in lieu of the maximum 35% allowed, where 39.0% site coverage currently exists; and requesting a variance of Section 29-8.B.5.b.(3) to allow for a shortage of 9 parking spaces. Said property is owned by the Town of Wilton and consists of 11.17+/- acres in a Residential (R-1A) Zoning District as shown on Assessor's Map #57, Lot #24.

Rebecca Hopkins of Tecton Architects, Joe Lenahan of Fuss & O'Neill Engineers and Chris Burney, Project Manager of the Wilton Police Station were brought into the meeting. Mr. Cenatiempo asked if they are willing to continue, knowing there were only four commissioners present and he would need four concurring votes for an approval. Mr. Burney said they understood and wished to continue.

Mr. Lenahan explained the site plan; Ms. Hopkins said the two-story configuration allowed the building to stay within the height regulations but also lessens the building footprint, reviewed the parking, noting they looked at the shift change parking issues.

Mr. Gunther asked if a garage was considered to lessen the coverage and allow additional parking. Mr. Burney said that they would lose space with the required circulation and it would be costly. Ms. Hopkins said there is ledge on the site and she confirmed that these are the same substantial plans that were approved at the Town Vote.

Mr. Cenatiempo noted that the POCD called for the upgrade of the police facility.

Discussion on lighting and a letter from a neighbor. Mr. Birney said that they can upgrade the lights at the DPW yard to be more dark sky compliant.

The proposal was opened up to the public and no public comment was received.

At 7:50 PM, the hearing was closed.

C. APPLICATIONS READY FOR REVIEW AND ACTION

1. – 23-02-01 – TOWN OF WILTON POLICE STATION 238 (AKA 240) Danbury Road

Mr. Cenatiempo said that he was in favor of the application, as it is called for in the POCD, it is in a central location, that this would partially reduce the previously approved variances and that the Town voted for this project.

Mr. Gunther discussed parking, that there was not an increase in occupants so the addition of 16 spaces above what is there today is a positive. There is a real need to modernize the facility to serve the residents. Part of the hardship is that emergency services requires a central campus. Not granting the variance would deprive the Town a reasonable use of the lot, this would not have a significant impact on the neighborhood and this is the minimum necessary to site this building, that this is in union with the POCD.

A motion was made by Chairman Cenatiempo to incorporate these findings into a motion to approve. This was seconded by Ms. Coleman and the motion to approve the variance was approved unanimously 4-0.

D. APPROVAL OF MINUTES

1. December 19, 2022 – Regular Meeting –Mr. Cenatiempo made a motion to approve, Mr. Gunther seconded, motion approved 4-0.

E. ADJOURNMENT The meeting was adjourned at approximately 8:00 PM

***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/91/minutes-agendas>**