

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

WILTON PLANNING & ZONING COMMISSION MINUTES FEBRUARY 10, 2014 REGULAR MEETING

PRESENT: Chairman Christopher Hulse, Vice Chair Sally Poundstone, Secretary Doris Knapp, Commissioners Lori Bufano, Joe Fiteni, Bas Nabulsi, and Franklin Wong

ABSENT: Marilyn Gould, Peter Shiue

ALSO

PRESENT: Robert Nerney, Town Planner; Daphne White, Assistant Town Planner; Lorraine Russo, Recording Secretary; members of the press; and interested residents.

PUBLIC HEARINGS

1. **SP#386, Hoffman Landscapes, Inc., 647-651 and 631-643 Danbury Road, To amend SP#267 with respect to operation of a contracting business at the premises**
[Continued until February 24, 2014]

REGULAR MEETING

A. Mr. Hulse called the Regular Meeting to order at approximately 7:15 P.M., seated members Bufano, Fiteni, Hulse, Knapp, Nabulsi, and Poundstone, and referred to Connecticut General Statutes Section 8-11, Conflict of Interest.

B. APPROVAL OF MINUTES

1. **January 27, 2014 – Regular Meeting**

MOTION was made by Ms. Knapp, seconded by Mr. Fiteni, and carried (5-0-1) to approve the minutes of January 27, 2014 as drafted. Ms. Poundstone abstained.

C. SITE DEVELOPMENT PLAN REVIEW

D. ACCEPTANCE OF NEW APPLICATIONS

E. PENDING APPLICATIONS

1. **SP#386, Hoffman Landscapes, Inc., 647-651 and 631-643 Danbury Road, To amend SP#267 with respect to operation of a contracting business at the premises**

Tabled.

2. **SP#388, 22 DR, LLC, 22 Danbury Road, To allow operation of health and fitness club**

The Commission reviewed Draft Resolution #0214-2P.

Several issues/concerns were raised including 1) the ability of the public to participate in subsequent analyses/discussions addressing post-development parking on the site, which will be required at 6-month and one-year anniversaries of business opening; 2) restricting use of the site to health and fitness clubs that operate via “appointment only”; 3) requiring installation of “no parking” signs along the common access drive, with locations subject to staff approval; 4) requiring a total of 29 parking spaces to be fully accessible at all times, including being clear of any snow storage; and 5) requiring that the establishment of any refuse dumpster shall be subject to staff review/approval.

Conditions of the resolution were modified/added to address the aforementioned issues.

MOTION was made by Mr. Nabulsi, seconded by Ms. Knapp, and carried (6-0-1) to adopt as amended Resolution #0214-2P for SP#388, effective February 14, 2014. Ms. Poundstone abstained.

F. COMMUNICATIONS

G. REPORT FROM CHAIRMAN

H. REPORT FROM PLANNER

I. FUTURE AGENDA ITEMS

- 1. REG#14343, Proposed moratorium on acceptance of applications for Medical Marijuana Dispensary and/or Production Facilities
[P.H. Date – February 24, 2014]**

J. ADJOURNMENT

MOTION was made by Ms. Knapp, seconded by Ms. Bufano, and carried unanimously (7-0) to adjourn at 7:45 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary