

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

## WILTON PLANNING & ZONING COMMISSION MINUTES SEPTEMBER 22, 2014 REGULAR MEETING

**PRESENT:** Chairman Christopher Hulse, Vice Chair Sally Poundstone, Secretary Doris Knapp, Commissioners Lori Bufano, John Comiskey, Joe Fiteni, Peter Shiue, and Franklin Wong

**ABSENT:** Bas Nabulsi (notified intended absence)

### ALSO

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

### PUBLIC HEARINGS

### REGULAR MEETING

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

### B. APPROVAL OF MINUTES

#### 1. September 8, 2014 – Regular Meeting

MOTION was made by Ms. Poundstone, seconded by Ms. Knapp, and carried (6-0-1) to approve the minutes of September 8, 2014 as drafted. Commissioner Comiskey abstained.

**C. SITE DEVELOPMENT PLAN REVIEW**

- 1. SDP, Wilton Historical Society, 140-150 Danbury Road, Signage Plan  
and**
- 2. SDP, Wilton Historical Society, 224 Danbury Road, Signage Plan  
and**
- 3. SDP, Wilton Historical Society, 414 Olmstead Hill Road, Signage Plan**

Ms. Knapp referenced a letter dated September 8, 2014 from Chris Lavin to the Planning & Zoning Commission withdrawing Wilton Historical Society's formal application for a replacement sign at Cannon Corner (414 Olmstead Hill Road).

Mr. Wong arrived and was seated at approximately 7:16 P.M.

Mr. Nerney explained that the Cannon Corner site did not qualify for the Alternative Signage Program and thus any signage would be subject to regular signage regulations/administrative procedures; thus the applicant's decision to withdraw that application rather than be denied.

Addressing the remaining two sites, Mr. Nerney noted that staff had an opportunity to meet with the applicant since the last meeting and subsequently drew up a draft resolution #0914-4Z, which he distributed for Commission review/vote.

In response to questions raised by Mr. Shiue, and his request for clarification with respect to the specific signage that will and will not be permitted on the two sites, Mr. Nerney stated that he emphasized to the applicant that the Alternative Signage Program is a mechanism by which larger signage is allowed in exchange for signage uniformity. With respect to the 224 Danbury Road site, Mr. Nerney confirmed that a road sign, in addition to changeable-copy banner signs on the northerly and southerly elevations of the Blackmar House, would be permitted. He noted that an existing wall sign on the yellow barn building would be coming down. Addressing the Lambert Corner site, Mr. Nerney clarified that there would be three freestanding signs, i.e. two driveway signs, one on the southern driveway and one on the northern driveway; and one sign at the Rte 7/Rte 33 intersection, all of which would be consistent in design.

Ms. White noted that the applicant plans to come back before the Commission at another time to address some of the other signs (e.g. Christmas Barn, etc.).

Mr. Nerney indicated that the small oval building signs would be permitted, noting further that they cannot be seen from off-site. He stated that the applicant understands the need to abide by all temporary signage regulations during the course of the year (e.g. for sales, special events, etc.), and the fact that temporary signage is for a specified period of time and may not be left out indefinitely.

In that regard, Ms. White referenced condition #5.e of the draft resolution indicating that “all other unauthorized signage shall be permanently removed.”

Referencing the applicant’s responsibility for its tenants and their signage, Mr. Fiteni stated that he would be in favor of stronger language in the resolution. He expressed concern regarding enforcement and the burden that such enforcement places upon the Town. Commissioners Poundstone and Comiskey felt that the applicant has made a good effort to address signage and bring it into compliance and, by virtue of said effort, is essentially on the Town’s radar and so will likely abide by the conditions of the resolution going forward.

Mr. Nerney concurred, citing a balance that must be maintained between aesthetics and safety, as well as the business needs of a community in a depressed economic climate. He felt that the applicant and the Town have tried to address these needs in an effective manner, which will hopefully work best for everyone.

**MOTION** was made by Ms. Poundstone, seconded by Ms. Bufano, and carried unanimously (8-0) to adopt as drafted Resolution #0914-4Z for a **Site Development Plan for Alternative Signage**, effective September 25, 2014.

**WHEREAS**, the Wilton Planning and Zoning Commission has received an application from A. Robert Faesy w/ Faesy Smith Architects for an alternative signage program application for properties located at (a.) 140-150 Danbury Road (Lambert Corner) located in the Residential R-1A district, (b.) 224 Danbury Road (Wilton Historical Society Museum) ) located in the Residential R-1A district, and (c.) 414 Olmstead Hill Road (Cannon Corner) located in the Residential R-2A district; consisting of 3.31 acres, 1.335 acres and 1.889 acres respectively, each owned by the Wilton Historical Society, Inc. and shown on the following plans:

**140-150 Danbury Road (Lambert Corners):**

Site Plan of Lambert Corner – Prepared by Faesy Smith Architects, submitted for Wilton Historical Society, 140-150 Danbury Road, dated July 8, 2014 and drawn at a scale of 1”=50’-0”, Sheet #S3.

Road Signage - Prepared by Faesy Smith Architects, submitted for Wilton Historical Society, 140-150 Danbury Road, dated June 24, 2014 revised July 25, 2014, and drawn at a of 1/2” = 1’-0”, Sheet #S8.

Road Signage - Prepared by Faesy Smith Architects, submitted for Wilton Historical Society, 140-150 Danbury Road, dated June 24, 2014, revised July 25, 2014 and drawn at a of 1/2” = 1’-0”, Sheet #S9.

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Road Signage - Prepared by Faesy Smith Architects, submitted for Wilton Historical Society, 140-150 Danbury Road, dated July 8, 2014, last revised September 2, 2014 and drawn at a scale of  $1/2'' = 1' - 0''$ , Sheet #S10.

Photos of existing miscellaneous signage for Christmas Barn at Lambert Corner (untitled document) - submitted for Wilton Historical Society, submitted September 8, 2014, no scale or sheet number noted.

Photos of existing miscellaneous signage for tenant signage at Lambert Corner (untitled document) - submitted for Wilton Historical Society, submitted September 8, 2014, no scale or sheet number noted.

### **224 Danbury Road (Wilton Historical Society Museum):**

Site Plan of Wilton Historical Society Heritage Museum – Prepared by Faesy Smith Architects, submitted for Wilton Historical Society, 224 Danbury Road, dated July 8, 2014 and drawn at a scale of  $1'' = 40' - 0''$ , Sheet #S1.

Temporary Signage – Prepared by Faesy Smith Architects, submitted for Wilton Historical Society, 224 Danbury Road, dated July 8, 2014, revised July 25, 2014 and drawn at a scale of  $1/8'' = 1' - 0''$ , Sheet #S4.

Temporary Signage – Prepared by Faesy Smith Architects, submitted for Wilton Historical Society, 224 Danbury Road, dated July 8, 2014, revised July 25, 2014 and drawn at a scale of  $1/8'' = 1' - 0''$ , Sheet #S5.

Road Signage – Prepared by Faesy Smith Architects, submitted for Wilton Historical Society, 224 Danbury Road, dated July 8, 2014, revised July 25, 2014 and drawn at a scale of  $1/2'' = 1' - 0''$ , Sheet #S6.

### **414 Olmstead Hill Road (Cannon Corner):**

Site Plan of Cannon Corner – Prepared by Faesy Smith Architects, submitted for Wilton Historical Society, 414 Olmstead Hill Road, dated July 7, 2014, revised September 8, 2014, and drawn at a scale of  $1'' = 40' - 0''$ , Sheet #S2.

Road Signage – Prepared by Faesy Smith Architects, submitted for Wilton Historical Society, 414 Olmstead Hill Road, dated June 24, 2014, last revised September 2, 2014 and drawn at a scale of  $1/2'' = 1' - 0''$ , Sheet #S7.

Site Sections at Road Signage – Prepared by Faesy Smith Architects, submitted for Wilton Historical Society, 414 Olmstead Hill Road, dated June 24, 2014, revised September 2, 2014 and drawn at a scale of  $1/4'' = 1' - 0''$ , Sheet #S7a.

Photos of existing signage for at Cannon Corner (untitled document) - submitted for Wilton Historical Society, submitted September 8, 2014, no scale or sheet number noted.

**Miscellaneous composite signage for Wilton Historical Society properties:**

Signage description/documentation for Wilton Historical Society properties (untitled document) - submitted for Wilton Historical Society, submitted July 28, 2014, no scale or sheet number noted. (Pages 1-15).

Graphic of road signs and identification signage for Wilton Historical Society properties (untitled document) - submitted for Wilton Historical Society, submitted July 10, 2014, no scale or sheet number noted.

Photos of existing freestanding signage for Wilton Historical Society properties (untitled document) - submitted for Wilton Historical Society, submitted September 8, 2014, no scale or sheet number noted.

**WHEREAS**, the Wilton Planning and Zoning Commission reviewed the Alternative Signage Plan request at regularly scheduled meetings on July 28, 2014, September 8, 2014 and September 22, 2014; and

**WHEREAS**, the Wilton Planning and Zoning Commission has determined that the unique size and complexities associated with site warrant consideration for alternative signage for 140-150 Danbury Road and for 224 Danbury Road, and

**WHEREAS**, the Wilton Planning and Zoning Commission has determined that the application involving properties at 140-150 Danbury Road and 224 Danbury Road is in substantial compliance with the Wilton Zoning Regulations. The Commission further finds that the application involving property at 414 Olmstead Hill Road fails to comply with provisions governing alternative signage;

**NOW THEREFORE BE IT RESOLVED** that the Wilton Planning and Zoning Commission **APPROVES** the Sign Plan for 140-150 Danbury Road (Lambert Corner) and 224 Danbury Road (Wilton Historical Society Museum) and accepts the applicant's request to withdraw their application for alternative signage at 414 Olmstead Hill Road (Cannon Corner). Approval of alternative signage for properties at 140-150 Danbury Road (Lambert Corner) and 224 Danbury Road (Wilton Historical Society Museum) is effective September 25, 2014; subject to the following conditions:

1. This Resolution does not replace requirements for the applicant to obtain any other permits or licenses required by law or regulation by the Town of Wilton, such as but not limited to: Zoning Permit, Sign Permit, Building Permit, Certificate of Zoning

Compliance; or from the State of Connecticut or the Government of the United States. Obtaining such permits or licenses is the responsibility of the applicant.

2. In accordance with Section 8-3.(i) of the Connecticut General Statutes, all work or physical improvements required and/or authorized by the approved Plan shall be completed within five years of the effective date of this resolution. This five-year period shall expire on September 25, 2019.
3. The illumination of any freestanding signs shall be by means of external, ground-mounted lighting only. The illumination of any other authorized signage (i.e. wall-mounted signs) shall be subject to the review and approval of the Commission.
4. Signage shall be installed in locations designated on the approved signage plans referenced in conditions #5 and 6 noted below. Any additional signage other than temporary signage, shall require an amended alternative signage application and review by the Planning and Zoning Commission.
5. Conditions specific to allowed alternative signage at **140-150 Danbury Road (Lambert Corner)** are as follows:
  - a. The property shall be limited to not more than three (3) freestanding signs, established in locations shown on drawing #S3 and subject to the following :
    1. The Danbury Road freestanding sign (in the vicinity of the Westport Road intersection) shall be designed in a manner consistent with representations shown on drawing #S9. The dimension of this sign shall be 4' x 4'-5" with the total area (including museum logo) not to exceed 17.8 square feet.
    2. The Danbury Road freestanding sign (north driveway) shall be designed in a manner consistent with representations shown on drawing #S8. The dimensions of this sign include a panel measuring 4' x 4'-5" and eight individual panels contained within an area measuring 1' x 4'. The total combined area of this sign, including the museum logo), shall not exceed 49.8 square feet.
    3. The Danbury Road freestanding sign (south driveway) shall be designed in a manner consistent with representations shown on drawing #S10. The dimension of this sign include one address identification panel and four tenant panels, each measuring 1' x 4'. The total area shall not to exceed 20 square feet.
  - b. In accordance with past Commission approval (SP#32E) each individual tenant shall be allowed one wall sign not to exceed two square feet in area.
  - c. Placards used to denote buildings of historic significance or address numbers are not considered signage. Placards used to denote buildings of historic significance or address numbers, arranged so as to comprise an area of less than two square feet, shall not be considered signage.
  - d. All approved signs shall be designed and erected in accordance with the

aforementioned plans and as described on the alternative signage plan listed above. The proposed signs, shall be consistent with the signage represented on the submitted plans and shall not differ with respect to size, color, design or appearance. Said signs shall be located in the areas as shown on the submitted site plan.

- e. All other unauthorized signage shall be permanently removed.
  - f. Any permissible temporary sign shall be subject to the issuance of a zoning permit and erected and maintained in accordance with Section 29-8.A.7.c.(2) of the zoning regulations.
6. Conditions specific to allowed alternative signage at **224 Danbury Road (Wilton Historical Society Museum)** are as follows:
- a. Allowable Freestanding Signage - One, two-side freestanding sign as represented on Drawing #S6 and measuring 6' 10½" in height x 4' in width, comprising an area of 27.4 square feet (including museum logo). Such sign shall be erected in the location shown on Drawing #S1.
  - b. Allowable Permanent Banner Signs (Designed to Publicize Transitory Events) - Two banner signs; one affixed to the northerly façade of the Blackmar House and one affixed to the southerly façade of the Blackmar House as represented on Drawing #S4 of submitted drawings. Each allowable banner sign shall consist of not more than two 5' x 5' panels arranged in a manner so as to form one banner sign measuring 10' in length x 5' in width. Permissible banner signs are intended to inform the public of transitory shows and events. Such signs shall remain in good condition at all times. Replacement of identically-sized and located banner panels shall not be subject the issuance of a zoning permit.
  - c. All other signage, including a wall sign on the Basil Burt barn building, shall be permanently removed.
  - d. Placards used to denote buildings of historic significance or address numbers, arranged so as to comprise an area of less than two square feet, shall not be considered signage.
  - e. All approved signs shall be designed and erected in accordance with the aforementioned plans and as described on the alternative signage plan listed above. The proposed signs, shall be consistent with the signage represented on the submitted plans and shall not differ with respect to size, color, design or appearance. Said signs shall be located in the areas as shown on the submitted site plan.

**Submittal of revised plans and application:**

- 7. Two (2) completed revised sets, (collated and bound) shall be submitted to the Commission's office for endorsement as "Final Approved Plan" by the Town Planner. Said plans shall include all revisions noted above and shall bear an ORIGINAL

signature, seal and license number of the professional responsible for preparing each plan or portion of it. Said plans shall include the following notes:

- a. "In accordance with Section 8-3.(i) of the Connecticut General Statutes, all work in connection with this Sign Plan shall be completed within five years after the approval of the plan. Said five-year period shall expire on September 25, 2019.
- b. "For conditions of approval for Sign Plan, see **Resolution #0914-4Z.**"

- END RESOLUTION -

**D. ACCEPTANCE OF NEW APPLICATIONS**

**1. SP#393, Cromwell, 462 Danbury Road, Application to modify a previously approved Adaptive Use property**

The Commission accepted the application and set a public hearing date for Tuesday, October 14, 2014.

**2. REG#14346, Proposed Amendments to Sections 29-2.B, 29-6.B.3.x, and 29-7.B.2.s pertaining to medical marijuana**

The Commission accepted the application (which was received after the agenda was posted) and set a public hearing date for Monday, October 27, 2014.

**E. PENDING APPLICATIONS**

**F. COMMUNICATIONS**

**G. REPORT FROM CHAIRMAN**

**1. Reports from Committee Chairmen**

**H. REPORT FROM PLANNER**



**I. FUTURE AGENDA ITEMS**

**J. ADJOURNMENT**

MOTION was made by Ms. Knapp, seconded by Ms. Poundstone, and carried unanimously (8-0) to adjourn at 7:40 P.M.

Respectfully submitted,

Lorraine Russo  
Recording Secretary