

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

WILTON PLANNING & ZONING COMMISSION MINUTES DECEMBER 8, 2014 REGULAR MEETING

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

ABSENT:

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#393, Walter Cromwell, 462 Danbury Road, Request to Modify Site Previously Approved for Adaptive Use

Mr. Hulse called the Public Hearing to order at 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. He noted that the hearing was continued from a prior date.

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

Ms. Knapp referenced into the record a 4-page "Report of Analysis" from Aqua Environmental Lab, report date December 5, 2014; a 1-page "Report of Analysis" from Aqua Environmental Lab, report date November 14, 2014; a "Zoning Map of Property" dated July 9, 2014, revised September 16, 2014 and November 18, 2014; and a "Planting Plan", #C-1, dated November 19, 2014.

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Present were Jay Hanseman, architect, and Lisa Conway, on behalf of the owner.

Mr. Hanseman reviewed site plan details, noting that the applicant was before the Commission this evening for a Special Permit to allow expansion of the building and parking improvements pursuant to requirements of Section 29-5.C.5 of zoning regulations (Adaptive Use of Historic Buildings).

Mr. Nabulsi arrived and was seated at 7:17 P.M.

Mr. Hanseman explained that the proposed 2-story addition would be located in the rear and the proposed parking would be gravel-surfaced since site coverage is currently greater than what is permitted. In that regard, he stated that the applicant is proposing to remove some asphalt from the site so that overall impervious coverage will ultimately be reduced, although it will still be slightly over the permitted percentage. He noted further that plantings/landscaping would be completed on the side where additional parking is proposed, as required by zoning regulations.

Addressing the issue of parking lot maintenance/snow plowing, Mr. Hanseman stated that the gravel parking areas will be relatively level so that maintenance should not be difficult.

Mr. Nerney confirmed that the proposed plans were forwarded to the Fire Department, as is customary, and no response/concerns were raised by the Department. In that regard, Mr. Hanseman noted that the applicant is not proposing any modifications to access or egress from the site.

Addressing the issue of a significant oak tree on the property, Mr. Nerney stated that if the Commission is inclined to approve the application, a condition of approval could be imposed requiring that a temporary chain link construction fence be installed around the drip line of the tree.

Mr. Hulse asked if anyone in the audience wished to speak for or against the application.

There being no further comments from the Commission or the public, at approximately 7:24 P.M. the Public Hearing was closed.

2. SP#395, Wilton GSE, LLC, 372 Danbury Road, To reduce the number of parking spaces required on the site per Section 29-8.B.2.c of zoning regulations

Mr. Hulse called the Public Hearing to order at 7:25 P.M., seated members Bufano, Comiskey, Fiteni, Hulse, Knapp, Nabulsi, Poundstone, Shiue, and Wong, and referred to Connecticut General Statutes Section 8-11, Conflict of Interest. He noted that the hearing would be continued at the request of the applicant. Ms. Knapp referenced a letter dated December 8, 2014 from J. Casey Healy to Planning and Zoning Commission requesting a continuation of the hearing until January 12, 2015.

Mr. Hulse asked if anyone in the audience wished to speak for or against the application.

There being no further comments from the Commission or the public, at approximately 7:25 P.M. the Public Hearing was continued until January 12, 2015.

3. SP#396, ASML US, Inc., 77 Danbury Road, Proposed improvements including 3 building additions, additional lighting and restriping of parking area

Mr. Hulse called the Public Hearing to order at 7:25 P.M., seated members Bufano, Comiskey, Fiteni, Hulse, Knapp, Nabulsi, Poundstone, Shiue, and Wong, and referred to Connecticut General Statutes Section 8-11, Conflict of Interest. Ms. Knapp read the legal notice dated November 24, 2014 and referenced a 3-page Planning and Zoning Staff Report dated December 3, 2014.

Present was Jeremy Oskandy, Arthur H. Howland & Associates, P.C.; on behalf of the applicant.

Mr. Oskandy referenced posted site plans and reviewed existing conditions on the site. He explained that the applicant is proposing three new additions in the northwest corner of the site totaling 3162 square feet, as well as supplemental lighting along the westerly property line to illuminate parking in the back portion of the site that is currently severely under-lit. He stated that nine light poles, 10 feet in height, are being proposed in that area with the intent of encouraging employee parking in the rear.

Addressing the three proposed additions, he noted that the largest area will be an entrance and guard station area; with the two remaining portions devoted to additional storage and a high-tech piece of machinery known as a DMG machine.

He reviewed proposed additional drainage for the site, noting that silt sacks would be

utilized, which he explained is a better method of erosion/sediment control. He stated that the parking area will be restriped, including handicapped parking spaces, and he noted that there would not be any additional impervious coverage since the proposed additions would be constructed over already existing pavement.

Addressing the issue of lighting, Mr. Oskandy stated that an extensive photometrics analysis of existing conditions was conducted, verifying that most of the last rows of parking on the western boundary are in almost complete darkness (ranging from 0 to 0.1 foot-candles) with no backlighting provided from any neighboring site. He noted that since the subject parking area is located under CL&P's right-of-way, the plans must also be reviewed/approved by CL&P. As a result, the applicant has tried to propose the minimum number of light poles necessary as well as a lower (i.e. 10-foot) pole height rather than the applicant's originally preferred 12-foot height. He stated that small building lights are proposed for over certain doors, which will shine straight down and have lenses recessed into the fixtures themselves.

He distributed into the record copies of lighting spec sheets and an official Form B. He noted that although the applicant is not currently proposing any shields on the back of the pole light fixtures, they are willing to install such shields if the Commission so desires.

Addressing issues of parking, Mr. Oskandy stated that the applicant is not currently experiencing any shortage in handicapped parking spaces but would be willing to add more dedicated handicapped spaces if the Commission so desires. He noted that the site is equipped with adequate parking based on zoning requirements but not enough based on the applicant's on-site needs/demands and thus parking is high on the applicant's priority list.

He confirmed that the proposed site modifications are designed to encourage employee parking in the rear parking area and visitor parking in the front parking area. He also confirmed that they are not requesting any formal signage as part of the subject application.

He submitted into the record a 3-page response letter dated December 8, 2014.

Mr. Hulse asked if anyone in the audience wished to speak for or against the application.

It was the consensus of the Commission to continue the application until the next meeting so that any outstanding issues could be addressed and a draft resolution of approval could be prepared by staff.

There being no further comments from the Commission or the public, at approximately 8:07 P.M. the Public Hearing was continued until January 12, 2015.

4. SP#397, Yeager, 134 Ridgefield Road, Accessory Dwelling Unit

Mr. Hulse called the Public Hearing to order at approximately 8:07 P.M., seated members Bufano, Comiskey, Fiteni, Hulse, Knapp, Nabulsi, Poundstone, Shiue, and Wong, and referred to Connecticut General Statutes Section 8-11, Conflict of Interest. Ms. Knapp read the legal notice dated November 24, 2014 and referenced a 2-page Planning and Zoning Staff Report dated December 4, 2014, and a memorandum dated December 5, 2014 from Jennifer M. Zbell (Assistant Town Sanitarian) to Bob Nerney and Daphne White.

Present were Ann Day, architect; and Michael Yaeger, owner.

Ms. Day referenced posted site plans, noting the owner's intent to create an in-law apartment on the site. She explained that although the original intent was to utilize an existing garage footprint, the applicant is now proposing a slight location modification (i.e. to site the structure a little further away from a nearby brook and closer to the pool, per recommendations of the Inland Wetlands Commission). She referenced a propane tank location for a generator and noted that a proposed new septic has been approved by the Health Department.

Ms. Day also noted that the applicant is proposing some new walkways around the structure which will consist of pervious materials; and there will be enough space on the site for 4 parking spaces. She noted further that the style of the new structure will conform with the rest of the site.

In response to questions from the Commission, Mr. Nerney confirmed that the proposed dwelling unit does conform to size limitations as set forth in the zoning regulations, noting that it is not so uncommon to see a two-story structure as an accessory apartment. It was noted that there is some storage space on the second floor that is not going to be occupied and thus is not considered part of the gross floor area. Mr. Yeager stated that the upstairs room will be utilized as office space for his father-in-law and is not intended to be used as a bedroom.

In response to a question from Ms. White, Ms. Day explained that the owners had mailed in the original affidavit of ownership/occupancy to the Planning and Zoning Department and she submitted a copy of same into the record, in addition to a letter from the applicant's attorney confirming that the Yeagers are the current owners of record.

Mr. Hulse asked if anyone in the audience wished to speak for or against the application.

There being no further comments from the Commission or the public, at approximately 8:24 P.M. the Public Hearing was closed.

REGULAR MEETING

A. Mr. Hulse called the Regular Meeting to order at 8:24 P.M., seated members Bufano, Comiskey, Fiteni, Hulse, Knapp, Nabulsi, Poundstone, Shiue, and Wong, and referred to Connecticut General Statutes Section 8-11, Conflict of Interest.

B. APPROVAL OF MINUTES

1. November 24, 2014 – Regular Meeting

MOTION was made by Ms. Poundstone, seconded by Ms. Bufano, and carried (8-0-1) to approve the minutes of November 24, 2014 as drafted. Mr. Nabulsi abstained.

C. SITE DEVELOPMENT PLAN REVIEW

D. ACCEPTANCE OF NEW APPLICATIONS

E. PENDING APPLICATIONS

1. SP#393, Walter Cromwell, 462 Danbury Road, Request to Modify Site Previously Approved for Adaptive Use

The Commission reviewed draft Resolution #1214-12P.

It was the consensus of the Commission to add a finding in the resolution that the application meets the eligibility criteria as set forth in Section 29-5.C.5. of zoning regulations (Adaptive Use of Historic Buildings).

MOTION was made by Ms. Poundstone, seconded by Ms. Knapp, and carried unanimously (9-0) to adopt as amended Resolution #1214-12P for SP#393, effective December 11, 2014.

WHEREAS, the Wilton Planning and Zoning Commission has received a Special Permit **SP#393** application from Walter Cromwell for approval of a new 720 square foot, two-story addition for office use and for modification to an existing parking lot allowed by way of adaptive use regulations 29-5.C.5, property located at 462 Danbury Road; in a Residential “R-2A” District, Assessor’s Map #35, Lot #53, consisting of 2.753 acres, owned by 462 Danbury Road, LLC and shown on the plans entitled:

Zoning Map of Property- Prepared for 462 Danbury Road Associates, LLC, Prepared by Dennis A. Deilus, land surveyor, dated July 9, 2014, last revised November 18, 2014, drawn at a scale of

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1" = 20'.

Planting Plan- Prepared for 462 Danbury Road Associates, LLC, Prepared by Michael E. Smith, architect, dated November 19, 2014, drawn at a scale of 1" = 20'.

Existing First and Second Floor Plans- Prepared for 462 Danbury Road Associates, LLC, Prepared by Michael Smith, architects, submitted September 17, 2014, drawn at a scale of 1/8" = 1'.

Existing South Elevation- Prepared for 462 Danbury Road Associates, LLC, Prepared by Michael Smith, architects, submitted September 17, 2014, drawn at a scale of 1/8" = 1'.

Existing West Elevation- Prepared for 462 Danbury Road Associates, LLC, Prepared by Michael Smith, architects, submitted September 17, 2014, drawn at a scale of 1/8" = 1'.

Existing East Elevation- Prepared for 462 Danbury Road Associates, LLC, Prepared by Michael Smith, architects, submitted September 17, 2014, drawn at a scale of 1/8" = 1'.

Proposed First and Second Floor Plan- Prepared for 462 Danbury Road Associates, LLC, Prepared by Michael Smith, architects, submitted September 17, 2014, drawn at a scale of 1/8" = 1'.

Proposed South Elevation- Prepared for 462 Danbury Road Associates, LLC, Prepared by Michael Smith, architects, submitted September 17, 2014, drawn at a scale of 1/8" = 1'.

Proposed East and North Elevation- Prepared for 462 Danbury Road Associates, LLC, Prepared by Michael Smith, architects, submitted September 17, 2014, drawn at a scale of 1/8" = 1'.

WHEREAS, the Wilton Planning and Zoning Commission has conducted a public hearing on October 27, 2014 and December 8, 2014 to receive comment from the public and has fully considered all evidence submitted at said hearing; and

WHEREAS, the Wilton Planning and Zoning Commission finds that the application results in a decrease of site coverage; thereby meeting the objective of reducing the legal non-conformity associated with the property; and

WHEREAS, the Wilton Planning and Zoning Commission finds that the application meets the criteria of Section 29-5.C.5, as amended November 1, 2013, pertaining to the expansion of an adaptive use property; and

WHEREAS, the Wilton Planning and Zoning Commission has determined that the application is in substantial compliance with the Wilton Zoning Regulations;

NOW THEREFORE BE IT RESOLVED that the Wilton Planning and Zoning Commission **APPROVES** Special Permit #393 to allow a new two-story addition and for modification to an existing parking lot by way of adaptive use regulations 29-5.C.5, for property located at 462 Danbury Road, effective December 11, 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 December 11, 2019.
3. The applicant shall file a Land Record Information Form with the Town Clerk (form to be provided by the Planning and Zoning Department) prior to the issuance of a zoning permit.
4. Prior to issuance of a Zoning Permit, the applicant shall submit all documentation required by the Wilton Health Department regarding on-site well water service. Such documentation shall be subject to Wilton Health Department approval prior to issuance of a Zoning Permit.
5. The applicant shall install the measures recommended by the Wilton Tree Committee to protect an existing large white oak tree adjacent to the parking area; including the installation of a temporary perimeter chain link construction fence. Such temporary fence shall be erected prior to the commencement of any construction or site work.
6. The applicant shall amend the planting plan to reflect the specific type and size of proposed trees and shrubs in areas adjacent to the modified parking lot. Such information shall be provided on the final submitted set of plans.

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. "Pursuant to Section 8-3.(i) of the Connecticut General Statutes, all work in connection with this Special Permit shall be completed within five years after

the approval of the plan. Said five-year period shall expire on December 11, 2019."

- b. "For conditions of approval for Special Permit #393, see **Resolution #1214-12P.**"

-END RESOLUTION-

- 2. **SP#395, Wilton GSE, LLC, 372 Danbury Road, To reduce the number of parking spaces required on the site per Section 29-8.B.2.c of zoning regulations**

Tabled.

- 3. **SP#396, ASML US, Inc., 77 Danbury Road, Proposed improvements including 3 building additions, additional lighting and restriping of parking area**

Tabled.

- 4. **SP#397, Yeager, 134 Ridgefield Road, Accessory Dwelling Unit**

The Commission reviewed Draft resolution #1214-13P.

A question arose regarding the calculation of Gross Floor Area (GFA) on the second floor of the proposed structure. It was confirmed that the area in question, where the proposed ceiling height would be less than 7'6", would not be counted towards GFA for purposes of complying with Accessory Dwelling Unit regulations.

MOTION was made by Ms. Knapp, seconded by Ms. Bufano, and carried (8-0-1) to adopt as drafted Resolution #1214-13P for **SP#397**, effective December 11, 2014. Mr. Fiteni abstained.

WHEREAS, the Wilton Planning and Zoning Commission has received a Special Permit **SP#397** application from Ann Day of Ann Day Architects for approval of the establishment of a 750 square-foot accessory dwelling unit, adjacent to the footprint of an existing detached garage, property located at 134 Ridgefield Road; in a Residential "R-2A" District, Assessor's Map #88, Lot #43, consisting of 3.4385 acres, owned by Michael and Diana Yeager and shown on the plans entitled:

Improvement Location Survey- Prepared for Michael and Diana Yeager, Prepared by Stalker Land Surveying, Inc., land surveyors, dated February 24, 2010, drawn at a scale of 1" = 40'-0", sheet#1.

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Plans, Elevations and Section- Prepared for Miller Residence, Prepared by Ann Day Architects, LLC, architects, dated November 5, 2014, drawn at a scale of 1/4" = 1'-0", sheet#A-1.

Code Complying Area- Prepared for Michael and Diana Yeager, Prepared by D. Palladino & Son, , septic company, dated October 20, 2014, drawn at a scale of 1" = 30'-0", sheet#P1178.

WHEREAS, the Wilton Planning and Zoning Commission has conducted a public hearing on December 8, 2014 to receive comment from the public and has fully considered all evidence submitted at said hearing; and

WHEREAS, the Planning and Zoning Commission has given due consideration to a favorable report from the Inland Wetlands Commission; and

WHEREAS, the Wilton Planning and Zoning Commission has determined that the application is in substantial compliance with the Wilton Zoning Regulations;

NOW THEREFORE BE IT RESOLVED that the Wilton Planning and Zoning Commission **APPROVES** Special Permit #397 to allow for the establishment a 750 square-foot accessory dwelling unit, for property located at 134 Ridgefield Road, effective December 11, 2014 subject to the following conditions:

7. 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.
8. 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 December 11, 2019.
9. The applicant shall file a Land Record Information Form with the Town Clerk (form to be provided by the Planning and Zoning Department) prior to the issuance of a zoning permit.
10. Prior to the issuance of zoning permit, the applicant shall demonstrate full compliance with additional requirements and/or standards set forth by the Wilton Health Department.
11. The proposed accessory dwelling unit shall comport with the architect's submitted floor plans and shall not exceed 750 square feet of living space.
12. The owners of the property shall submit to the Planning and Zoning staff, in the form of an affidavit, that the owners are in residence in one of the dwelling units on the property.

Certification of owner occupancy shall subsequently be made to the Planning and Zoning Department on an annual basis.

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:

- c. "Pursuant to Section 8-3.(i) of the Connecticut General Statutes, all work in connection with this Special Permit shall be completed within five years after the approval of the plan. Said five-year period shall expire on December 11, 2019."
- d. "For conditions of approval for Special Permit #397, see **Resolution #1214-13P.**"

-END RESOLUTION-

F. COMMUNICATIONS

1. MR#141, Mandatory Referral concerning sale of Town-owned property located on Old Danbury Road

Mr. Nerney briefly reviewed details of an application that recently came before the Commission for a multi-unit 8-30g (affordable housing) development on a residential property located at 44 Westport Road. He explained that issues were raised in connection with the application by Planning and Zoning staff, the public and other reviewing agencies in Town and shortly thereafter the application was withdrawn.

He stated that while the applicant was attempting to address some of the aforementioned issues, an idea came forward regarding the possible sale of a Town-owned parcel of land near the Wilton train station that could potentially be developed into multi-unit housing with an affordable component. He noted that the Town has historically tried to encourage affordable housing and, given the proximity of this site to transportation, the Town Center, Merwin's Meadow, a soon-to-be-constructed pedestrian bridge, the Norwalk River Valley Trail, etc., it seemed to be an optimal location for such a development.

After numerous discussions over the past few months with the Board of Selectmen, the Board of Finance, and the developer, Mr. Nerney explained that there is a tentative agreement for the developer to purchase the aforementioned property subject to approval

by the Planning and Zoning Commission and agreement on a final sale price and various other transaction details, with the understanding that the 44 Westport Road property would be deed restricted for residential (R-1A) uses only. He noted further that such a development would also provide additional affordable housing points for the Town.

Ms. Poundstone was very much in favor of the proposal, noting that it satisfies so many planning goals of the community and reinforces some of the commitments made in the Town's Plan of Conservation and Development, while also achieving an increase in affordable housing units in the Town.

Mr. Nabulsi stated that he was conceptually in favor of the proposal; however, he expressed a conflict of interest concern (i.e. endorsing a project that would eventually have to come before the Commission and whose ultimate approval would be contingent upon the Commission's review).

Mr. Nerney acknowledged the concern, suggesting that the Commission could clarify that its recommendation of approval of Mandatory Referral #141 is for general planning purposes only and should not be viewed as an endorsement of the project details, etc.

Mr. Wong raised some concerns, noting that he was troubled by the prospect of a deed restriction being placed on the property with the intent of blocking future affordable housing on the site. He felt that the Town should not be a party to such a restriction since it would essentially be the equivalent of imposing a zoning regulation on the property.

It was noted that the Town would not be placing any restriction on the property but rather the current property owner would be the initiator of any such deed restriction.

Mr. Nerney noted that the Town's attorneys are actively involved in the ongoing negotiations and no such concerns have been raised by them as yet. He explained that 8-30g applications trump local zoning regulations in any event, noting that the burden of proving public health/safety issues in connection with such applications shifts to the Town, who must prove that such issues trump the need for affordable housing in the community. He explained further that such applications become very difficult to deny, and thus the proposed sale would allow the Town to have a bit more say as to where affordable housing might better fit within the community.

Mr. Nerney reminded the Commission that the issue before it this evening was only the question of the sale of the Old Danbury Road parcel itself. In that regard, Ms. Poundstone noted that the Commission seemed to have lost track of what was being asked of it this evening, i.e. to consider a memo from the First Selectman and an attached offer to purchase the subject property. She noted further that the Commission was a long way off from any specific development plans that would still have to come before it and other agencies/Commissions in Town before any development on the site could be

officially approved. She felt that the Commission could state that while it recognizes that there are many facets to a proposal such as this, in general it believes that the proposal represents a useful departure point for further negotiation and, further, that the sale of the subject property is acceptable and consistent with the Town's Plan of Conservation and Development.

Mr. Hulse concurred, indicating that he supported the proposed sale. He stated that the deed restriction is separate and apart from what the Commission was being asked to consider this evening.

Ms. Knapp noted that the Commission has no control over whether the owner of 44 Westport Road places a deed restriction on said property.

Mr. Wong stated that he had no problem with the proposed land sale if it is separate from, and not linked in any way to a required deed restriction on the 44 Westport Road property.

Mr. Nerney stated that the Commission is not involved in all details of the transaction, but rather is just being asked to consider whether the sale of the land itself is consistent with the planning goals of the Town and compatible with the Town's Plan of Conservation and Development.

It was the unanimous consensus of the Commission that the Planning and Zoning Commission was in favor of the sale of the Old Danbury Road parcel as a potential site for privately-owned affordable housing, with the understanding that its decision was limited specifically to the sale of said property and did not reflect any endorsement of the development project details, which would still have to come before the Commission for its review/approval.

G. REPORT FROM CHAIRMAN

1. Reports from Committee Chairmen

H. REPORT FROM PLANNER

I. FUTURE AGENDA ITEMS

- 1. SDP, Kimco Realty, Wilton River Park Shopping Center, 5 River Road, Alternative Signage Program [Discussion Jan 12, 2015]**
- 2. SDP, Kimco Realty, Wilton Executive Campus, 15 & 21 River Road, Alternative Signage Program [Discussion Jan 12, 2015]**
- 3. SDP, Kimco Realty, Bright Horizons property, 7 Godfrey Place, Alternative Signage Program [Discussion Jan 12, 2015]**

J. ADJOURNMENT

MOTION was made by Ms. Knapp, seconded by Ms. Poundstone, and carried unanimously (9-0) to adjourn at approximately 9:15 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary