

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

**WILTON PLANNING & ZONING COMMISSION MINUTES
APRIL 27, 2015 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

REGULAR MEETING

A. Mr. Hulse called the Regular Meeting to order at 7:15 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. April 13, 2015 – Regular Meeting

MOTION was made by Ms. Knapp, seconded by Ms. Poundstone, and carried (8-0-1) to approve the minutes of April 13, 2015 as drafted. Commissioner Hulse abstained.

C. SITE DEVELOPMENT PLAN REVIEW

1. SDP, Fairfield County Engineering LLC, Glen River Condominium Association, Inc., River Road, Paving and Drainage project

Present was Wayne D’Avanzo, engineer, representing the applicant.

Mr. D’Avanzo stated that he recently met with Wilton Fire and Police Departments in an effort to allay any concerns regarding area impacts from the proposed site renovations. He explained that the applicant has agreed to have a dedicated cell phone on the site at all times so that Fire/Police will be able to notify them if any emergency calls come in for the area so that necessary safety precautions can be taken immediately. It was also determined that police would monitor the area during the first few days of site work and if any traffic problems are detected, the applicant has agreed to hire someone to address such issues.

In response to a question from Mr. Nabulsi, Mr. D’Avanzo explained that steel plates would be kept available at all times near the construction area, ready to be moved onto any open trench in case of a fire department call in the area. He noted further that only about 20 feet of trenching would ever be exposed at any given time during the construction process.

Mr. D’Avanzo acknowledged receipt of a memorandum to the Planning and Zoning Commission from Patricia Sesto, Director of Environmental Affairs, dated April 27, 2015, indicating that no wetland permit is needed since there will not be any new discharge to a wetland or watercourse.

In that regard, Ms. White noted further that she personally spoke with Director Sesto, who confirmed that new remediation would not be required on the site since the proposed work does not involve any new construction. Mr. Nerney noted for the record that Glen River Condominiums date back to 1984 and the roadways in the development are beginning to experience deterioration which will be addressed by the proposed site work.

Mr. D’Avanzo confirmed that the amount of impervious material/coverage on site would not change. He also stated that regrading would largely involve removing material from the site, which he confirmed would be taken off the site.

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

There being no further comments from the Commission or the public, at approximately 7:25 PM the discussion was closed.

Draft resolution of approval #0415-3Z was distributed for Commission review.

MOTION was made by Mr. Nabulsi, seconded by Ms. Poundstone, and carried unanimously (9-0) to adopt as drafted Resolution #0415-3Z for **SDP (Glen River Condominium Association, Inc., River Road)**, effective April 29, 2015.

WHEREAS, the Wilton Planning and Zoning Commission has received an application for a Site Development Plan from Glen River Condominium Association, Inc. to allow site work modifications including grading, drainage and re-paving, for property located at River Road; in a CRA-10, Center Residence Apartment District, Assessors Map #71, Lot #12-2, and 9.3 +/- acres; owned by the unit owners of Glen River Condominium and shown on the plans entitled:

Existing Conditions Plan Glen River West, Prepared for Glen River, Prepared by Douglas R. Faulds, land surveyor, dated July 23, 2014, revised September 2, 2014, at a scale of 1"=30', sheet #1 of 2.

Existing Conditions Plan Glen River East, Prepared for Glen River, Prepared by Douglas R. Faulds, land surveyor, dated July 23, 2014, at a scale of 1"=30', sheet #2 of 2.

Subdivision Map (#3921), Prepared for Glen River Associates, Prepared by Roland H. Gardner, land surveyor, dated April 22, 1981, last revised September 29, 1981, at a scale of 1"=80', no sheet #.

Title Sheet, Prepared for Glen River Condominium, Prepared by Wayne J. D'Avanzo, civil engineer, dated August 25, 2014.

Drainage/Re-grading Plan- West, Prepared for Glen River Condominium, Prepared by Wayne D'Avanzo, civil engineer, dated August 25, 2014, at a scale of 1"=30', sheet #1 of 5.

Drainage Plan- East, Prepared for Glen River Condominium, Prepared by Wayne J. D'Avanzo, civil engineer, dated August 25, 2014, at a scale of 1"=20', sheet #2 of 5.

Parking Areas West, Prepared for Glen River Condominium, Prepared by Wayne J. D'Avanzo, civil engineer, dated August 25, 2014, at a scale of 1"=30', sheet #3 of 5.

Parking Areas East, Prepared for Glen River Condominium, Prepared by Wayne J. D'Avanzo, civil engineer, dated August 25, 2014, at a scale of 1"=20', sheet #4 of 5.

Detail Sheet, Prepared for Glen River Condominium, Prepared by Wayne J. D'Avanzo, civil engineer, dated August 25, 2014, sheet #5 of 5.

Soil Erosion and Sediment Control- (west side), Prepared for Glen River Condominium, Prepared by Wayne J. D'Avanzo, civil engineer, dated April 6, 2015, at a scale of 1"=30'

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(reduced copy size), sheet #1 of 2.

Soil Erosion and Sediment Control- (east side), Prepared for Glen River Condominium, Prepared by Wayne J. D'Avanzo, civil engineer, dated April 6, 2015, at a scale of 1"=20' (reduced copy size), sheet #2 of 2.

WHEREAS, the Wilton Planning and Zoning Commission reviewed the Site Development Plan on April 13, 2015 and April 27, 2015; 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** the Site Development Plan to allow site work modifications including grading, drainage and re-paving, effective April 29, 2015 and 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 Site Plan shall be completed within five years of the effective date of this resolution. This five-year period shall expire on April 29, 2020.

GENERAL CONDITIONS

3. The name and phone number of the construction manager shall be provided to the Town Planner or Assistant Town Planner. The applicant shall provide written notification to either one, of the date when site disturbance is to begin, at least two business days before said date.
4. There shall be no construction activities on the site on Sundays or holidays. All construction related activities must be performed between 8:00 AM and 5:00 PM on allowed working days. In addition, deliveries and pick up of earth material and equipment is limited between the hours of 9:00 am and 2:00 pm on school days.
5. A copy of this resolution shall be given to the construction manager and shall be available on site during construction.

SITE WORK

6. If deemed necessary by the Wilton Police Department, “construction area” warning signs shall be placed along River Road in advance of the site driveways. Such signs shall be installed prior to the commencement of any construction work.
7. The applicant shall provide the Wilton Police Department and the Wilton Fire Department with 72-hours advance notice before the initial commencement of construction. This requirement shall apply to both the east and west sections of the development.
8. A bond estimate for sedimentation and erosion controls shall be submitted to the Town Planner or Assistant Town Planner prior to the issuance of a zoning permit. The applicant shall furnish to the Town a bond of proper surety, in form and amount satisfactory to the Town Planner or Assistant Town Planner, prior to the issuance of a zoning permit.
9. Erosion control plans shall be strictly enforced. Vehicular access points to the public road shall be swept clean of all dirt and debris at the end of each day.
10. Tree protection shall be provided for all trees to be saved near the proposed site work modifications.

Submittal of revised plans and application:

11. 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. "According to Section 8-3.(i) of the Connecticut General Statutes, all work in connection with this Site Development Plan shall be completed within five years after the approval of the plan. Said five-year period shall expire on April 29, 2020."
 - b. "For conditions of approval for Site Development Plan Amendment, see **Resolution #0415-3Z.**"

D. ACCEPTANCE OF NEW APPLICATIONS

1. **SP#401, Calitri Revocable Trust (John Burke, Tr.), 46 Danbury Road, Renovation of gasoline station/convenience store, reconstruction of parking lot, misc. site modifications**

It was the consensus of the Commission to schedule a public hearing for **SP#401** on Tuesday, May 26, 2015.

2. **SDP, Patrick Downend, 31 Old Danbury Road, Construction of 30-unit mixed income housing development pursuant to Section 8-30g of CT General Statutes**

It was the consensus of the Commission to hear application **SDP (Downend, 31 Old Danbury Road)** on Monday, May 11, 2015.

E. PENDING APPLICATIONS

F. COMMUNICATIONS

Several Commissioners referenced a memorandum dated April 14, 2015 from Robert Nerney to the Commission regarding parking space widths at the Wilton Greens shopping center near Café Ruche. Although the memo indicated widths of five parking spaces, evenly distributed throughout the site, ranging from 8'8.5" to 9'2.5", Mr. Fiteni noted for the record that one parking space he personally measured came in at less than 8'6" where 9' is required. He observed that the 5 or 6 spaces when you drive straight in appear to be narrower than the others.

Mr. Nerney explained that staff was more concerned with visibility issues (i.e. clear delineation of the parking spaces). He indicated that he would reach out to the new lessee and ask that they consider restriping the area now that spring has arrived, and that they be cognizant of parking space width requirements.

Mr. Nabulsi asked whether staff felt that the number of spaces would remain the same if restriping (incorporating the required 9' width) were to be done on the site. Mr. Nerney believed that the number of spaces would be fine since some spaces appear to be a bit wider than required while others are narrower, and thus on balance should remain unchanged.

G. REPORT FROM CHAIRMAN

H. REPORT FROM PLANNER

I. FUTURE AGENDA ITEMS

J. ADJOURNMENT

MOTION was made by Ms. Bufano, seconded by Ms. Poundstone, and carried unanimously (9-0) to adjourn at approximately 7:32 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary