

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

WILTON PLANNING & ZONING COMMISSION MINUTES NOVEMBER 9, 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

Mr. Hulse scrambled the agenda to hear agenda item #2 (REG#15350) first.

- 2. REG#15350, Thomas T. Adams, William L. Sachs, David F. Clune, Trustees of the Elizabeth Raymond Ambler Trust, Richard Christopher Montanaro and Richard S. Gibbons, by J. Casey Healy (Attorney for applicants); Amend Sections 29-2.B.60 and 29-4.B.5 of Zoning Regulations pertaining to frontage**

Mr. Hulse called the Public Hearing 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. Ms. Knapp read the legal notice dated October 27, 2015 and referenced a letter dated November 9, 2015 from J. Casey Healy to Planning and Zoning Commission requesting that the application be continued; a 2-page Planning and Zoning Staff Report, with attachments, dated November 5, 2015; and a memorandum dated October 28, 2015 from Jonathan Chew (Western CT Council of Governments) to Robert Nerney.

Mr. Nerney advised the Commission that the applicant had requested a continuance of the hearing until November 23, 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 7:17 P.M. the Public Hearing was continued until November 23, 2015.

Mr. Nabulsi arrived and was seated at approximately 7:18 P.M.

1. SUB#914, 3 Hubbard Road, LLC/O'Brien, 434 Hurlbutt Street, 2-lot subdivision

Mr. Hulse called the Public Hearing to order at approximately 7:18 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 was continued from a prior date.

Mr. Nerney referenced a letter dated November 9, 2015 from Kevin E. O'Brien to Planning and Zoning Commission requesting a continuance of the hearing this evening since the applicant is awaiting further feedback from Wilton Health Department.

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 7:19 P.M. the Public Hearing was continued until November 23, 2015.

REGULAR MEETING

A. Mr. Hulse called the Regular Meeting to order at 7:20 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. October 26, 2015 – Regular Meeting

MOTION was made by Ms. Knapp, seconded by Mr. Nabulsi, and carried (8-0-1) to approve the minutes of October 26, 2015 as amended. Mr. Hulse abstained.

C. SITE DEVELOPMENT PLAN REVIEW

D. ACCEPTANCE OF NEW APPLICATIONS

E. PENDING APPLICATIONS

- 1. SUB#914, 3 Hubbard Road, LLC/O'Brien, 434 Hurlbutt Street, 2-lot subdivision**

Tabled.

- 2. REG#15350, Thomas T. Adams, William L. Sachs, David F. Clune, Trustees of the Elizabeth Raymond Ambler Trust, Richard Christopher Montanaro and Richard S. Gibbons, by J. Casey Healy (Attorney for applicants); Amend Sections 29-2.B.60 and 29-4.B.5 of Zoning Regulations pertaining to frontage**

Tabled.

F. COMMUNICATIONS

Referencing a letter from the Tree Warden dated November 4, 2015 regarding a white oak tree at 31 Old Danbury Road whose roots have been compromised due to regrading of land in the area, Ms. Knapp asked whether the developer intended to follow the recommendations listed therein.

Ms. White stated that she spoke to the property owner who indicated that his objective is to try to save the tree. She referenced condition #7 of the resolution of approval for the site, which stated that if it were possible to save that tree then it would be saved. She explained the developer's concern that if he follows the Tree Warden's recommendations strictly regarding the addition of a small low retaining wall, the stability of said wall might be compromised as it would have to be installed on fill soil given the sloped topography of the area. She stated that at this point it is still unclear, noting that the developer is still looking into this and will also be speaking to his engineer about the matter.

G. REPORT FROM CHAIRMAN

Mr. Hulse noted that his last meeting as member and Chair of the Planning and Zoning Commission will be Monday, November 23rd. He thanked all the members for their service, and expressed his appreciation for all their hard work and thoughtful discussions over the years. He also noted for the record his recommendation that Vice-Chair Sally Poundstone be nominated as the next Chair of the Commission.

H. REPORT FROM PLANNER

I. FUTURE AGENDA ITEMS

J. ADJOURNMENT

MOTION was made by Ms. Poundstone, seconded by Mr. Comiskey, and carried unanimously (9-0) to adjourn at approximately 7:24 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary