

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

Planning and Zoning Commission
October 3, 2011

PRESENT: Sally Poundstone, Chairwoman, Bas Nabulsi, Secretary, John Gardiner, Marilyn Gould, Dona Pratt, Michael Rudolph

ALSO PRESENT: Robert Nerney, Town Planner, Lori Bufano, ZBA and a member of the press

Chairwoman Poundstone called the meeting to order at 7:15 p.m. The Town Planner provided an overview of changes and edits made to the proposed affordable housing regulation amendments. Commissioner Gould expressed concern regarding the unanticipated inequities of the affordable housing regulations stating that the lower density development tends to be less viable in terms of achieving affordable housing objectives. Ms. Gould questioned the balance between property value restrictions and the impact that affordable housing has on overall housing market costs.

Mr. Rudolph stated that value is added to property when the Commission decides to permit a higher level of density than would otherwise be allowed. Mr. Rudolph further opined that, under such scenario, an applicant should be prepared to contribute to addressing such issue.

Chairwoman Poundstone requested the Commission review edits starting at the beginning of the draft document. Changes were recommended with respect to the description of the construction quality and the property manager. Commissioners were of the opinion that the property manager should be referred to as “compliance manager” and greater latitude needed to be considered with respect to the quality and similarity of construction employed during the construction of affordable housing.

Mr. Rudolph expressed concern regarding the cost of a compliance manager and suggested text be added to ensure that such costs are borne by the applicant and not the town. Following discussion, it was determined that averaging of income to establish eligibility should be moved to section “o” involving changes to income.

Mr. Gardiner raised the issue of the reference to CGS Section 8-30g and CGS Section 8-39a, noting possible inconsistencies. It was recommended that legal counsel review the matter.

Subsequent to review and discussion, the Commission requested the removal of Section o. (2) pertaining to the disqualification of people whose income changes following the purchase of an affordable unit.

Discussion ensued regarding the timing elements of when off-site affordable housing should be established. It was the consensus that dedication should occur prior to the issuance of the first certificate of occupancy for market rate housing.

The Commission requested the removal of text outlining the responsibilities of a home inspector as related to the acquisition of off-site housing. The Commission recommend the removal of the super majority vote provision pertaining to allowances for off-site housing. The Commission also recommended the elimination of amendments to affordable housing requirements in the DRD district.

Chairwoman Poundstone requested the edits be prepared in advance of the next workshop meeting, scheduled for November 7, 2011. The meeting adjourned at 9:15 p.m.