

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

**WILTON PLANNING & ZONING COMMISSION MINUTES
DECEMBER 12, 2011 REGULAR MEETING**

PRESENT: Chairman John Wilson, Vice Chairman L. Michael Rudolph, Secretary John Gardiner, Commissioners Lori Bufano, Chris Hulse, Dona Pratt, and John Weiss

ABSENT: Marilyn Gould (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.

Mr. Wilson called the meeting to order at 7:17 P.M., and seated members Bufano, Gardiner, Hulse, Pratt, Rudolph, Weiss, and Wilson. He stated that the agenda would have to be scrambled so that the Commission could enter Executive Session with the necessary quorum of members since Commissioner Hulse was unable to stay for the entire meeting.

J. EXECUTIVE SESSION

- 1. Discussion of pending litigation pertaining to Hirsch Subdivision #906 at 2 Quiet Lake & 144 Huckleberry Hill Road**

The Commission entered Executive Session at 7:19 P.M.

The Commission came out of Executive Session at 7:27 P.M. and returned to Public Session.

- A.** Mr. Wilson called the meeting to order and seated members Bufano, Gardiner, Hulse, Pratt, Rudolph, Weiss, and Wilson, and referred to Connecticut General Statutes Section 8-11, Conflict of Interest.

NOMINATION & ELECTION OF OFFICERS

Chairman

MOTION was made by Mr. Rudolph, and seconded by Ms. Pratt, to nominate John Wilson as Chairman of the Planning and Zoning Commission.

There were no other nominations for Chairman, so nominations for Chairman were closed.

Vote on the motion carried (7-0).

Vice-Chairman

MOTION was made by Mr. Wilson, and seconded by Mr. Hulse, to nominate L. Michael Rudolph as Vice Chairman of the Planning and Zoning Commission.

There were no other nominations for Vice Chairman, so nominations for Vice Chairman were closed.

Vote on the motion carried (7-0).

Secretary

MOTION was made by Mr. Wilson, and seconded by Mr. Rudolph, to nominate John Gardiner as Secretary of the Planning and Zoning Commission.

There were no other nominations for Secretary, so nominations for Secretary were closed.

Vote on the motion carried (7-0).

PUBLIC HEARINGS

None.

REGULAR MEETING

The agenda was again scrambled so that the Commission could vote with the necessary quorum on the amended Hirsch Subdivision resolution.

K.1. Vote following executive session pertaining to modification of resolution for Hirsch Subdivision #906 at 2 Quiet Lake & 144 Huckleberry Hill Road

MOTION was made by Mr. Hulse, seconded by Ms. Pratt, and carried (5-0-2) to adopt as amended **Resolution #1211-4S** (to supersede Resolution #1011-3S of October 24, 2011) for **SUB#906 at 2 Quiet Lake & 144 Huckleberry Hill Road**, effective December 12, 2012. Commissioners Bufano and Weiss abstained.

B. APPROVAL OF MINUTES

1. November 28, 2011 – Regular Meeting

MOTION was made by Mr. Rudolph, seconded by Mr. Hulse, and carried (5-0-2) to approve the minutes of November 28, 2011 as drafted. Commissioners Bufano and Weiss abstained.

C. SITE DEVELOPMENT PLAN REVIEW

1. SDP, Plan B Retail Design, 920 Danbury Road, Signage Modifications

Present were Chuck Bomely, Plan B Retail Design, and Shay Delorme, Chase Bank; on behalf of the owner.

Mr. Bomely briefly reviewed proposed signage for the subject site, highlighting corrections/changes from the previous hearing. He also reviewed lighting, noting that external lighting is proposed over the Chase sign on the front façade, over the existing dry cleaners sign, and over the entrance sign for Caraluzzi's. He stated that the square footage of the proposed pylon sign would be reduced from 37.67 to 34.81 square feet, with existing 9'9" height reduced to 9'0", and with the additional width extending further into the site itself. He noted that the applicant's proposal provides consistency and continuity for all directional and informational signage between Chase and the rest of the shopping center.

Ms. Delorme reviewed proposed Chase signage for the site. She explained that Chase is also proposing a sign on the end of the canopy on the south side of the site to provide visibility from the corner. She stated that internal illumination is proposed for the ATM sign and the lane designator signs.

In response to a question from Mr. Wilson regarding the regulations' prohibition of internally illuminated signage, Mr. Nerney explained that the intent of the regulation has been aimed at larger commercial signage. He questioned whether the proposed illumination would be limited to the letters themselves. Ms. Delorme responded that the

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letters as well as the arrows would be internally illuminated, primarily for safety reasons, noting that the arrow would shine green when the lane is open and red when closed. In response to Commission concerns, she stated that the arrow illumination could be off completely when the lane is closed. She also confirmed that all external lighting would shine downward, with the actual bulbs shielded from view.

Concerns were raised by Commissioners regarding the size of the canopy signage, which they felt was disproportionately large as compared to the overall width of the canopy itself. Mr. Nerney agreed, noting that the canopy measures approximately 13' in width and the proposed signage measures approximately 11'8" in width.

At approximately 7:45 P.M. Commissioner Hulse left the meeting due to a scheduling conflict.

Ms. Delorme indicated that a smaller-sized canopy sign could be implemented if the Commission so chose, whereby the canopy letter size would be reduced from the proposed 20" to 16", resulting in an overall sign width reduction from 11'8" to approximately 10'. Commissioners were surprised that a 20% reduction in overall letter size did not equate to a larger reduction in overall signage width.

Ms. Pratt noted that the applicant did not provide any elevations/perspectives to see how the signage would appear on the building. She felt that the Commission needs to see how proposed signage scales with the rest of the building.

In response to an additional concern raised by the Commission regarding the size of the front/west signage, Ms. Delorme stated that anything smaller than the proposed 20" letter size would look too small in that location.

Regarding the front/west signage, Mr. Nerney noted that the applicant is proposing a 25.61 square-foot sign, which is actually less than the 30 square feet permitted by regulations. He explained that the overage in signage square footage is as a result of the canopy sign on the southerly elevation, although he noted that this is the very type of situation for which alternative signage regulations were written.

Addressing the Commission's concerns regarding the size of the canopy sign, Ms. Delorme stated that, in the interest of moving the subject application along this evening, Chase would prefer to remove the canopy sign completely from the proposed plans if the Commission could not approve it as submitted. In that situation, she stated that Chase would come back at a later date with revised plans for that portion of the signage plan.

Mr. Nerney noted that the Commission could request additional information if it so desired and staff could draft a resolution of approval for review at the next meeting based on the applicant's testimony that the size of the signage would be reduced. Ms. Delorme indicated that she could get exact numbers to the Commission prior to the next meeting.

It was the consensus of the Commission to move forward as suggested.

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

There being no comments from the Commission or the public, at 7:55 P.M. the Site Development Plan discussion was closed.

D. ACCEPTANCE OF NEW APPLICATIONS

- 1. REG#11336, Gregory and Adams, P.C., Amendments to Sections 29-2.B and 29-5.C.1 of zoning regulations pertaining to employee housing at private membership recreation clubs as a customary and incidental accessory use**
- 2. REG#11334, Town of Wilton, Amendment to Section 29-11.A.12 of zoning regulations pertaining to bond requirements**
- 3. REG#11335, Town of Wilton, Amendments to Section 29-5.B.10 of zoning regulations pertaining to affordable housing in DRD, THRD and CRA-10 multi-family residential districts**

MOTION was made by Mr. Wilson, seconded by Mr. Rudolph, and carried unanimously (6-0) to accept the applications and set a public hearing date for all for January 9, 2012.

E. PENDING APPLICATIONS

F. COMMUNICATIONS

- 1. Mandatory Referral (MR#135), 294 Nod Hill Road, Permission for a driveway on a scenic road**

Mr. Nerney referred to a memorandum dated December 1, 2011 from First Selectman Bill Brennan regarding a mandatory referral for a driveway permit on a scenic road at 294 Nod Hill Road. He explained that the Board of Selectmen is required to forward such applications to the Planning and Zoning Commission and other Commissions/officials in Town for their advisory input.

Referencing the subject application, Mr. Nerney explained that the applicant, Kate Throckmorton, had obtained a driveway permit for the site back in 1997. He explained further that the Department of Public Works requires a paved apron off the right-of-way (for an approximate width and length of 10'-12') and the applicant, in the interest of full disclosure and to assure a proper approval, wishes to go through the full scenic road approval

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process as is currently required.

In response to further questions, Mr. Nerney confirmed that everything else on the driveway, except for the apron, would remain gravel.

MOTION was made by Ms. Pratt, seconded by Mr. Rudolph, and carried unanimously (6-0) to provide a favorable recommendation to the Board of Selectmen for paving of the driveway apron at 294 Nod Hill Road as heretofore discussed.

G. REPORT FROM CHAIRMAN

H. REPORT FROM PLANNER

I. FUTURE AGENDA ITEMS

J. ADJOURNMENT

MOTION was made by Mr. Weiss, seconded by Mr. Gardiner, and carried unanimously (6-0) to adjourn at 8:10 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary