

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

WILTON PLANNING & ZONING COMMISSION MINUTES MARCH 26, 2012 REGULAR MEETING

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

ABSENT: Marilyn Gould, Dona Pratt (notified intended absences)

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#376, Fosterhouse, LLC, 122 Olmstead Hill Road, Construction of an accessory dwelling unit**

Mr. Wilson called the Public Hearing to order at 7:17 P.M., seated members Bufano, Gardiner, Hulse, McCalpin, Rudolph, Weiss, and Wilson, and referred to Connecticut General Statutes Section 8-11, Conflict of Interest. He noted that the hearing is continued until April 9, 2012 at the request of the applicant. He asked if anyone wished to speak for or against the application.

There being no further comments from the Commission or the public, at 7:18 P.M. the Public Hearing was continued until April 9, 2012.

2. SP#375, 190 Danbury Road Associates, LLC, 186-190 Danbury Road, To allow construction of new car showroom and on-site new vehicle display and storage area

Mr. Wilson called the Public Hearing to order at 7:18 P.M., seated members Bufano, Gardiner, Hulse, McCalpin, Rudolph, Weiss, and Wilson, and referred to Connecticut General Statutes Section 8-11, Conflict of Interest. Mr. Gardiner read the legal notice dated March 14, 2012. He referred for the record to a 5-page Planning and Zoning Staff Report dated March 15, 2012; and a memorandum dated March 22, 2012 from Michael Ahern to Daphne White.

Present were Jim Murphy, attorney; Gary deWolf, architect; and Jeff Gordon, landscape architect.

Mr. Murphy distributed handouts outlining the evening's presentation. He referenced a posted site plan, briefly summarizing the applicant's proposal for construction of a new car showroom and renovations to an existing building that will be utilized for used cars. He explained that the applicant met with Planning and Zoning staff on March 21, 2012 to discuss issues raised in the Planning and Zoning Staff Report of March 15, 2012 and, as a result, will be implementing some modifications to the site. In particular, he noted that truck turning radii and easements will be further addressed; a traffic study has been commissioned; the applicant will be in touch with Aquarion and WPCA to finalize water and sewer connections; and he confirmed that cars will not be off-loaded on Route 7. He also noted that the applicant will be in touch with Environmental Affairs Director Pat Sesto to discuss possible landscaping modifications. He stated that the applicant will provide formal responses at a future meeting to address all issues raised.

Mr. Murphy also noted that the applicant would be addressing at the next hearing the question/issue of two principal uses located on the same site. He distributed a "Pervious Pavement Maintenance Schedule" for Commission review in anticipation of Mr. Gordon's presentation to follow.

Mr. Gordon reviewed coverage proposals for the site, noting in particular the proposed use of pervious concrete on the new area of the site, which he explained has been found to be a very successful material for use in areas close to wetlands. He passed around a sample of the product, noting that it has a water storage capacity of 7 inches, not counting any infiltration into the soils. He explained further that snow melt seeps directly down through the surface, not across it, resulting in far less freezing potential on the site. He stated that although the material would only be utilized in the newly developed area of the site, it would benefit the entire parcel.

He reviewed existing/proposed landscaping for the site, noting in particular the proposed use of large boulders along one boundary to discourage parking of vehicles in that

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location. He next reviewed the issue of maintenance, noting that there is no need to ever sand or salt this type of pavement, and clean-up is accomplished via leaf blowers, parking lot vacuums and high pressure water hoses.

He also stated that the applicant would better define the trash container(s) area.

In response to further questions from Commissioners, Mr. Gordon explained that expansion/shrinkage due to extremes of weather is not an issue for this type of surface, noting that there is enough void in the product such that coefficients of expansion do not present a problem. In addition, he noted that since the product is poured in sections, in a sort of checkerboard grid pattern, repairs are relatively easily accomplished, although he stated that there is generally a 25-year life expectancy for such surfaces.

Mr. Rudolph asked if the applicant could provide some additional reading material to the Commission regarding this product. Mr. Gordon agreed, noting that he would provide a web link so that those interested could view a video about the product.

In response to questions regarding the number of cars anticipated to be on the site after proposed site modifications are completed, Mr. deWolf explained that the number of cars stored on the site (currently at 130+/-) will be reduced since the business will then begin operating per the Japanese business model, i.e. on a ship-on-demand basis.

Referring to the posted site plan, Mr. deWolf reviewed proposed building uses, noting that curb cuts would not be changed except for a slight modification of the curb cut to the north. He reviewed in detail site circulation, parking, building entrances and interior layout/service bay locations. He noted that tractor trailer deliveries of parts would occur after business hours.

Mr. deWolf reviewed architectural elevations, providing information on proposed window configurations and aluminum composite panels to be used for exterior building surfacing. He briefly reviewed lighting for the site, noting that photometrics were included with the original application materials. He noted further that no pole lighting is proposed for the site. He explained that roof top equipment would be located behind the parapet so as not to be visible from the ground.

Mr. Murphy stated that the applicant was not yet sure if it would be ready to present again on April 9th but would be in touch with Mr. Nerney to confirm the next hearing date.

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

Kim Young, Conservation Commission Liaison, asked whether the site would be illuminated at night, expressing concern for migratory bird patterns. Mr. deWolf stated that only very low security lighting would remain on after a certain time in the evenings.

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He noted further that there would not be any lighting impacts on the wetlands corridor in the rear of the property.

Eric Schaefer, 43 Sharp Hill Road, asked whether the proposed plans would decrease the buffer area that his property currently enjoys, and also whether the applicant would be installing any plantings towards the rear of its property. Mr. Gordon explained that the aforementioned buffer area is a separate parcel unto itself for which no changes are anticipated. Mr. Murphy noted further that most of the proposed site modifications are not near Mr. Schaefer's property.

Richard Gould, 14 Gaylord Drive, asked for clarification regarding the types of trees that the applicant plans to install, and whether there will be additional dumpsters and/or noise impacts. Mr. Gordon stated that the applicant would prefer to undercut the existing white pines on the property with some evergreens instead of the red maples that were recently approved by the Inland Wetlands Commission. He indicated the applicant's intent to speak with Environmental Director Sesto regarding a possible plan modification in that regard. With respect to noise impacts, Mr. Gordon explained that the new construction work would be on the other side of the site from where Mr. Gould resides.

Mr. Nerney asked if the applicant currently utilizes, or is proposing to utilize, any outdoor intercom system for the property. Mr. deWolf did not recall hearing or seeing anything in that regard, but he stated that he would check into it.

Ted Panagiotopoulos, 5 Gaylord Drive, asked if there would be any fuel dispensing on the site. Mr. deWolf said no.

Baltazar Suarez, 19 Gaylord Drive, inquired regarding measures that would be taken during construction to reduce noise impacts on surrounding properties.

Mr. deWolf stated that the site work proposed would take approximately 10-12 months from start to finish. He explained that it would not be a 24-hour a day process nor would there be any blasting or demolition involved. He stated that the applicant would comply with all ordinances, noting that most noise would be internalized within the building once the basic exterior construction is completed.

Mr. Nerney noted further that under the Special Permit process the Commission may regulate work hours on the site during the construction process. Mr. deWolf stated that the applicant does not anticipate working any weekend hours since it is not in any particular hurry.

There being no further comments from the Commission or the public, at 8:15 P.M. the Public Hearing was continued until a date to be determined by the applicant and staff.

3. SUB#907, Cronin, 215 Belden Hill Road, 2-lot subdivision

Mr. Weiss recused himself from the hearing and left the meeting room.

Mr. Wilson called the Public Hearing to order at 8:15 P.M., seated members Bufano, Gardiner, Hulse, McCalpin, Rudolph, Weiss, and Wilson, and referred to Connecticut General Statutes Section 8-11, Conflict of Interest. Mr. Gardiner read the legal notice dated March 14, 2012. He referred for the record to a 2-page Planning and Zoning Staff Report dated March 22, 2012; a memorandum dated March 23, 2012 from Jennifer M. Zbell to Daphne White; a memorandum dated March 26, 2012 from Jennifer M. Zbell to Daphne White; an emailed letter sent March 26, 2012 from James J. Murphy to Lorraine Russo; a letter dated February 13, 2012 from J. Casey Healy to Planning and Zoning Commission, with attachments; and a memorandum dated March 23, 2012 from Michael Ahern to Daphne White.

Present was Edward Schenkel, Gregory and Adams, attorney.

Mr. Schenkel requested a continuance of the subject application until April 9, 2012.

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

There being no further comments from the Commission or the public, at 8:19 P.M. the Public Hearing was continued until April 9, 2012.

REGULAR MEETING

A. Mr. Wilson called the Regular Meeting to order at 8:19 P.M., seated members Bufano, Gardiner, Hulse, McCalpin, Rudolph, Weiss, and Wilson, and referred to Connecticut General Statutes Section 8-11, Conflict of Interest.

B. APPROVAL OF MINUTES

1. March 12, 2012 – Regular Meeting

MOTION was made by Mr. Weiss, seconded by Mr. Gardiner, and carried (6-0-1) to approve the minutes of March 12, 2012 as modified. Mr. McCalpin abstained.

C. SITE DEVELOPMENT PLAN REVIEW

1. SDP, ABC Sign Corporation, Wilton Plaza, Inc., 19 Danbury Road, LLC, Alternative Signage

Present were Larry Bourke, ABC Sign; and Cameron Hashemi, managing member of Wilton Plaza, Inc.

Mr. Hashemi noted for the record that the owner's name is Wilton Plaza, Inc. He requested that all future documents/correspondence reflect this name.

Mr. Wilson thanked Mr. Bourke for installing mock-up signs on the property last Saturday.

In response to questions from the Commission, Mr. Bourke confirmed that the mock-up signs' locations on the site were very close to where the actual signs would be located; there would be writing on both sides of the sign; and sight lines would not be affected.

Mr. Nerney acknowledged Mr. Hashemi's efforts over the past years that resulted in cleaning up the site with respect to assorted signage that was illegally installed.

Mr. Bourke distributed a color photo page of the proposed signage, noting that the bottom sign panels were removed per Mr. Nerney's suggestion at the previous meeting.

The Commission requested that staff prepare a draft resolution of approval for vote at the next meeting.

There being no further comments from the Commission, at 8:26 P.M. the application was tabled until April 9, 2012.

D. ACCEPTANCE OF NEW APPLICATIONS

E. PENDING APPLICATIONS

1. REG#12335, 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

Mr. Wilson advised Commissioners that staff has been in touch with Town Counsel who has reviewed the proposed amendment. He noted further that Ms. Gould's recent suggestion to exclude from the amendment housing developments of less than 20 dwelling units has been incorporated into the proposed text. He also explained that the fund option idea put forth by Mr. Hulse could not be incorporated into the amendment since the Town does not have the resources necessary to implement such an option.

Some additional text modifications were incorporated into the amendment, including the replacement of all references to 20 or 30-year restricted periods of affordable housing with "in perpetuity" clauses.

MOTION was made by Mr. Rudolph, seconded by Mr. Gardiner, and carried (6-1) to adopt as modified Resolution #0312-4REG for **REG#12335**, effective April 6, 2012. Mr. Hulse opposed, noting that he preferred a rental affordable housing option, as opposed to an ownership option, citing an affordable owner's inherent lack of motivation to improve a residence since any such investment could not be recouped at time of sale. He also noted again his preference that developers contribute to a housing fund to better implement affordable housing, particularly rental, options.

WHEREAS, the Wilton Planning and Zoning Commission accepted application #12335 for amendments to Sections 29-5.B.10 of the Zoning Regulations of the Town of Wilton, more specifically pertaining to affordable housing requirements; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing commencing on January 9, 2012 and continuing to January 23, 2012, February 13, 2012, February 27, 2012, March 12, 2012 and March 26, 2012 to receive comment from the public and has fully considered all evidence submitted at said hearing; and

WHEREAS, notice and copies of the application have been forwarded to the South Western Regional Planning Agency and the Housatonic Valley Council of Elected Officials for review and commentary and the Commission has considered comments from each agency and/or member communities; and

WHEREAS, the proposed regulation serves to update terminology and requirements in a manner that is more consistent with the State of Connecticut's initiatives to increase affordable housing

opportunities while balancing such opportunities against the economic interests of the community.

NOW THEREFORE BE IT RESOLVED that the Wilton Planning and Zoning Commission **APPROVES** application #12335 effective, April 6, 2012 as follows:

Proposed Amendment Section 29-5.B.10

10. Affordable Housing Requirements in DRD, THRD and CRA-10 Multi-Family Residential Districts: All multi-family residential developments shall include the number of affordable housing units specified in Section 29-5.D. For the purpose of this regulation, the term multi-family shall include units whether attached or unattached. Such standards and requirements shall only apply to housing developments in excess of twenty (20) units. Affordable housing units shall conform to the following requirements.
 - a. Construction Quality and Size: Affordable housing units if on site, shall, at the discretion of the Commission, be of similar construction quality and contain a number of bedrooms equivalent to market-rate units, up to three bedrooms, within the development and, unless permitted off-site, shall be dispersed throughout the development. Exterior building appearances shall be compatible with the proposed market rate housing.
 - b. Pro-Rata Construction: If the development is to be built in phases, the Affordable Housing Units shall be built on a pro-rata basis as construction proceeds, or if off site shall be dictated with restrictions on a pro-rata basis.
 - c. Compliance Manager: When deemed appropriate by the Commission, the applicant shall be responsible for the designation of an individual or business entity (“Compliance Manager”), approved by the Commission, whose primary responsibilities include the following:
 - i. Qualify prospective owners/tenants of affordable housing.
 - ii. Oversee notification and advertising of available affordable housing and participate in the selection and qualification of prospective candidates seeking affordable housing.
 - iii. Solicit and maintain a current waiting list of prospective affordable housing candidates.
 - iv. Perform any other responsibility deemed necessary by the Commission in the administration, oversight and proper management of the town’s affordable housing inventory.

The owner of any dwelling shall be responsible to calculate the sale and resale pricing and calculate rental and re-rental pricing based on applicable affordable housing cost indexes. The owner of a rental unit shall prepare annual compliance reports for town review and approval. All of the above responsibilities of the Compliance Manager shall be performed at the sole expense of the applicant and subject to the review and authorization of the Commission and/or its staff. Any change in the designation of a required Compliance Manager shall be subject to the review and approval of the Commission which shall not be unreasonably withheld or delayed.

- d. Restricted Period: Notwithstanding any zoning regulation to the contrary, designated affordable units shall be restricted in perpetuity beginning on the date of occupancy of each available affordable housing unit.
- e. The number of required affordable housing units, whether on-site or off-site, shall be determined by multiplying the proposed total number of units within the development by the applicable affordable housing ratio set forth in Section 29-5.D. of the zoning regulations. The number of required affordable units, if on-site, shall represent a part of the total number of units within the development and shall not be interpreted as constituting units in addition to the total number of allowable units on-site. The number of Affordable Units if off site shall be in addition to the total number of allowable units within the Development. In determining the number of affordable units, any fractional number shall be rounded up to the next whole number. An example includes the following: If an applicant proposes 22 residential housing units, 20% or 4.4 units must be restricted as affordable units. The number of affordable units is rounded up to 5 housing units allowing the applicant to develop 17 market rate housing units and 5 affordable restricted housing units. In the event the Commission authorizes off-site affordable units, the number of required affordable units shall be in addition to the market rate units provided. For example, a development consisting of twenty-two (22) market rate residential housing units shall be required to provide an additional five (5) units of off-site affordable housing.
- f. Maximum Monthly Payment: The maximum monthly Payment for an affordable housing unit shall not be greater than the amount that will preserve such unit as "affordable housing" as that term is defined in Section 8-39a of the Connecticut General Statutes, and shall include the following:
 - (1) For rental housing, the maximum monthly housing payment shall include base rent, common charges in the case of a rental in a

common interest community, heat, and utility costs, including hot water and electricity, but excluding telephone and cable television.

- (2) For ownership housing the maximum monthly housing payment shall including periodic mortgage payments (assuming a 20 percent down payment and prevailing interest rates); taxes; insurance; common charges in the case of ownership of a unit in a common interest community; heat; and utility costs, including hot water and electricity, but excluding telephone and cable television.
- g. Principal Residence: Affordable housing units shall be occupied only as a tenant's or purchaser's principal residence. Subletting affordable housing or renting affordable housing to a third party shall be prohibited.
 - h. Notice of Availability: At the same time that market rate units are advertised to the general public, notice of availability of the affordable housing units shall be provided by advertising such availability in the real estate section of a newspaper of general circulation in the Town of Wilton, and by providing notice to the Wilton Board of Selectmen, the Wilton Town Clerk and the Wilton Planning and Zoning Commission. The notice shall include at a minimum a description of the available unit(s), the income limits, and the availability of application forms and additional information that may be prescribed by the Commission.
 - i. Qualification of Tenants or Purchasers: Prospective tenants or purchasers will be required to fill out an application form containing detailed instructions for calculating their family income and allowing the Compliance Manager or other appropriate administrative personnel to verify the information. Income definitions prepared by the U.S. Department of Housing and Urban Development will serve as a principal guideline for such calculation. Income eligibility shall be determined by taking the average income of the three (3) previous years. Applicants will be required to sign a verification of their review and understanding of the income maximums, the penalties for false information, and the applicable procedures for prompt notification in the event that their income increases at some future time above the allowable maximum. Applicants will also be required to provide appropriate documentation to verify their income. Incomes of tenants in each affordable unit will be re-verified annually at the time of the lease renewal.
 - j. Prioritization of Applicants: For one of every three affordable units which become available, preference shall be given to those applicants who are fulltime employees of the Town of Wilton and who are otherwise deemed equally qualified.

- k. Standard Lease Provision: Each lease for an affordable housing unit will contain substantially the following Provisions:

This apartment is being rented as an "affordable housing unit" as defined in Connecticut General Statutes Sections 8-30g and 8-39a. and is available only to persons or families whose income is at or below 80% of the area median income for Wilton as determined by the Connecticut Department of Housing and the U.S. Department of Housing and Urban Development. This development has been approved by the Wilton Planning and Zoning Commission based in part on the condition that a defined percentage of units, either on-site or off-site, will be rented as affordable housing units. The owner is required by law to strictly enforce these restrictions.

- l. Lease Term: All leases for affordable housing units shall be renegotiated on an annual basis.
- m. Monthly Payment: Calculation of the maximum monthly payment for an Affordable Housing Unit, so as to satisfy Connecticut General Statutes Sections 8-30g and 8-39a, shall utilize the area median income data as published by the U.S. Department of Housing and Urban Development (a) for rental units, as in effect on the day the lease is signed; and (b) for ownership units, as in effect on the day a bond for deed or similar contract of conveyance is accepted by the Seller.
- n. Utility Allowance for Rental Units: The monthly rent for an affordable housing unit includes a monthly allowance for utilities, which are heat, hot water, and electricity, but excluding telephone and cable television. Heat and utility costs may be calculated by reasonable estimate.
- o. Change of Income or Qualifying Status:
- (1) If an affordable housing unit is rented, in the event that an affordable housing unit tenant's income changes so as to exceed the qualifying maximum, the tenant shall be disqualified from continued occupancy at affordable housing rates. If the tenant otherwise becomes disqualified, such tenant must provide notice to the Compliance Manager within seven days of the disqualification. Upon being disqualified, such tenant, following the procedures set forth below, shall have the option to vacate the unit within ninety days, or to remain in the unit paying a market-rate rent. Within fifteen days of receiving notice of a tenant's disqualification, the Compliance Manager shall provide written notice to the tenant of the market-rate

rent for the unit. The tenant shall notify the Compliance Manager within fifteen days of receipt of such notice whether the tenant will accept the market-rate rent or vacate. If the tenant elects to remain in the unit at the market rate the tenant shall be required to vacate at the end of the Anniversary Date of the lease. So long as these procedures are followed, the project shall not be out of compliance with the 20 percent minimum.

- (2) If an affordable housing unit is owned, and the owner's income changes so as to exceed the qualifying maximum, the owner shall not be disqualified from continued ownership. If the owner otherwise becomes disqualified, the owner shall promptly undertake reasonable efforts to sell the unit to another qualified purchaser; and in any event must vacate the unit within one hundred eighty days. If an owned unit is not sold or under contract for sale within one hundred eighty days of notice of the owner's disqualification, the unit owner shall make reasonable efforts, to rent the unit on a month to month basis to a qualifying tenant until the property is resold to a qualified purchaser. In the foregoing, "reasonable efforts" shall include but not be limited to periodic advertising of the unit's availability in a newspaper of general circulation in the Town of Wilton; providing notice to the Wilton Town Clerk, the Wilton Planning and Zoning commission and the Wilton Board of Selectmen of the unit's availability; and accepting any bona-fide offer by a qualifying purchaser or tenant. A "bona-fide offer" shall mean any offer from a person ready, willing and able to comply with reasonable terms or conditions of Seller and pay 95 percent or more of: (A) the maximum allowable sales price to maintain the unit as an Affordable Housing Unit as defined in these regulations; or (B) the asking purchase price of the unit, whichever is less. During the one hundred eighty-day period following notice of disqualification of a tenant or purchaser, the unit may be treated, for purposes of compliance with the twenty percent affordable unit minimum, as being occupied by a qualifying tenant or purchaser.

p. Conversion to Sale Units: In the event that all or any part of the Affordable Housing Units are converted from rental to ownership, the following conditions shall apply:

- (1) Prior to Conveyance of title to any affordable housing unit, the Compliance Manager or Owner of the Unit, shall record on the Wilton land records, in addition to any documents required by the Connecticut Common Interest Ownership Act, a restrictive covenant

in favor of the Wilton Planning and Zoning Commission, which covenant shall run with the land, providing that the project as a whole, notwithstanding such conversion, shall remain in compliance with Section 29-5.B.10 of these Zoning Regulations applicable to the affordable residential units: and providing that each such unit shall be sold or conveyed, on a sale or resale, at a price that will preserve it as affordable housing as defined in Sections 8-30g and 8-39a of the Connecticut General Statutes and these regulations;

- (2) The declarant of the common interest ownership community, or the common interest ownership association, if it becomes responsible for the management of the property, shall assume responsibility for ensuring that sale and resale of affordable housing units occur in compliance with applicable restrictions, and for compliance reporting as set forth in 29-5.B.10.p.
- q. Compliance Reporting: No later than January 31 of each year, beginning the year after the initial occupancy of the last affordable housing unit to be rented in a particular project phase, the Compliance Manager shall prepare and file with the Wilton Planning and Zoning Commission and the Wilton Board of Selectmen or their designee containing, at a minimum, a list of the units utilized as affordable housing units, a list of the incomes of all tenants or owners, and a certification by the Compliance Manager of compliance with Section 29-5.B.10 of these Zoning Regulations applicable to the affordable housing units. The Commission or its designee shall review the information and certify that the project is in compliance. A violation of the zoning regulations shall not result in a forfeiture or reversion of title, but in enforcing these Regulations the Commission shall retain and may exercise all enforcement powers granted by the Connecticut General Statutes, including Section 8-12, which Powers include the authority, at any reasonable time, to inspect the Property and to examine the books and records of the Compliance Manager to determine compliance of the project or individual units with these affordable housing regulations.
 - r. Designation of Compliance Manager: The developer of a multi-family residential development shall submit with the site plan application a designation of the Compliance Manager who shall be responsible for the Compliance Reporting described in 29-5.B.10.q.
 - s. Dedication of Off-Site Affordable Housing in Lieu of On-Site Requirement: At the Commission's sole discretion, mandatory provisions for affordable housing, set forth by way of these requirements, may be satisfied through the acquisition and/or dedication of existing off-site housing as affordable

housing. Such off-site housing shall be located within the town of Wilton and, may consist of either single family residences or attached or detached units located within a multi-family development. Off-site affordable housing shall be restricted in a manner so as to preserve the affordability of the dwelling in accordance with these regulations through the use of covenants, contractual arrangements or resale restrictions, drafted and implemented to the satisfaction of the Commission. Before approving an off-site affordable housing option, the Commission shall be required to make the following minimum findings:

- (1) The dedication of off-site affordable housing represents a viable alternative to providing the affordable housing units on site in terms of addressing the unique housing needs of Wilton.
- (2) The off-site affordable housing option represents a benefit to the town.
- (3) The off-site location chosen for affordable housing units shall encourage an integration and mix of housing and not lead to an undue concentration of affordable housing either at the off-site location or in any particular area of the town.
- (4) The Commission is satisfied that the applicant will be able to effectively implement and ensure ongoing compliance of all affordable housing requirements with respect to the off-site affordable housing.

Approval of off-site affordable housing shall be subject to the following conditions:

- (1) Off-site affordable units may consist of either rental or sale units.
- (2) Not more than five (5) affordable units required in conjunction with any development proposal shall be located off-site.
- (3) The Commission may give preference to off-site affordable housing which is located within the Wilton Center zoning district or within one-half mile of the Wilton Center zoning district or a public railroad station in Wilton.
- (4) The off-site affordable housing to be acquired by the applicant shall be made available to qualified individuals at a cost determined by utilizing the latest available data from the Connecticut Department of Housing and the U. S. Department of Housing and Urban Development and the latest available median income data for Wilton.

- END RESOLUTION-

F. COMMUNICATIONS

G. REPORT FROM CHAIRMAN

H. REPORT FROM PLANNER

Mr. Nerney briefly discussed the possibility of bringing in Town Counsel for a training period prior to one of the regularly scheduled Planning and Zoning meetings. It was the consensus of the Commission to consider May 14, 2012, 6-7 P.M. for such a session.

I. FUTURE AGENDA ITEMS

J. ADJOURNMENT

MOTION was made by Mr. Hulse, seconded by Ms. Bufano, and carried unanimously (7-0) to adjourn at 9:17 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary