

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 MAY 16, 2012 SPECIAL MEETING

PRESENT: Chairman John Wilson, Vice Chairman L. Michael Rudolph, Secretary John Gardiner, Commissioners Lori Bufano (via telephone conference call), Marilyn Gould and Bill McCalpin

ABSENT: Chris Hulse and John Weiss (notified intended absences)

ALSO

PRESENT: William Brennan, First Selectman, Thomas Thurkettle, Director of Public Works and Robert Nerney, Director of Planning and Land Use Management.

Chairman Wilson called the meeting to order at 4:00 p.m. and stated that the matter involved a mandatory referral application (MR#136) requesting the Planning and Zoning Commission's review and counsel regarding plans to extend sewer service from the Miller/Driscoll School to an existing sewer line located on Horseshoe Pond Road. Mr. Wilson explained the reason for the special meeting noting that both he and Mr. Brennan would be unavailable to meet in the coming weeks.

Mr. Thurkettle provided an overview of the plan and explained the process and timing for implementing the project. Mr. Nerney provided a historical overview and noted that the septic permit issued through Connecticut DEP had expired in 2001. Mr. Nerney further elaborated that a study conducted by Stearns and Wheeler, Inc., identified system deficiencies and further noted that an expansion of the school would not be allowed without a modified waste disposal system. With reference to the report, Mr. Nerney, noted that two solutions had been identified by the engineering consultant; one entailing the construction of a sewer line; the second involving the establishment of an on-site tertiary treatment system. Referencing 2008 costs, Mr. Nerney stated that the first option was estimated at a cost \$1.02 million versus the second option valued at a cost of \$2.35 million.

P&Z Minutes – 05/16/12 – Page 2

Mr. Brennan explained that any option to build a new school was not feasible for a variety of reasons; including cost considerations. Mr. Brennan further explained that the Town is committed to updating and renovating the existing facility, whether or not the Board of Education moves forward with its plan to implement a Pre-Kindergarten program. Discussion ensued concerning larger properties in the general neighborhood; in particular the 34-acre facility owned by the Sisters of Notre Dame. Ms. Gould expressed concern regarding the potential development of this parcel and such impact it may have on the neighborhood and community in general. Ms. Gould also queried Mr. Brennan concerning other options for the Pre-Kindergarten program, such as Comstock Center. Mr. Brennan stated that he has meet with the provincial administrator who assured him that sale of the property is not anticipated in the foreseeable future. In addition, further safeguards were in the process of being discussed. In response to alternative locations, Mr. Brennan noted that the school has deemed the Comstock Center to be deficient in terms of addressing their specialized needs.

Following discussion, Mr. Rudolph moved to provide the Board of Selectman with a favorable recommendation. The motion was seconded by Mr. Gardiner. The motion was approved by a five to one vote with Ms. Gould being the dissenting vote.

The meeting was adjourned at 4:40 p.m.