

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



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

PLANNING AND ZONING COMMISSION
PLAN OF CONSERVATION AND DEVELOPMENT WORKSHOP
SUMMARY MINUTES
OCTOBER 6, 2008

PRESENT: Sally Poundstone, Chairman, John Wilson, Vice Chairman, Bas Nabulsi, Secretary, Alice Ayers, Doug Bayer, Marilyn Gould, Eric Osterberg, Dona Pratt, Michael Rudolph and Town Planner Robert Nerney

ALSO

PRESENT: Glen Chalder and Heidi Samokar of Planimetrics, LLC and members of the press and public

Chairman Poundstone convened the meeting at 7:00 p.m.

Glen Chalder and Heidi Samokar, planning consultants with the firm of Planimetrics, LLC, explained that the purpose of the meeting was to discuss development issues in key areas of the town. Discussion ensued regarding the Cannondale neighborhood. The consultants stated that any new development or modifications to existing buildings should respect the character of Cannondale; further noting that this could be achieved by defining neighborhood boundaries and developing a neighborhood master plan, working with stakeholders and allowing smaller scale mixed use development in a manner that bridges Cannon Crossing and Route 7. Such plan could be implemented by way of future changes to the zoning regulations.

The second area of discussion focused on southerly section of Route 7 from Route 33 south to the Norwalk town line. It was suggested that the Commission consider combining the DE-5 and DE-10 zoning districts in a manner that would support corporate office development. It was suggested that strong emphasis be placed on the management of vehicular access.

Discussion focused on the feasibility of changing General Business "GB" zones along the lower section of Route 7 to Design Retail Business "DRB" as such change would encourage smaller scale, less intensive development.

The retention of residential development along Route 7 was discussed, possibly by allowing duplex development in certain transitional areas. Other recommendations included the

possibility of re-establishing a train station at Kent Road as well as exploring opportunities, where appropriate, for additional housing along Route 7.

Future and existing housing needs were discussed. It was suggested that the Commission, by way of future policy changes, work to retain expiring restrictions pertaining to affordable housing, explore avenues to convert existing housing to affordable housing and foster policies aimed at retaining Wilton's senior population.

Discussion ensued regarding the Georgetown neighborhood. It was suggested the smaller scale commercial character of Georgetown be retained and efforts be made to monitor the progress and impacts of the proposed Georgetown Land Development project.

Though largely developed, Wilton Center was identified as a key focus area and, as such, efforts should be made to adopt policies aimed at strengthening the center as the primary business, social, cultural and institutional center of the community. Other future projects in this area were discussed, including implementation of the Wilton Center tree plan and the commencement of a study aimed at developing a downtown river walk.

With respect to future residential development throughout the community, it was recommended that current densities be maintained to ensure that any in-fill development represent the character of a given area.

With regard to a proposed telephone survey, it was recommended that the scheduling of the survey be changed from May of 2009 to December of 2008 so that such findings could be incorporated into a draft plan.

The meeting was adjourned at 9:00 p.m.