

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

PLANNING AND ZONING COMMISSION
PLAN OF CONSERVATION AND DEVELOPMENT WORKSHOP
SUMMARY MINUTES
NOVEMBER 3, 2008

PRESENT: John Wilson, Vice Chairman (Acting Chairman), Bas Nabulsi, Secretary, Alice Ayers, Dona Pratt and Town Planner Robert Nerney

ALSO

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

Acting Chairman Wilson convened the meeting at 7:00 p.m.

Discussion ensued concerning future infrastructure needs for the town, including community facilities, transportation improvements and utilities. Ms. Samokar stated that it is necessary for public infrastructure to support desired growth, further noting that infrastructure should be compliant with the State's Plan of Conservation and Development.

Discussion focused on spatial deficiencies at the Town Hall campus, including the fire and police departments, Wilton Volunteer Ambulance Corp. facility as well as the administrative offices; particularly those located in the Annex Building. Mr. Chalder and Ms. Samokar opined that, due to a lack of available land at the Town Hall campus, certain municipal services may have to be eventually relocated to alternative locations. It was suggested that a comprehensive and coordinated approach to assessing departmental needs be revisited.

Mr. Chalder referred to discussions with the Fire Chief Paul Milositz concerning the Harry Marhoffer Fire Station located on Ridgefield Road. Mr. Chalder noted that the station lacks internal space, primarily due to limited land area. It was suggested that alternative sites may have to be considered at some point in the future. Mr. Chalder stated similar spatial deficiencies exist at the Wilton Volunteer Ambulance Corps building.

Several commissioners questioned the desirability of maintaining the Department of Public Works at various locations, including the Town Hall complex, Mather Street and Allen's Meadows. Ms. Samokar felt that the town should consider consolidating the various DPW

facilities, possibly moving its operations from the Town Hall campus to an alternative centralized location.

Mr. Chalder briefly discussed public school enrollment projections, noting a slight population decrease. It was his opinion that educational facilities should remain adequate for the next 10 years. Mr. Chalder stated that one exception would likely involve the Miller Driscoll Schools which plan to expand in order to provide pre-school programs. Several Commissioners raised the issue of deficient land area at the complex, limited wastewater facilities as well as severe topographic constraints. Mr. Chalder mentioned that school enrollments could be potentially impacted by a population shift from private to public schools; a trend which has been observed in other Connecticut communities.

Discussion ensued concerning transportation and inter-modal transportation linkages. The issue of promoting Cannondale as a pedestrian friendly village was discussed. With respect to Wilton Center, Ms. Samokar stated that the town should decide whether to move forward with the downtown river walk plan.

Mr. Chalder noted the importance of adopting zoning regulations that match roadway volume conditions. Commissioners expressed frustrations concerning vehicular trouble spots; particularly at key intersections throughout town. It was the Commission's opinion that the plan should clearly identify problem areas and advocate solutions.

With respect to public water and sewer service, Ms. Samokar stated that such infrastructure should support development but should not drive development. Ms. Samokar discussed the possibility of alternative waste water treatment systems; especially for high-volume uses located in ecologically sensitive areas of the community.

Mr. Chalder reported that his firm has contracted with the Polling Institute of Sacred Heart University to begin a town-wide survey. Mr. Chalder further stated that representatives from the institute would attend the next POCD meeting on December 1, 2008 to discuss the formation of survey questions with actual telephone surveys occurring shortly thereafter.

Acting Chairman Wilson adjourned the meeting at 9:00 p.m.