

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



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

PLANNING AND ZONING COMMISSION
REGULATIONS SUBCOMMITTEE
SUMMARY MINUTES
MAY 11, 2009

PRESENT: Michael Rudolph, Subcommittee Chairman, Doug Bayer, Marilyn Gould and Town Planner Robert Nerney

EXCUSED Bas Nabulsi
ABSENCE:

ALSO Atty. Clarissa Cannavino and David Schiff, Saccardi and Shiff
PRESENT:

Subcommittee Chairman Michael Rudolph convened the meeting at 6:00 p.m. Mr. Rudolph introduced Atty. Clarissa Cannavino and Mr. David Schiff of the planning firm of Saccardi and Shiff, Inc. and stated that the meeting would involve discussion pertaining to the creation of regulations overseeing "conference centers".

Mr. Schiff briefly described the proposed regulation amendment noting that his client, TIAA-CREF, is seeking to utilize vacant building space at 10 Westport Road for the establishment of a small conference center. Subcommittee Chairman Rudolph stated that terminology within the proposed regulation needed to be better defined. Both Commissioners Bayer and Gould expressed concerns regarding the lack of regulatory provisions pertaining to such issues as maximum building size, setback requirements, minimum acreage requirements as well as matters pertaining to the number of allowable lodging units and type of restaurant facilities.

The subcommittee further noted that the regulation would apply to all DE-10 zoning districts; hence should be reviewed very carefully in terms of creating unanticipated land use conflicts.

It was agreed that the applicant would refine the proposed regulation, taking the subcommittee's concerns into consideration. In addition, Atty. Cannavino and Mr. Schiff agreed to submit revised materials to the Town Planner for review and comment prior sending revisions back to the subcommittee.

Subcommittee Chairman Rudolph thanked Atty. Cannavino and Mr. Schiff and adjourned the meeting at 7:10 p.m.

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