

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

PLANNING AND ZONING COMMISSION SUMMARY MINUTES  
PLAN OF CONSERVATION AND DEVELOPMENT PUBLIC HEARING  
WILTON LIBRARY BRUBECK ROOM  
OCTOBER 5, 2009

**PRESENT:** Sally Poundstone, Chairwoman, John Wilson, Vice Chairman, Alice Ayers, Douglas Bayer, Marilyn Gould, Dona Pratt, Michael Rudolph, Eric Osterberg and Town Planner Robert Nerney

**NOTIFIED** Bas Nabulsi

**ABSENSE:**

**ALSO:** Heidi Samokar of Planimetrics and members of the public and press

Chairwoman Poundstone convened the meeting at 7:00 p.m. and thanked members of the public and press for attending the final public hearing involving update of the town's Plan of Conservation and Development.

Chairwoman Poundstone introduced Heidi Samokar of Planimetrics, LLC who proceeded to provide a status report of the draft plan. Ms. Samokar briefly described the purpose of the plan, noting that it is an advisory document which provides shorter term action plans and identifies longer term community goals. Ms. Samokar described the overall process in developing the plan and stated that efforts were made to solicit opinions and ideas from members of the public, town officials and town department heads via several scoping and informational meetings. Additional insight into the community was obtained by conducting a random survey of Wilton residents.

Ms. Samokar stated the plan was divided into three main topic headings; conservation, development and infrastructure.

Discussion ensued concerning conservation. Ms. Samokar stated the reoccurring issues included the preservation and conservation of resources, quantitative and qualitative protection of water, reductions in storm water impact, protection of habitat, preservation of trees and reduction of energy consumption and carbon emissions. Ms. Samokar indicated that the preservation of open space and greenways ranked very high with residents. Topics of interest included the creation of greenways, continued policies of acquiring open space, exploration of funding sources and management of existing open space. Other important conservation issues included preservation

of historic resources, preservation of scenic roads and the reduction of excessive light and noise pollution.

Ms. Samokar proceeded to discuss the second main topic pertaining to development. Ms. Samokar stated that most people stressed the need to retain the town's pattern of low density development, protect the quality of residential development; yet explore housing needs where appropriate.

Ms. Samokar noted that enhancement of the town's character emerged as an important issue. Ideas and suggestions included the adoption of policies to ensure Wilton Center remain the hub of the community, explore development options for Cannondale that reflect the scale and setting of the village and promote a pedestrian scale setting for the Georgetown neighborhood. Ms. Samokar reported the Commission's finding of the need to allow business to develop along Route 7, but in a manner that allows for the management of development-related impacts. Discussion ensued concerning the desirability of maintaining existing levels of development along Route 7; with more intensive development occurring to the south and lighter development to the north.

With regard to infrastructure, Ms. Samokar highlighted three areas of importance, including needed upgrades to the Town Hall complex, addressing other public facility needs and proper coordination of water and sewer policies with stated land use goals. Ms. Samokar spoke about transportation issues, including the need to address traffic concerns, maintain roads, promote better train service and improve pedestrian and bicycling opportunities.

Ms Samokar concluded by briefly discussing implementation of the plan; specifically areas involving coordination, tools and scheduling.

Chairwoman Poundstone proceeded to take comments from the audience.

Fred Herrick of 20 Comstock Lane indicated the need to protect the town's water supply; in particular, private wells. Mr. Herrick further noted that the failure to adopt a drought ordinance could potentially result in serious consequences.

John Rich of 3 Lambert Common inquired about the inter-relationship between the current public hearing and an earlier meeting at the high school months earlier.

Weston resident Ray Rauth expressed concerns regarding a lack of pedestrian and bicycling opportunities and suggested the Commission review Public Act 954 concerning mandated requirements for improving such opportunities.

Rob Sanders of 172 Range Road noted the need to address improvements in Wilton Center including sidewalks, safety issues and intersection improvements. Mr. Sanders also stated the need to encourage a diversified array of housing opportunities and preserve older buildings via changes to existing adaptive use policies.

Gail Lavielle of 109 Hickory Hill Road suggested the Commission be proactive in specifying environmental and transportation projects as such action places the community in a better position to secure state and federal funding.

Bruce Beebe of 350 Nod Hill Road noted the importance of reopening the Wilton Rail Station.

David Robson of 55 Buckingham Ridge spoke of the need to protect Cannondale and the need to carefully review public water and sewer policy.

Marc Gueron of 30 Cannon Road stated the plan falls short in addressing the need to retain Wilton's older residents. Mr. Gueron further noted that a failure to retain resident population could ultimately hurt the fabric and cultural character of Wilton.

Louise Herrick of 20 Comstock Lane complimented the Commission; but noted issues and ideas pertaining to parking in Wilton Center could be better addressed

Chairwoman Poundstone thanked members of the public for their participation and thoughtful ideas and stated all comments would be taken into consideration during the Commission's deliberations. The public hearing was closed and meeting adjourned at 8:20 p.m.