

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



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

PLANNING AND ZONING COMMISSION SUMMARY MINUTES
PLAN OF CONSERVATION AND DEVELOPMENT SPECIAL MEETING
WILTON TOWN HALL ANNEX
NOVEMBER 2, 2009

PRESENT: Sally Poundstone, Chairwoman, John Wilson, Vice Chairman, Bas Nabulsi Secretary, Alice Ayers, Eric Osterberg, Dona Pratt and Michael Rudolph

NOTIFIED Doug Bayer and Marilyn Gould

ABSENSE:

ALSO: Town Planner Robert Nerney, Heidi Samokar of Planimetrics and members of the public and press

Chairwoman Poundstone convened the meeting at 7:00 p.m. and provided a brief update concerning the status of the Plan of Conservation and Development; noting that the public hearing had closed and the purpose of the meeting was to make final edits and possibly vote on adoption of the plan. Chairwoman Poundstone requested consultant Heidi Samokar of Planimetrics, LLC review suggested changes in response to submitted Board of Selectmen comments as well as comments from the public. Ms. Samokar proceeded to discuss recommended changes as outlined in her November 2, 2009 memorandum to the Commission.

Discussion ensued concerning Conservation Strategies. The Commission requested the inclusion of a sidebar defining "greenway". The Commission also requested that language describing appropriate use of the Super 7 highway corridor be amended slightly.

The Commission agreed to omit, in its entirety, language found in item #10. With regard to item #12, the Commission replaced the words "to citizens" with "for residents".

The Commission requested modification to the map entitled "Transportation Plan" found on page 99 of the document to include proposed and desired train stations at Georgetown and Kent Road.

It was recommended that the creation a "drought ordinance" be elevated to a priority #1 classification. Similarly, the Commission requested recommendations found on page 126 pertaining to Cannondale, be elevated to a priority #1 designation.

It was suggested that a statement on page 15 be added to encourage an annual review of the plan as it relates to implementation. Finally, upon recommendations from the Conservation Commission, the Planning and Zoning Commission omitted "Option B" depicting a river walk on the east side of the Norwalk River.

Commissioner Wilson made a motion to approve the 2009 Plan of Conservation and Development with conditions as discussed (see attached copy of conditions), effective January 1, 2010. Commissioner Pratt seconded the motion and the motion was approved unanimously.

Chairwoman Poundstone thanked members of the Commission, town staff and employees of Planimetrics for their hard work and loyal participation throughout the planning process and stated that the plan would serve as a valuable guide for many years to come. The meeting adjourned at 8:00 p.m.



MEMORANDUM

To: Wilton Planning and Zoning Commission

From: Heidi Samokar, AICP

Date: November 2, 2009 – AS AMENDED AT 11/2/09 PZC MEETING

Subject: Final Modifications to draft July 2009 Wilton Plan of Conservation and Development

OVERALL

#	Page	Proposed Modification	Comment
1.	--	Correct typographical errors and grammatical errors, as needed.	

CHAPTER 1 - INTRODUCTION

#	Page	Proposed Modification	Comment
2.	4	Add dates.	

CHAPTER 2 – CONDITIONS AND TRENDS

No proposed modifications.

CHAPTER 3 – COMMUNITY ISSUES

No proposed modifications.

CHAPTER 4 – CONSERVATION STRATEGIES

#	Page	Proposed Modification	Comment
3.	30	Add to bottom of page “ <u>A proactive approach to flood management and mitigation is important. Having a local action plan, in conjunction with regional and state coordination, can help in these efforts.</u> ”	BOS Comment.
4.	33	To last paragraph add “ <u>The Town might explore whether a drought ordinance would help minimize impacts should future droughts occur.</u> ”	Public comment. Also see items # 5 and 15
5.	34	Add “7. Explore the need for a drought ordinance.”	Public comment. Also see items #4 and 15

6.	41	Amend second paragraph to read: “ <u>An appropriate use for the State Right of Way for Route 7 (i.e., the former “Super 7” corridor) is a greenway. Creating a greenway with trails along this right-of-way and along stretches of the Norwalk River....</u> ” And then continue with rest of the existing paragraph.	Per BOS comments that more explicit statement on preferred use of Super 7 corridor. See item #13 below for changes to Future Land Use Map.
6a	41	Add a definition of “greenway” to the sidebar	
7.	51	Add Huckleberry Road as a local Scenic Road	

CHAPTER 5 – DEVELOPMENT STRATEGIES

#	Page	Proposed Modification	Comment
8.	60	Add new paragraph: “ <u>Consider Establishing a Housing Committee. Many communities have established Housing Committees to address housing issues, particularly affordable , work-force and senior housing. Such a committee could conduct</u>	BOS comment. See also items # 9 and 18.

		<u>additional studies to determine housing needs, work with affordable housing providers, and seek grants and other funding for housing projects.</u>	
9.	60	Add to box: <u>“9. Consider establishing a Housing Committee.”</u>	BOS comment. See also items #8 and 18.
10.	70	Add to last paragraph before box <u>“An EDC could focus on a careful balance of commercial and residential development in the northern parts of Route 7. The EDC’s charge could be to develop a comprehensive economic development plan that also addresses the need for more affordable housing in Wilton.”</u>	BOS comment.—NOT ACCEPTED AS PART OF MOTION; DO NOT MAKE THIS SUGGESTED AMENDMENT

CHAPTER 6 – INFRASTRUCTURE STRATEGIES

#	Page	Proposed Modification	Comment
11.	79	Add Ambler Farm to Community Facilities Map (since there are playing fields there)	
12.	97	Add to end of last paragraph. <u>“Instead, the Town supports conducting a long range multi-modal transportation study to identify investments required to optimize an effective mix of transportation options for residents and workers in the region.”</u>	BOS Comment

CHAPTER 7 – FUTURE LAND USE PLAN

#	Page	Proposed Modification	Comment
13.	109	Add “Greenway” to legend under “Open Space / Institutional” and then add the red lines from the Open Space Plan on page 43 to the Future Land Use Plan map (may need to change lines to another color for clarity).	Per BOS comments to be more explicit about desired use of Super 7 corridor.
13a	109, 99	Add to Transportation Plan and Future Land Use Plan – “Proposed Future Railroad Stations” and add the Kent Road and Georgetown stations.	

CHAPTER 8 – IMPLEMENTATION

#	Page	Proposed Modification	Comment
14.	119	For “Establish a database on well water...” change priority from <u>2</u> to <u>1</u> .	May wish to put as higher priority based on BOS comment
15.	119	Add task “Explore the need for a drought ordinance.”	Public Comment. Also see items # 4 and 5.
16.	119	For drought ordinance, place BOS under Who.	
17.	119	For drought ordinance, assign a priority level.	Assign a 2
18.	123	Add a new Task – “Consider Establishing a Housing Committee”	BOS comment. Also see items #8 and 9.
19.	123	For this new Task, place “BOS” under Who	
20.	123	For this new Task, assign a Priority 1	
21.	126	For “Conduct a commercial build out analysis for the Route 7 Corridor”, change priority from <u>2</u> to <u>1</u> .	May wish to put as higher priority based on BOS comment
22.	123	For “age in place” strategy, change priority level to 1	
23.	115	Add to Plan Implementation Committee, second paragraph “Status of plan implementation should be reviewed on an annual basis by the Planning and Zoning Commission.	
24.	124	For all three Tasks related to Cannondale at bottom of page, change priority to 1.	
25.	124	For Task related to building pedestrian bridge from train station to Wilton Center, change priority to a 1.	

26.	65	Delete "Option B" from map. Change text in paragraph above map to read "Building the river walk on the west side of the River appears to be the most practical approach due to topographic challenges along the east bank. In addition, a river walk on the east would require bridges....[continue with rest of existing paragraph." Re-letter A and C accordingly to account for deletion of B.	
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CHAPTER 9 - CONCLUSION

No proposed modifications.