

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

**WILTON PLANNING AND ZONING COMMISSION MINUTES\***  
**APRIL 30, 2024 REGULAR MEETING**  
**(CONDUCTED ELECTRONICALLY VIA ZOOM)**

**PRESENT:** Chair Rick Tomasetti, Vice-Chair Melissa-Jean Rotini, Secretary Eric Fanwick, Commissioners Jill Warren, Mark Ahasic, Anthony Cenatiempo, Christopher Wilson, Christopher Pagliaro, and Kenneth Hoffman

Also present was Town Planner Michael Wrinn

**REGULAR MEETING**

- A. CALL TO ORDER** – Meeting was called to order at 7:00 PM by the Chair Tomasetti
- B. SEATING OF MEMBERS** – Members present were seated by Chair Tomasetti
- C. PUBLIC HEARINGS**
  - 1. SP#515** - 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road
  - 2. CHZ#23-406** - 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road

Items #1 and #2 were heard simultaneously

Mr. Craig Flaherty (Redniss & Meade) began by stating that since the last meeting 1) approval was received from the Water Pollution Control Authority for the increase in use of the town sewer, and 2) comments from Lieutenant Hartman relating to emergency access were addressed and supported by PD and FD.

Modifications to the plans from the last meeting were addressed by Mr. Tom Daley (SLR). The prior plan had a north entry and south double-exit. The revised plan would 1) add an exit lane alongside the northern entry lane, and 2) remove the south double-exit and replace with a cul-de-sac with a flush, textured middle area allowing for emergency vehicles to enter/exit the development via a structured turf area connecting the cul-de-sac and Danbury Road.

Neil Olinski discussed comments relating to traffic. An OSTA directive called for a one lane egress. He then stated that the one egress lane is wide enough to provide the ability for a vehicle to turn right as a vehicle waits to make a left turn.

The hearing was then opened to the public.

A motion was made to close the public hearing, which was seconded and passed with a 9-0-0 vote.

1. **SP#517** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road
2. **CHZ#24-407** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 50, 60, and 64 Danbury Road
3. **REG#24-408** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road

Mr. Pagliaro and Ms. Warren recused themselves. Items #3, #4, and #5 were heard simultaneously.

It was stated that this project is still under review by the Inland Wetlands Commission.

Ms. Kate Throckmorton reviewed updates including screening in the eastern section which was diversified from one to two species, a light pole conflict with an underground pipe was resolved, updated footcandle plan, provided waiver for the minimum requirements for the light levels requested in the regulations.

Mr. Eric Linkwist discussed changes to the site plan, grading, drainage plans, utility plans, and sections. Ms. Lisa Feinberg discussed the alternative signage program and the steep slope regulation.

Ms. Feinberg stated that she would like to keep the public hearing open based on the continuing IWC issues.

#### **D. DISCUSSION AND POSSIBLE ACTIONS**

1. **SP#515** - 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road
2. **CHZ#23-406** - 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road

The Commission commented favorably on the application, including the responsiveness of the applicant, the site design, and the adherence to town regulations. Traffic was a concern expressed by some Commissioners. It was pointed out, however, that the applicant has met all necessary criteria within their control and that traffic on Danbury Road is a state issue which is still under review.

Mr. Wrinn will create a resolution to be presented at the May 13, 2024 meeting.

3. **SP#517** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road  
**CONTINUED TO MAY 13 MEETING**
4. **CHZ#24-407** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 50, 60, and 64 Danbury Road  
**CONTINUED TO MAY 13 MEETING**
5. **REG#24-408** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road  
**CONTINUED TO MAY 13 MEETING**

#### **E. ACCEPTANCE OF NEW APPLICATIONS**

1. **AM Group** – 46 Danbury Road - Expanded convenience store (Mobil Station)
2. **Happy Cat Hotel** – 644 Danbury Road - Boarding/spa/grooming facility for cats
3. **Wilton Campus 1691, LLC** – 15-21 River Road – River Road Redevelopment

#### **F. SITE DEVELOPMENT PLANS**

1. **SDP#1-24 - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road** - Alternative signage program.

This application was covered earlier in the meeting during the discussion of other 64 Danbury Road applications.

2. **SDP#3-24 – 1 Wilton Acres** – Refilling of land and regrading

Speaking for the applicant was Ms. Tessa Jucaite (TJ Engineering). Details of the pre-existing conditions of the property were provided, illustrating how the house is situated between two steep slopes, one a ten-foot slope in the front, and the other a fifteen-foot slope in the rear. There is also a watershed that drains down toward the house. The goal of the homeowners for the project would be to alleviate drainage issues and allow for the creation of a back yard.

Ms. Jucaite then discussed the proposed plan, noting that the current condition is not the pre-existing condition, as fill has already been added. Despite the addition of the fill, regrading will be necessary as the slope is still too steep so fill will need to be removed for a 3 to 1 grade. Ms. Jucaite also detailed the work being done to the retaining wall to divert water flow away from the front of the house.

A motion was made to approve the application with the conditions that 1) a B-100a be submitted and approved by P&Z and Health, and 2) a yard drain be added on the north side of the house. The motion was seconded, and passed with a vote of 9-0-0.

**3. SDP#2-24 – Fred Kaoud Real Estate – 27 Danbury Road – Alternative signage program**

Mr. Tomasetti recused himself. Ms. Joanne Kaoud Simpson presented the signage program, consisting of a monument sign identifying businesses within the building, building-attached signs, and window decals. Commission comments included: some of the business listings on the monument sign are not legible, and suggested a more consistent look; the WiltonDentist.Com sign should instead reflect the name of the business; and the window stickers on the second floor of the smaller building should not advertise, but instead should identify the business. The applicant will address the Commission comments and present changes at the next meeting.

**4. SDP#4-24 - Archer Signs/Chipotle – 14 Danbury Road - Alternative signage program**

Mr. Drew Goeke of Lingle Design Group presented the signage program for the applicant. The package includes: two wall mounted Chipotle logo signs one facing Danbury Road and the other facing the parking lot, a Chipotle logo sign on the monument sign on Danbury Road, a digital pick-up sign, and a clearance bar sign. A comment was made that the Chipotle listing on the monument sign was not a uniform size with the other listings.

A motion was made to approve the application with the condition that changes to the monument sign be considered. The motion was seconded, and passed with a vote of 9-0-0.

**5. SDP#7-24 – Vision Consultants of Wilton – 115 Old Ridgefield Road – Alternative signage program**

Mr. Jean-Mark Alling, the applicant, presented the sign program, which is replacing signs from the prior tenant. Signage includes two wall mounted signs and two reserved-parking signs. A motion was made to approve the application with the condition that the existing reserved parking signs be removed. The motion was seconded, and passed with a vote of 9-0-0.

**6. SDP#5-24 – 962 Danbury Road, LLC – 978 Danbury Road – Alternative signage program**

**7. SDP#6-24 – 962 Danbury Road, LLC – 962 Danbury Road – Alternative signage program**

Applications #6 and #7 were presented simultaneously. Mr. Gary Gabor presented for the applicant. Each facility (Sales and Service) will have a pylon sign exhibiting new Nissan graphics along Danbury Road. The Sales facility will have a Nissan entry tablet, and Nissan lettering along the top right of the

building. The Service facility lettering will spell out service, not Nissan. The lettering of all the signs will be back-lit. Window lettering on the Service facility will be removed.

A motion was made to approve the applications, with a condition that the sign illumination will be turned off at 8:45PM. The motion was seconded, and passed with a vote of 9-0-0.

## **G. COMMUNICATIONS**

1. S C.G.S. 8-24 Referral – M. Gueron - 440 Danbury Road – Extension of sewer

Mr. Eric Linkwist detailed the proposal. The site is a former day care facility which the owner would like to convert to a two-family dwelling, which would require either a new septic system or a connection to the existing sewer line on the west side of Danbury Road.

A motion was made for a positive referral with a recommendation to connect to city water. The motion was seconded and passed with a vote of 9-0-0.

## **H. APPROVAL OF MINUTES – April 8, 2024 Regular Meeting**

A motion was made to approve the minutes, which was seconded, and the minutes were approved 6-0-3, with Mr. Tomasetti, Mr. Wilson, and Mr. Hoffman abstaining.

## **G. ADJOURNMENT**

A motion was made to adjourn, which was seconded, and the motion passed 9-0-0. The meeting was adjourned at 10:25.

**FUTURE MEETING** – Monday, May 13, 2024 – Planning & Zoning Commission Regular (Electronic) Meeting – 7:00 PM

Respectfully submitted,

Rich Callahan, Recording Secretary

\*MINUTES HAVE NOT BEEN REVIEWED BY THIS COMMITTEE AND MAY BE SUBJECT TO REVISION IN FUTURE MINUTES. FULL AUDIO RECORDING OF MEETING IS AVAILABLE AT: [Planning & Zoning Commission, Apr 30 2024 - Zoom](#)