

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

DRAFT
WILTON PLANNING & ZONING COMMISSION MINUTES
DECEMBER 14, 2009 REGULAR MEETING

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

ABSENT:

ALSO

PRESENT: Robert Nerney, Town Planner; Daphne White, Assistant Town Planner; Recording Secretary; members of the press; and interested residents.

PUBLIC HEARINGS

Ms. Poundstone called the meeting to order at 7:15 P.M. and seated members Ayers, Bayer, Nabulsi, Osterberg, Poundstone, Pratt, Rudolph, and Wilson. Mr. Nabulsi referred for the record to a letter dated December 14, 2009 from J. Casey Healy to Planning and Zoning Commission requesting an extension until January 11, 2010 of the deadline to close the public hearing for CHZ#09317; a letter dated December 10, 2009 from J. Casey Healy to Planning and Zoning Commission requesting a continuance of the public hearing until January 11, 2010 for SP#191E; a memorandum dated December 10, 2009 from Jennifer Zbell to Daphne White for SP#191E; a letter dated December 14, 2009 from J. Casey Healy to Planning and Zoning Commission requesting a continuance until January 11, 2010 for SUB#903; a memorandum dated December 9, 2009 from Jennifer Zbell to Daphne White for SUB#903; and a 5-page response letter dated December 9, 2009, with attachments, from J. Casey Healy to Planning and Zoning Commission for SUB#903.

- 1. CHZ #09317, Trygve Hansen and Muriel T. Hansen, 19 Cannon Road, Zone change from R-2A to DRB and the Cannon Crossing Overlay District**

Continued until January 11, 2010 per request of applicant.

- 2. SP#191E, Montessori Assn, Inc., 34 Whipple Road, To increase enrollment and construct additional parking**

Continued until January 11, 2010 per request of applicant.

- 3. SUB#903, Keene, 388 Sturges Ridge Road, 4-lot subdivision**

Continued until January 11, 2010 per request of applicant.

REGULAR MEETING

- A.** Ms. Poundstone called the Regular Meeting to order at 7:18 P.M., seated members Ayers, Bayer, Nabulsi, Osterberg, Poundstone, Pratt, Rudolph, and Wilson, and referred to Connecticut General Statutes Section 8-11, Conflict of Interest.

NOMINATION & ELECTION OF OFFICERS

Chairman

MOTION was made by Mr. Wilson, and seconded by Mr. Nabulsi, to nominate Sally Poundstone as Chairman of the Planning and Zoning Commission.

There were no other nominations for Chairman.

MOTION was made by Mr. Wilson, seconded by Mr. Osterberg and Ms. Ayers, to close nominations.

Vote on the motion carried (8-0).

Vice-Chairman

MOTION was made by Mr. Rudolph, and seconded by Mr. Osterberg, to nominate John Wilson as Vice Chairman of the Planning and Zoning Commission.

There were no other nominations for Vice Chairman.

MOTION was made by Mr. Bayer, and seconded by Ms. Poundstone to close nominations.

Vote on the motion carried (8-0).

Ms. Gould arrived and was seated at 7:19 P.M.

Secretary

MOTION was made by Mr. Nabulsi, and seconded by Ms. Ayers, to nominate Doug Bayer as Secretary of the Planning and Zoning Commission.

There were no other nominations for Secretary, so nominations were closed.

Vote on the motion carried (9-0).

Chairman Poundstone and Vice-Chairman Wilson both thanked Mr. Nabulsi for his past service as Secretary of the Commission.

B. APPROVAL OF MINUTES

1. November 23, 2009

MOTION was made by Mr. Wilson, seconded by Mr. Nabulsi, and carried (7-0-2) to approve the minutes of November 23, 2009 as drafted. Commissioners Rudolph and Osterberg abstained.

C. SITE DEVELOPMENT PLAN REVIEW

1. SDP, Rutkowski, 14 Spruce Drive, To bring in 494 cu. yards of fill to level portion of back yard measuring approximately 140 x 40 feet

As no one was present to represent the applicant, the Commission continued the application until January 11, 2010.

D. ACCEPTANCE OF NEW APPLICATIONS

1. SP#142L, DMA Enterprises, 5 River Road, Operation of package store in Wilton Center

2. SP#348, 203 Danbury Road, LLC, 203 Danbury Road, Operation of package

store

3. **SDP, Town of Wilton, NW intersection of Old Ridgefield Rd & Center St (Town Right-of-Way), Establishment of veteran’s memorial and flagpole**

MOTION was made by Ms. Gould, seconded by Ms. Ayers, and carried unanimously (9-0) to accept applications SP#142L and SP#348 and set a public hearing date of January 25, 2010 for both applications; and to accept the Site Development Plan for establishment of veteran’s memorial and flagpole and set a discussion date of January 11, 2010.

E. PENDING APPLICATIONS

1. **CHZ #09317, Trygve Hansen and Muriel T. Hansen, 19 Cannon Road, Zone change from R-2A to DRB and the Cannon Crossing Overlay District**

Tabled.

2. **SP#191E, Montessori Assn, Inc., 34 Whipple Road, To increase enrollment and construct additional parking**

Tabled.

3. **SUB#903, Keene, 388 Sturges Ridge Road, 4-lot subdivision**

Tabled.

F. COMMUNICATIONS

G. REPORT FROM CHAIRMAN

1. **Reports from Committee Chairmen**

H. REPORT FROM PLANNER

I. FUTURE AGENDA ITEMS

J. ADJOURNMENT

MOTION was made by Mr. Wilson, seconded by Ms. Ayers, and carried unanimously (9-0) to adjourn at approximately 7:35 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary