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**TOWN OF WILTON
PLANNING BOARD MEETING
DRAFT MINUTES**

5 **DATE:** December 3, 2008

6 **TIME:** 7:30 P.M.

7 **PLACE:** Wilton Town Hall Courtroom

8 **PRESENT:** Wilton Planning Board Members: Chairman Jeff Kandt, Alec MacMartin,
9 Neil Faiman, Alternate Walter Zuber, NRPC Representative Steve Wagner, Clerk
10 Heather Loewy Nichols.

11
12 Chairman Jeff Kandt called the meeting to order at 7:35 p.m.

13
14 *Walter Zuber joined the Board as a voting member, in place of Michael Cooley, at 7:36 p.m.*

15
16 **1. Minutes:**

17 - November 19, 2008

18 *A MOTION was made by Mr. MacMartin and SECONDED by Mr. Faiman to approve*
19 *the minutes of November 19, 2008 as amended.*

20 *Voting: 4 ayes; motion carried unanimously.*

21
22 Mr. Kandt noted that the Board and their families had been invited to view the
23 renovations to Odd Fellows Hall on January 10th from 9:00am to 11:00 am.

24
25 **Continuations:**

26 **2. PB08-020-SA: Sign Application – Center for Anthroposophy - A Sign Application by**
27 **Center for Anthroposophy to affix a painted wood sign on the building at 43 Main Street.**

28
29 *After discussion, a MOTION was made by Mr. MacMartin and SECONDED by Mr.*
30 *Faiman to deny the application based on the fact that the application places the sign at*
31 *less than 8' above ground level as required by 16.5.1.3.2.*

32 *Voting: 4 ayes; motion carried unanimously.*

33
34 **3. Other Business:**

- 35 a. Review Fair Share report from NRPC & determine if any Workforce
36 ordinance is appropriate.

37 The Board discussed their option regarding the soon to be enforced workforce ordinance.
38 Alec noted that Wilton's regulations currently allow for mobile homes and one could
39 purchase a mobile home with the required two acres of land for under the cost required in
40 the new law. The Board discussed whether it is appropriate to allow large complexes in
41 residentially zoned land.

42
43 *A MOTION was made by Mr. MacMartin and SECONDED by Mr. Faiman to table the*
44 *workforce housing discussion as Wilton has provisions for six unit structures in the*
45 *cluster ordinance where water and sewer are available in the agricultural district and*
46 *includes language providing a density of housing. Further Wilton allows unlimited multi*

1 *family dwellings in the commercial district and has no restrictions on placing*
2 *manufactured housing units in the residential or residential/agricultural district. Based*
3 *on the foregoing the Wilton Planning Board feels that they are meeting their fair share of*
4 *workforce housing opportunities.*

5 *Voting: 4 Ayes; motion carried unanimously.*
6

7 b. Amend ZN section 12, Aquifer District, to integrate E&G updates from their
8 report. Update the WHPA map and associated text. Look at Gravel ordinance
9 too for any cross references. Look at definition of Salvage Yard, Junkyard, or
10 other definitions or permitted uses that impact the WHPA.

11 Mr. Kandt explained that someone from the firm of Emory & Garrett will contact Steve
12 Wagner directly to get him the documentation he needs to provide a proposed zoning
13 change to the Board.
14

15 *A MOTION was made by Mr. MacMartin and SECONDED by Mr. Faiman that the*
16 *Wilton Planning Board updates their ordinance to incorporate the new well head*
17 *protection maps as generated by Emory and Garrett this year and schedule formal*
18 *hearings as required by statute.*

19 *Voting: 4 ayes; motion carried unanimously.*
20

21 The Board discussed removing section 12.4.K from the regulations so as to forbid
22 automotive repair shops and junk and salvage yards from the well head protection area.
23

24 c. Amend ZN to correct inconsistency in frontage & access related to private
25 roads and private drive access.

26 The Board discussed proposals from both Mr. Wagner and Mr. Faiman to address the
27 frontage issue. Mr. Faiman proposed changing the definition of a public right of way
28 while Mr. Wagner proposed changing the definition of frontage.
29

30 *A MOTION was made by Mr. MacMartin and SECONDED by Mr. Faiman to revise the*
31 *definition of a private right of way as proposed by Mr. Faiman but changing the word*
32 *guaranteed to governed.*

33 *Voting: 4 ayes; motion carried unanimously.*
34

35 d. Amend ZN Signs – 16.5.1.5.2 / Switch canopy to projection. 16.5.3.1.2 /
36 Switch projecting to wall sign.

37 The Board discussed possible changes to the above ordinance and decided to continue
38 this issue in order to allow Mr. MacMartin time to measure the current sign heights on
39 Main Street. They also directed Mr. Wagner to bring language back to the Board
40 including a 3.5' bottom limit.
41

42 e. Amend ZN Telecommunications – 17.3 (b). Switch Section 15.7 (b) to
43 15.3.5. Also delete redundant “Setback” from sentence.

44 The Board approved the proposed amended language.
45

1 f. Update Building Code to reference the State Building Code and update any
2 local exceptions

3 The Board decided to include changes in the ordinances regarding building code
4 references in the public hearing notice.

5
6 g. Amend ZN district descriptions to clarify.

7 The board decided to make this issue a work session item for next year.

8
9 h. Accessory use

10 Mr. Faiman noted that the current definition of accessory use is more permissive than
11 case law and proposed new language which would bring the definition in line with the
12 superior courts findings.

13
14 **4. Adjournment**

15 *A MOTION was made by Mr. MacMartin and SECONDED by Mr. Faiman to adjourn the*
16 *meeting.*

17 *Voting: 4 ayes; motion carried unanimously.*

18
19 Chairman Kandt declared the meeting adjourned at 9:49 p.m.

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