



Town of Wilton Code Revision Committee

To: Bob Barrett, Code Revision Chairperson
From: Lucy Harlow
CC: Ryan Riper, Amy DiLeone, Mark Mykins, Mark Schachner
Date: 5/15/17
Re: 5/2/17– Meeting Synopsis
Present: R. Barrett, A. DiLeone, C. Ramsdill, M. Dobis, J. Klepetar, D. Gabay, R. Riper, L. Harlow, Ron Slone, Steve Streicher. Absent: M. Mykins

Summary: **Solar Energy Regulation:** revisions including Mark Schachner’s comments are approved. Revised fee schedule is approved and should be included in §63-4 under Non-residential Site Plan Review. Send draft with proposed fees to Mark Schachner for final and then Town Board.

Global change: change “secretarial and executive” to “administrative” where appropriate.

Special Use Permit review: discussion of conflicting language in Town Code. Definition should be consistent and a decision about which Board has authority to review special use permits should be made.

H-1 Hamlet District Code Revisions: Committee approves draft of Hamlet H-1 Code revisions dated 5/2/17 after discussion of the following under §129-49.6:

- A. Building Location and Setbacks: (1) and (2) changes approved.
 - B. Site Design. (5) Standard Dumpster Enclosure – use Park Place as standard unless waived by Planning Board.
 - C. Architectural Design Standards and Amenities. Planning Board should have discretion with regard to building materials – samples may be requested and brought before Planning Board. Renderings depicting materials should be required and used as enforcement measure. Under C. (1) Add language: Actual color samples of exterior building materials [shall or will] be provided to Planning Board unless requirement is waived. Have listing of preferred materials in an appendix.
 - Under C. (5) (b) Discussion: *Strongly discouraged materials*: Change to: only allowed at discretion of Planning Board ??.
 - C (3) All utilities shall be underground – that should be in the Code - not necessarily in the Hamlet. So whenever they (National Grid) make improvements, the utilities should go underground. It is the Town standard.
 - D. Parking and vehicle access: language okay. Discussion of commercial benefit and demand for on-street parking (diagonal) effect is traffic calming. Parked cars provide barrier between sidewalk and roadway.
 - D. (4) interconnections between rear yard of adjoining parcels *should* be evaluated by
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PB.

- E. Pedestrian and bicycle access: (1) See Section 107 for Sidewalks, Pathways and Street lighting.
 - Discussion: sidewalk in front of Park Place dangerous. Sidewalk elevation shall be at or above the edge of pavement. Sidewalks are in ROW, permit from DOT. Drainage will be an issue. May have to have a shallow swale. Other lots in area should be looked at for the same problem.
- Discussion of street lights [Sternberg too expensive], change to LED. Put recommendations/standards in an appendix. Consistency throughout Hamlet and Town i.e. RB-1, CR-1, CR-2, C-2, C-3. Requirements for street trees, sidewalks and street lights – PB may waive requirement in those zones.
- Trail system discussion: from Northern Pines to Davidson. Can be required in the rear of the eastside parcels. Westside along Roohan's property?

Discussion: signage in newly approved subdivisions. Leaving up temporary plywood signs – should be discouraged if homes are built? Take photos.

Next Meeting: Tuesday, May 16, 2017 at 4:55 PM

Ryan will look into sidewalk/roadway issue.

Density in Hamlet

Hamlet 2: perhaps on smaller scale.
