

NOTICE OF DECISION

Chalet Susse International, Inc. has applied to the Town of Wilton Planning Board for a four lot subdivision of lot C-128-1-2 in the Town of Wilton. This application is denied for the following reasons.

The applicant submitted the proposed subdivision located in the Residential and Agricultural District relying in part on Section 6.3 of the Wilton Zoning Ordinance: Alternative Lot Requirements with certain proposed lots configured with reduced frontage. The pattern of development in the area of the proposed subdivision consists of existing regular frontage or larger lots (200 feet or more) on a long straight stretch of road.

Section 6.3 of the Town of Wilton Zoning Ordinance provides that reduced frontage lots are “only permitted upon site plan review and approved by the Planning Board and upon Planning Board determination that the proposed reduced frontage lot better serves the neighborhood than would a development under the otherwise applicable provision of this ordinance.”

The proposed subdivision subdivides the applicant’s lot into four lots interlaced with wetlands. Of particular concern is lot C-128-1-2-4, which involves a 4,100 square foot crossing of a large wetlands area, and the filling of this wetland area to create an elevated drive to cross the wetlands. In addition, this use of reduced frontage lots unacceptably increases the number of lots in an area not suited for increased residential development. This subdivision has 580 feet of frontage which would permit an additional two lots.

The Planning Board finds that the potential harm to the wetlands from the increased level of residential activity in close proximity to the wetlands in the subdivided area does not better serve the neighborhood than reducing the number of curb cuts on Keyes Hill Road. Keyes Hill Road in the area of the subdivision is straight with a slight grade. No sight distance issues exist with the frontage area of the proposed subdivision. The reduction in the number of curb cuts, although a goal in and of itself, does not outweigh the potential for adverse impact upon the wetlands within, and down gradient from, the proposed subdivision.

Accordingly the applicant’s request for approval for the proposed subdivision plan is denied.