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2004 COMPREHENSIVE PLAN UPDATE COMMITTEE MEETING MINUTES
OCTOBER 9, 2014

- I. 9/24/14 Minutes accepted as written.
- II. Population Trends in Wilton
 - A. Exhibit showing demographics based on CDRPC statistics. Jaclyn will email a more detailed breakdown of the trends in population growth. The over age 65 group is growing and the under age 20 group is decreasing. Important to take into account the growth of the aging population and need for senior housing. Think about planning senior facilities so that they may accommodate multiple generations.
- III. Discussion of Vision for Future
 - A. "Wilton 2025" – catch phrase to be decided on next meeting.
 - B. Define current issues: traffic congestion and safety – evaluate alternatives such as roundabouts or access roads.
 - i. Identify intersections: Route 50 and Jones Road and Route 50 and Edie Road. Traffic circles as possible solutions to be incorporated into Comp Plan so DOT will consider them. See II-5 "Traffic & Mobility in 2004 plan.
 - ii. Conclusions drawn in current Traffic Study could be incorporated in Comp. Plan.
 - iii. Considerations of bridge at Exit 16 when it is to be rehabilitated. Exit 16 Linkage Study and the enhancements to Ballard Road corridor should be referenced in Comp Plan. Whether to have a separate section for traffic or have traffic problems defined by Planning Area they exist in.
 - iv. Incorporate Route 9 and Route 50 Corridor studies – identify highlights and support for recommendations.
 - C. Define what works in the community – the desirability of living in Wilton.
 - i. No taxes. Financial strategies: see II-10 in current plan.
 - ii. Also address what is not working and/or strengthen what is presently working.
 - D. Capture 10 years of data to show growth and development in the various "planning areas" by number of building permits issued and use of Development Report. How close to the projections in 2004 did we come? Map out development using 2004 as a benchmark.
 - E. Documents to be referenced into Comprehensive Plan
 - i. 2012 Exit 16 Linkage Study
 - ii. 2007 Open Space, Recreation & Pathways Plan
 - iii. 2009 Blueprint for Economic & Job Growth
 - iv. 2005 Saratoga County Green Infrastructure
 - v. Email links to above documents to committee members.

IV. Chapter 1: Introduction and Plan Summary

- A. Rural Character – redefine? Expansion of utilities - has that helped to develop rural areas? Accurate depiction of town’s character. Balanced environment in the community. Transition to suburban from rural. Terms can be updated. (Jaclyn)
- B. Incentive-based tools (See last paragraph on I-4) for purpose of growth management: for example conservation subdivisions. (Idea of community garden)
 - i. How stringent are regulatory tools? Identify those tools in Comp Plan. What can be acceptable and be implemented.
- C. Consistency between Comp Plan and Zoning Code.
- D. Water & Sewer Authority: under Town Wide Recommendations (I-4) delete **“including no extension of services east of the Northway.”**
- E. Open Space (I-5) 35% green space is minimum amount. For industrial and commercial (C-1), change to 25% with offset fund for example for benefit of Wilton Wildlife Park and Preserve or enhance public benefit. (May be a legal issue for commercial – Jaclyn will research.)
 - i. Suggest more intense landscaping – be specific
 - ii. Use of permeable pavement; limit amount since it is not really “open space”. Not creating character and aesthetically pleasing development.
 - iii. Permeable pavement used to assist storm water run-off.
 - iv. Buy green space – use fees as offset to minimizing green space percentage.
 - v. Parking requirements excessive (modify zoning code), alternative is to increase green space and encourage development.

V. Chapter II: Community Development

- A. Link new neighborhoods (I-6) expand on that.
 - i. **Delete 4th bullet under Transportation: “Develop an open space . . .**
 - ii. **Delete “and potential future Gurn Springs Hamlet” 5th bullet under Community Development. (eliminated with zoning changes)**
 - iii. Master plan for Hamlet (for discussion in future)
 - iv. No change to Planning Area Maps (geographical areas)
 - a. Planning Area 7 – Exit 16 – Ballard Road Corridor: (I-13) rewrite language “commercially zoned parcels just east of the Northway and the Exit 16 interchange.” How far this extends down Ballard – better define Ballard Road Corridor. **(to be defined when Planning Area & is discussed)**
- B. Comprehensive Plan functions as generic environmental impact statement. Requirement: to look at potential adverse and beneficial impacts (I-14 thru I-17). This piece will be re-evaluated after the plan has been reviewed and recommendations identified.

RR: Pedestrian connections: Exit 15 (between Lowe’s Drive and Gick. (I-12) See also last bullet on I-12 re: strategic master plan for future development. (Exit 15 mostly built out)

Rewrite introduction on I-1.

Jaclyn will draft revision of “Community Vision” for next meeting.

APPROVED: OCTOBER 30, 2014 at 4 pm.