

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

**WILTON PLANNING AND ZONING COMMISSION
PUBLIC HEARING/REGULAR MEETING
AGENDA**

DATE: Monday, May 14, 2018
TIME: 7:15 P.M.
PLACE: Wilton Town Hall Annex, Meeting Room A, 238 Danbury Road, Wilton, CT 06897

RECEIVED FOR RECORD
TOWN OF WILTON
2018 MAY 10 P 3:08
BY: *UE*

PUBLIC HEARINGS

At this time interested persons may be heard after being recognized by the Chair of the Commission. See last page of this Agenda for more information on the Public Hearing process.

1. **REG#18368: Applicant: ASML US, Inc. Application: Amendment to Section 29-7.E.7 of Zoning Regulations to increase site coverage in a DE-10 (Design Enterprise) Zoning District from 40% to 50%.**

Date of Commission Receipt:	3/26/2018
Initial Public Hearing Opening Date:	5/14/2018
Public Hearing Status:	Public comment period is open. Public hearing must close by 6/11/2018 unless applicant consents to extension.

REGULAR MEETING

**A. CALL TO ORDER
SEATING OF MEMBERS**

B. APPROVAL OF MINUTES

1. April 19, 2018 – POCD - Special Workshop Meeting
2. April 23, 2018 – POCD – Special Meeting
3. April 23, 2018 – Regular Meeting

C. ACCEPTANCE OF NEW APPLICATIONS

1. **SP#444: Applicant: ASML US, LLC Application: For construction of 25,170 square-foot addition on southwest corner of existing facility, for property located at 77 Danbury Road**

2. **SDP: Applicant:** Wilton Partners, LLC d/b/a The Learning Experience **Application:** For Alternative Signage Program associated with proposed child daycare facility, for property located at 213 Danbury Road
3. **CHZ#18370: Applicant:** Wilton Heights, LLC **Application:** For change of zone from R-1A to Wilton Center District, for properties located at 3, 7 and 11 Whitewood Lane and additional properties on Whitewood Lane known as Assessor's Map #58, Lots #37 and #39
4. **REG#18371: Applicant:** JFM Properties II, LLC and MWD I, LLC **Application:** Proposed text amendments to Section 29-6.D. pertaining to Area and Bulk requirements for the Wilton Center District
5. **SDP: Applicant:** Wilton Heights, LLC **Application:** To allow stores and shops for the conduct of retail business, pursuant to Section 29-6.C.3.a of zoning regulations; and to allow dwelling units located above street level stores/offices pursuant to Section 29-6.C.4.b of zoning regulations, for property located at 300 Danbury Road and at 3, 7 and 11 Whitewood Lane, and additional properties on Whitewood Lane known as Assessor's Map 58, Lots #37 and #39

D. SITE DEVELOPMENT PLAN REVIEW

1. **SDP: Applicant:** CH 241 Danbury Road Assoc, LLC **Application:** Alternative Signage Program, for property located at 241 Danbury Road
[Commission deliberation ongoing. Decision must be rendered no later than 6/11/2018.]
2. **SDP: Applicant:** CH Danbury Road Assoc, LLC and Osman Wilton, LLC **Application:** Alternative Signage Program, for property located at 249 Danbury Road
[Commission deliberation ongoing. Decision must be rendered no later than 6/11/2018.]
3. **SDP: Applicant:** Visiting Nurse & Hospice (VNH) of Fairfield County, 22 Danbury Road **Application:** Renovation of former retail building into administrative offices and expansion of parking lot
[Discussion opens 5/14/2018. Decision must be rendered no later than 5/28/2018.]

E. PENDING APPLICATIONS

1. **SUB#919, LTWJ, LLC, 54.872 acres on Cannon Road, property known as Assessor's Map #21, Lot #13, for an 8-lot subdivision**
[Public hearing closed – Commission deliberation ongoing. Decision must be rendered no later than 6/25/2018.]
2. **REG#18368: Applicant:** ASML US, Inc. **Application:** Amendment to Section 29-7.E.7 of Zoning Regulations to increase site coverage in a DE-10 (Design Enterprise) Zoning District from 40% to 50%. *[Application status noted above]*

F. COMMUNICATIONS

1. **Millstone Property Holdings, LLC**, 180 Millstone Road, Request for administrative approval of an outdoor riding ring at the Farm, pursuant to Section 29-10.A.15 of zoning regulations
2. **The Riverbrook Regional Young Men's Christian Association, Inc., d/b/a Wilton YMCA**, 404 Danbury Road, Request for approval of previously approved construction in two phases

G. PLAN OF CONSERVATION AND DEVELOPMENT (POCD) UPDATES

1. Continuing discussion pertaining to the POCD

H. REPORT FROM PLANNER AND/OR COMMISSION MEMBERS

1. Commission Procedures/Operations Review
 - a. Review of PZC by-laws

I. FUTURE AGENDA ITEMS

1. **REG#18369: Applicant: Wilton Planning & Zoning Commission Application: Amendments to Section 29-4.D.1 of Zoning Regulations for modifications to accessory dwelling units regulations [Public Hearing – Tues, May 29, 2018]**
2. **SDP: Applicant: Wilton Partners, LLC d/b/a The Learning Experience Application: To allow a child daycare center pursuant to Section 29-6.B.2.a of zoning regulations, for property located at 213 Danbury Road [Discussion – May 29, 2018]**

J. UPCOMING MEETINGS

1. May 17, 2018 – Special Meeting - POCD Workshop (Trackside, 15 Station Road – 7 PM)
2. May 29, 2018 (Tues.) – Special Meeting – POCD (Annex – 6:30 PM)
3. May 29, 2018 (Tues.) – Regular Meeting (Annex – 7:15 PM)

K. ADJOURNMENT

How the Public Hearing Process Works

Pursuant to Connecticut General Statutes, applications that require a public hearing are administered in three distinct phases. It is important to recognize that public comment, either written or oral communication, cannot be received by the Commission once a public hearing is closed.

1. *Application Receipt Phase:* An application to the Commission is considered “received” at the first regularly-scheduled meeting of the Commission following submittal of the application to the town offices or thirty-five days; whichever date occurs first. The public hearing must open within sixty-five (65) days following the application receipt date.
2. *Public Hearing Phase:* Once opened, a public hearing must be heard and close within thirty-five (35) days. This stage is when the applicant presents the application to the Commission and interested party are allowed to comment on application. Again, public comment cannot be received once the hearing is closed.
3. *Deliberations Phase:* Once a public hearing closes, the Commission is provided sixty-five (65) days to deliberate the merits of an application and render a decision. Though public comment is not taken at this point, these meetings are open to public.

Time Extensions: Note, the Connecticut General Statutes provides up to sixty-five (65) days of additional extension time which can be applied to any of the three referenced phases. This is to encourage a complete and thorough review of applications before the Commission and to allow for full public participation.

Continuances: Public hearing matters are subject to requests for continuation or withdrawal at any time prior to a scheduled hearing. Inquiries regarding late changes may be made to the Planning and Zoning Department during business hours at (203) 563-0185.

**WILTON PLANNING AND ZONING
COMMISSION**

AMEND REGULATIONS

REG#

18368

Area and Bulk Requirements for Industrial Zones
TITLE OF REGULATIONS TO BE AMENDED

RECEIVED

MAR 21 2018

PLANNING & ZONING

29-7.E.7

REFERENCE SECTION(S) TO BE AMENDED

ASML US, Inc.
J. Casey Healy
c/o Gregory and Adams, P.C.

190 Old Ridgefield Road
Wilton, CT 06897

APPLICANT'S NAME

ADDRESS

AMENDMENT DESCRIPTION: Describe in detail the reasons for the proposed amendment. Attach additional sheets as required.

See Proposed Text Amendment attached.

THE FOLLOWING MATERIAL SHALL BE ATTACHED:

Fifteen **COLLATED** copies of all application materials shall be submitted.

☒ **\$ 460 FILING FEE** payable to: Town of Wilton.

☒ **THE PROPOSED AMENDED TEXT.**

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief.

ASML US, Inc. by its authorized agent Gregory and Adams, P.C.

By:

APPLICANT'S SIGNATURE

DATE

203-571-6304

TELEPHONE

Proposed Text Amendment

Section 29-7.E.7 Area and Bulk Requirements for Industrial Zones

DE-10

Maximum Site Coverage (%)	50	40
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