

PLANNING & ZONING
COMMISSION
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut

06897

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

DATE: Tuesday, May 26, 2020
TIME: 7:15 P.M.
PLACE: **Electronic Meeting**

Special Notice About Procedures For This Electronic Meeting:

Pursuant to the Governor's Executive Order No. 7B, there is no physical location for this meeting, as it will be held electronically. To view a live stream of this meeting, go to the Town of Wilton website and follow the link <https://Wiltonct.org/home/pages/minutes-agendas-videosaudios>

Public comments for Public Hearing agenda items will only be read aloud at the meeting if they (i) are sent to Michael.Wrinn@Wiltonct.org, (ii) state your full name and address, (iii) identify the Public Hearing agenda item to which your comment relates, and (iv) are received during the Public Hearing and before the public comment session on that agenda item ends. Comments on Public Hearing items that do not meet these requirements will be placed in the public file but will not be read aloud during the meeting. Comments not pertaining to Public Hearing items will not be read aloud during the meeting. If you would like to give your Public Hearing comments by participating in real time in the meeting, please send an email by noon on Tuesday, May 26, 2020, to Michael.Wrinn@Wiltonct.org, stating your name and address and the Public Hearing agenda item to which your comments will relate, and meeting participation details will be emailed to you to enable you to participate in real time in the Public Hearing. Meeting materials are available at www.wiltonct.org on the Planning and Zoning Commission web page under "Current and Upcoming Public Hearings."

REGULAR MEETING

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

C. PUBLIC HEARINGS

1. **SP#466**, a special permit application from Rob Sanders Architects for conversion of an existing 2-car garage to an accessory dwelling unit pursuant to Section 29-4.D.1 of Zoning Regulations; for property located at 56 De Forest Road; in a Residential (R-2A) Zoning District; Assessor's Map #117, Lot #31; consisting of 1.93+/- acres; owned by Dana and Chris Roth.

Date of Commission Receipt:	4/9/2020
Initial Public Hearing Opening Date:	5/26/2020
Public Hearing Status:	Public comment period is open.

2. **SP#467**, a special permit application submitted by Wilton Medical Realty, LLC to convert existing general office space (250,508 SF) known as #60 Danbury Rd to an ambulatory surgical center and medical offices for property located at #60 Danbury Road, in a DE-5 zone, Assessors Map #68, Lot 33-64; consisting of 22.27 +/- acres owned by Wilton 40/60, LLC, c/o Gregory and Adams, Wilton, CT.

Date of Commission Receipt:	4/9/2020
Initial Public Hearing Opening Date:	5/26/2020
Public Hearing Status:	Public comment period is open.

D. DISCUSSION AND REVIEW OF PUBLIC HEARINGS

1. **SUB#920, Cannonwoods, LLC**, Application from Cannonwoods, LLC for 5-lot subdivision on Cannon Road, Tax Map #21, Lot #13, consisting of 55.05+/- acres

Date of Commission Receipt:	1/13/2020
Initial Public Hearing Opening Date:	2/10/2020
Public Hearing Status:	Public comment period is closed.

2. **SP#461, 200 Danbury Road, LLC**, a special permit application from 200 Danbury Road, LLC, to allow any and all principal uses permitted pursuant to Section 29-6.A.2 of Zoning Regulations; and to allow dwelling units located above street level stores or offices pursuant to Section 29-6.A.3.h of Zoning Regulations; for property located at 198 & 200 Danbury Road.

Date of Commission Receipt:	1/13/2020
Initial Public Hearing Opening Date:	2/24/2020
Public Hearing Status:	Public comment period is closed.

3. **SP#466**, a special permit application from Rob Sanders Architects for conversion of an existing 2-car garage to an accessory dwelling unit pursuant to Section 29-4.D.1 of Zoning Regulations; for property located at 56 De Forest Road; in a Residential (R-2A) Zoning District; Assessor's Map #117, Lot #31; consisting of 1.93+/- acres; owned by Dana and Chris Roth.

Date of Commission Receipt:	April 9, 2020
Initial Public Hearing Opening Date:	5/26/2020
Public Hearing Status:	Public comment period is open.

4. **SP#467**, a special permit application submitted by Wilton Medical Realty, LLC to convert existing general office space (250,508 SF) known as #60 Danbury Rd to an ambulatory surgical center and medical offices for property located at #60 Danbury Road, in a DE-5 zone, Assessors Map #68, Lot 33-64; consisting of 22.27 +/- acres owned by Wilton 40/60, LLC, c/o Gregory and Adams, Wilton, CT.

Date of Commission Receipt:	April 9, 2020
Initial Public Hearing Opening Date:	5/26/2020
Public Hearing Status:	Public comment period is open.

E. ACCEPTANCE OF NEW APPLICATIONS

1. **SP#469, Apple Blossom School and Family Center**, 426 Danbury Road, Adaptive use for childcare center with existing 1-bedroom apartment

F. FUTURE AGENDA ITEMS

1. **Site Development Plan, Three Hubbard Rd, LLC**, site development plan application to construct a 17-unit apartment building at 3 Hubbard Road pursuant to Section 8-30g of the CT General Statutes; comprising a 3-story structure containing 3 three-bedroom apartments and 14-two-bedroom apartments
2. **SP#468, Darbandi**, 516 Danbury Road, Adaptive reuse of former residence/antique shop to retail tile store
3. **SP#465, Anderson, 5 Forge Road**, Conversion of previously approved accessory structure into an accessory dwelling unit
Public Hearing scheduled June 8th, 2020

G. WORK SESSION -

1. **Outdoor Dining –**
 - A. General Discussion over existing regulations and possible amendments
 - B. Discussion of Executive Order regarding outdoor dining

H. APPROVAL OF MINUTES

1. May 11, 2020 – Regular Meeting

I. COMMUNICATIONS AND REPORT FROM PLANNER AND/OR COMMISSION MEMBERS

J. ADJOURNMENT

UPCOMING MEETINGS

1. Monday, June 8, 2020 – Regular Meeting – Electronic remote meeting
2. Monday, June 22, 2020 – Regular Meeting – Electronic remote meeting

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. **The Governor’s Executive Order 7I gives the applicants or the Commission an additional 90 (ninety) days for deadlines on applications.**