

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: Monday, September 23, 2019
TIME: 7:15 P.M.
PLACE: Wilton Town Hall Annex, Meeting Room A, 238 Danbury Road, Wilton, CT 06897

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.

No public hearings scheduled.

REGULAR MEETING

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

B. APPROVAL OF MINUTES

1. September 9, 2019 – Special Meeting

C. ACCEPTANCE OF NEW APPLICATIONS

1. **CHZ#19380: Applicant:** Dominick P. and Marie C. Agostin **Application:** Change of zone from Residential Two-Acre (R-2A) District to Wilton Center (WC) District; for property located at 15 Old Ridgefield Road

D. SITE DEVELOPMENT PLAN REVIEW

E. PENDING APPLICATIONS

1. **REG#19377: Applicant:** 200 Danbury Road, LLC **Application:** To amend Section 29-2.B.17, Section 29-6.E.6 and Section 29-6.E.12 of Wilton Zoning Regulations to increase maximum building height and maximum floor area ratio in the Design Retail Business (DRB) Zoning District *[Decision must be rendered by September 23, 2019 – no further extensions available]*

2. **REG#19378**, Creation of Section 29-9.K of zoning regulations pertaining to the formation of Architectural Review Board standards *[Application not subject to statutory timeline]*
3. **#0919-1CPD: Applicant:** Town of Wilton Planning & Zoning Commission; Discussion and adoption of 2019-2029 Plan of Conservation and Development

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

G. FUTURE AGENDA ITEMS

1. **SP#460: Applicant:** The Grumman Hill Montessori Association, Inc. **Application:** To amend SP#191C to allow preschool classes and grades Kindergarten through Eight, reflecting a grade extension from the previously approved “preschool classes and grades Kindergarten through Six”; for property located at 34 Whipple Road *[Public hearing must open by November 11, 2019 unless applicant consents to extension]*

Public hearing date not yet scheduled.

2. **REG#19379: Applicant:** MNG Equities, LLC **Application:** To amend Section 29-4.D.4 pertaining to location, density, maximum building height, and affordable housing units in connection with Congregate Housing; Section 29-4.D.6 pertaining to location of Assisted Living Facilities; and Section 29-8.B.5 pertaining to Minimum Parking Requirements for Congregate Housing *[Public hearing must open by November 11, 2019 unless applicant consents to extension]*

Public hearing date not yet scheduled.

H. UPCOMING MEETINGS

1. Tuesday, October 15, 2019 – Regular Meeting (Annex, Room A, 7:15 PM)
2. Monday, October 28, 2019 – Regular Meeting (Annex, Room A, 7:15 PM)

I. 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.