

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

**WILTON PLANNING AND ZONING COMMISSION
PUBLIC HEARING/REGULAR MEETING
(REVISED – DECEMBER 6, 2019)**

DATE: Monday, December 9, 2019
TIME: 7:15 P.M.
PLACE: Wilton Town Hall Annex, Meeting Room A, 238 Danbury Road, Wilton, CT 06897

NOMINATION & ELECTION OF OFFICERS

**Chairman
Vice-Chairman
Secretary**

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#19379: Applicant:** MNG Equities, LLC **Application:** To amend Section 29-4.D.4 pertaining to location, density, maximum building height, and affordable housing requirements 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

Date of Commission Receipt:	9/9/2019
Initial Public Hearing Opening Date:	10/15/2019
Public Hearing Status:	Public comment period is open. Public hearing must close by 12/9/19 unless applicant consents to extension

APPLICATION WITHDRAWN.

2. **REG#19381: Applicant:** Dominick P. and Marie C. Agostin **Application:** To amend Section 29-5.C.6 of zoning regulations to allow professional offices for non-resident occupants on Old Ridgefield Road

Date of Commission Receipt:	10/28/2019
Initial Public Hearing Opening Date:	12/9/2019
Public Hearing Status:	Public comment period is open. Public hearing must close by 1/13/20 unless applicant consents to extension

REGULAR MEETING

A. CALL TO ORDER SEATING OF MEMBERS

B. APPROVAL OF MINUTES

1. November 25, 2019 – Regular Meeting

C. ACCEPTANCE OF NEW APPLICATIONS

D. SITE DEVELOPMENT PLAN REVIEW

E. PENDING APPLICATIONS

1. **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

APPLICATION WITHDRAWN.

2. **REG#19381: Applicant:** Dominick P. and Marie C. Agostin **Application:** To amend Section 29-5.C.6 of zoning regulations to allow professional offices for non-resident occupants on Old Ridgefield Road *[Application status noted above]*

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

1. **SP#460, The Grumman Hill Montessori Association, Inc.,** Request for reconsideration of Conditions 10 and 11 of Resolution #1119-14P pursuant to letter dated December 4, 2019 from Attorney Joseph P. Williams (Shipman & Goodwin)

2. **Wilton Heights, LLC**, 300 Danbury Road, Whitewood Lane (Assessor's Map #58, Lot #37), Whitewood Lane (Assessor's Map #58, Lot #39), 3, 7 and 11 Whitewood Lane; Request to amend SP#449 and SP#458 to permit modifications to drive-through/loading area and driveways; reduction in floor area; modifications to landscaping plan and relocation of bus stop sign/schedule post.

G. FUTURE AGENDA ITEMS

H. UPCOMING MEETINGS

1. Monday, January 13, 2020 – Regular Meeting (Annex, Room A, 7:15 PM)
2. Monday, January 27, 2020 – 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.

Reg # 14379

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Brightview Senior Living

Proposed Text Amendments - Revised 10-08-19

1. Modify Section 29-4.D.4.a:

Location: Congregate Housing shall be permitted only: (1) on sites having a minimum of 50 feet of frontage and direct access to Danbury Road, Westport Road, River Road or Station Road; or (2) on sites located within 100 feet of Danbury Road, as measured from its closest point, containing a building of historical and/or architectural value that will be preserved and having frontage on a road that provides vehicular access from the site directly to Danbury Road.

2. Modify Section 29-4.D.4.d:

Density: Congregate Housing Development in a Designed Enterprise District (DE-5 or DE-10) shall not exceed eighteen units per acre and in all other districts shall not exceed twenty-four units per acre nor have an average of more than 1.5 bedrooms per unit nor have an average unit size of greater than 900 square feet. All bedrooms shall be at least ten feet by ten feet. For the purpose of this paragraph, any room containing more than 100 square feet other than a living room, bathroom or kitchen, shall be considered a bedroom.

3. Modify Section 29-4.D.4.i:

Maximum Building Height: ~~In a Designed Enterprise District (DE-5 or DE-10) 39' or three stories, whichever is less, and in all other districts 35' or two and one-half stories, whichever is less.~~

4. Modify Section 29-4.D.4.m:

Affordable Housing Units: A minimum of ~~20%~~ 10% of the total number of units shall be affordable housing units and shall conform to the requirements of 29-5.B.10 of the Regulations with the exception that the standard lease provision (reference being made to Section 29-5.B.10.k of the Regulations) shall state and the monthly payment (reference being made to Section 29-5.B.10.m of the Regulations) shall be calculated based upon the lesser of 80% of area median income or State median income for 5% of the units and the lesser of 60% of area median income or State median income for 5% of the units.

5. Modify Section 29-4.D.6.a:

Location: Assisted Living shall be permitted only: (1) on sites having a minimum of 50 feet of frontage and direct access to Danbury Road, Westport Road or River Road; or (2) on sites located within 100 feet of Danbury Road, as measured at its closest point, containing a building of historical and/or architectural value that will be preserved and having frontage on a road that provides vehicular access from the site directly to Danbury Road.

6. Modify Section 29.8.B.5.a.(13)

Congregate Housing: ~~1-0~~ 0.65 per dwelling unit

Reg # 19381

Dominick P. and Marie C. Agostin

Proposed Text Amendment

1. Modify Section 29-5.C.6:

Professional Offices for Nonresident Occupants may be conducted in residential districts provided such property shall have a minimum of 50 feet of frontage on, and primary access from, Route 7, Danbury Road *or Old Ridgefield Road*, by a person or persons other than resident occupants. subject to Special Permit and Site Plan approvals in accordance with 29-10 and 29-11 and compliance with the following: