

PLANNING & ZONING
COMMISSION
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

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TOWN OF WILTON
2017 JUL 20 P 2:00
BY: LK

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

DATE: Monday, July 24, 2017
TIME: 7:15 P.M.
PLACE: The Brubeck Room, Wilton Library, 137 Old Ridgefield Road, Wilton, CT 06897

PUBLIC HEARINGS

1. **REG#17359**, To revise Section 29-5.F.4 (2).d of Zoning Regulations pertaining to the Age-Restricted Overlay District
2. **CHZ#17360**, 183 Ridgefield Rd, LLC, 183 Ridgefield Rd, To change zone from R-2A to Age-Restricted District (Overlay)
Withdrawn.
3. **REG#17361**, Young's Nursery, Inc., To amend Sections 29-4.D.6.d, 29-4.D.6.i, 29-4.D.6.n, 29-5.B.10.c, 29-5.B.10.f, 29-5.B.10.h and 29-5.B.10.i of the Zoning Regulations of the Town of Wilton pertaining to assisted living developments and certain provisions pertaining to affordable housing.
4. **SP#431**, 211 Danbury Road, LLC, To allow a 90-unit assisted living facility pursuant to Section 29-4.D.6 of the Zoning Regulations of the Town of Wilton; for property located at 211 Danbury Road; Assessor's Map #71, Lot #43, consisting of 3.58+/- acres; owned by Young's Nurseries Inc.
5. **SP#430**, CPS Holdings, LLC, 759 Danbury Road, For operation of a commercial kennel
6. **REG#17362**, CH Danbury Road Associatess, LLC, To amend Section 29-8.B.5.b (6) of the Zoning Regulations of the Town of Wilton regarding minimum parking requirement for medical or dental offices or clinics

7. **CHZ#17363**, Kevin O'Brien, 578 & 586 Danbury Road, Proposed change of zone from Residential (R-1A) to General Business (GB)
8. **REG#17364**, Parks and Recreation Commission, Amend Section 29-9.E of zoning regulations pertaining to temporary/portable lighting

REGULAR MEETING

A. CALL TO ORDER SEATING OF MEMBERS

B. APPROVAL OF MINUTES

1. July 10, 2017 – Regular Meeting

C. ACCEPTANCE OF NEW APPLICATIONS

1. **SP#432**, Wilton 40/60 LLC, 40 Danbury Road, Expansion of existing parking garage
2. **SP#433**, DIV 50, LLC, 50 to 60 Danbury Road, Expansion of existing parking garage
3. **REG# 17365**, 183 Ridgefield Road, LLC, For Age Restricted District (Overlay) ("AROD") regulations for property within a Residential "R-1A" or Residential "R-2A" district where property fronts on and provides vehicular access to either Danbury Road, Westport Road or Ridgefield Road from Danbury Road up to the intersection of Ridgefield Road with Drum Hill Road, or located no further than 750 feet from Danbury Road, provided the lot fronts on an arterial public road that directly connects to Danbury Road; and modifications to the Design Residence "DRD", Townhouse Residence "THRD" and Center Residence Apartment "CRA-10" multifamily housing districts to establish provisions for age-restricted housing.

D. SITE DEVELOPMENT PLAN REVIEW

E. PENDING APPLICATIONS

1. **REG#17359**, To revise Section 29-5.F.4 (2).d of Zoning Regulations pertaining to the Age-Restricted Overlay District

2. **SP#426**, 211 Danbury Road, LLC, 211 Danbury Road, Special Permit application to allow a 90-unit assisted living facility

Withdrawn.

3. **CHZ#17360**, 183 Ridgefield Rd, LLC, 183 Ridgefield Rd, To change zone from R-2A to Age-Restricted District (Overlay)

Withdrawn.

4. **REG#17361**, Young's Nursery, Inc., To amend Sections 29-4.D.6.d, 29-4.D.6.i, 29-4.D.6.n, 29-5.B.10.c, 29-5.B.10.f, 29-5.B.10.h and 29-5.B.10.i of the Zoning Regulations of the Town of Wilton pertaining to assisted living developments and certain provisions pertaining to affordable housing.

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9. **REG#17364**, Parks and Recreation Commission, Amend Section 29-9.E of zoning regulations pertaining to temporary/portable lighting

F. COMMUNICATIONS

G. REPORT FROM CHAIRMAN AND COMMISSION MEMBERS

H. REPORT FROM PLANNER

I. FUTURE AGENDA ITEMS

J. ADJOURNMENT