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TOWN OF WILTON

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BY: LK

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, July 10, 2017  
TIME: 6:00 P.M.  
PLACE: The Brubeck Room, Wilton Library, 137 Old Ridgefield Road, Wilton, CT 06897

**PUBLIC HEARINGS**

1. **REG#16353**, Rescission of resolution #0516-3REG involving amendments to Sections 29-2.B.152, Section 29-7.B.2, Section 29-7.C.2, Section 29-7.D.7 and Section 29-7.E.5 of the Zoning Regulations of the Town of Wilton for the purpose of allowing hotels within DE-5 and DE-10 Districts, modification to area and bulk requirements within such districts, and further defining the term "Story".

**[Withdrawn]**

2. **REG#16354**, Rescission of resolution #0716-4REG involving an amendment to Section 29-9.E of the Zoning Regulations of the Town of Wilton for the purpose of establishing provisions for temporary and portable lighting used in conjunction with outdoor recreation and/or performance event uses.
3. **REG#16355**, Rescission of resolution #1116-5REG involving amendments to 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, 29-5.B.10.i of the Zoning Regulations of the Town of Wilton for the purpose of modifying regulations pertaining to assisted living developments and certain provision pertaining to affordable housing, submitted by Young's Nursery, Inc.
4. **REG#16356**, Rescission of resolution #1116-6REG involving amendments to Sections 29-2.B.4, 29-3.A, 29-5.B, 29-5.F, 29-8.B.5.a(4) of the Zoning Regulations of the Town of Wilton for the purpose of establishing provisions and procedures for age-restricted housing within the Town of Wilton's single and multifamily zoning districts

5. **REG#16357**, Rescission of resolution #0117-1REG involving amendments to Section 29-8.B.5.b.(6) of the Zoning Regulations of the Town of Wilton pertaining to parking requirements for medical or dental offices or clinics
6. **CHZ#17358**, Rescission of resolution #0317-1MAP for a change of zone from Residential (R-1A) District to General Business (GB) District for property located at 578 Danbury Road, Map #23, Lot #18 and 586 Danbury Road, Map #23, Lot #17, a total acreage of 2.531 acres (1.356 acres and 1.175 acres, respectively); owned by David Judd Smith and River Crossing LLC, respectively.
7. **REG#17359**, To revise Section 29-5.F.4 (2).d of Zoning Regulations pertaining to the Age-Restricted Overlay District
8. **CHZ#17360**, 183 Ridgefield Rd, LLC, 183 Ridgefield Rd, To change zone from R-2A to Age-Restricted District (Overlay)

**[Continued]**

9. **SP#428**, Seeberger, 86 Old Belden Hill Road, Accessory dwelling unit
10. **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.
11. **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.

**REGULAR MEETING**

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

**B. APPROVAL OF MINUTES**

1. June 23, 2017 – Special Meeting (Executive Session)
2. June 26, 2017 – Regular Meeting

**C. ACCEPTANCE OF NEW APPLICATIONS**

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

**D. SITE DEVELOPMENT PLAN REVIEW**

**E. PENDING APPLICATIONS**

1. **REG#16353**, Rescission of resolution #0516-3REG involving amendments to Sections 29-2.B.152, Section 29-7.B.2, Section 29-7.C.2, Section 29-7.D.7 and Section 29-7.E.5 of the Zoning Regulations of the Town of Wilton for the purpose of allowing hotels within DE-5 and DE-10 Districts, modification to area and bulk requirements within such districts, and further defining the term "Story".  
[Withdrawn]
2. **REG#16354**, Rescission of resolution #0716-4REG involving an amendment to Section 29-9.E of the Zoning Regulations of the Town of Wilton for the purpose of establishing provisions for temporary and portable lighting used in conjunction with outdoor recreation and/or performance event uses.
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7. **REG#17359**, To revise Section 29-5.F.4 (2).d of Zoning Regulations pertaining to the Age-Restricted Overlay District
8. **SP#426**, 211 Danbury Road, LLC, 211 Danbury Road, Special Permit application to allow a 90-unit assisted living facility
8. **CHZ#17360**, 183 Ridgefield Rd, LLC, 183 Ridgefield Rd, To change zone from R-2A to Age-Restricted District (Overlay)  
[Tabled]
9. **SP#428**, Seeberger, 86 Old Belden Hill Road, Accessory dwelling unit
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F. COMMUNICATIONS

G. REPORT FROM CHAIRMAN AND COMMISSION MEMBERS

H. REPORT FROM PLANNER

I. FUTURE AGENDA ITEMS

1. **SP#430**, CPS Holdings, LLC, 759 Danbury Road, For operation of a commercial kennel [Public Hearing scheduled for July 24, 2017]

J. ADJOURNMENT