

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 13, 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://us02web.zoom.us/j/82921190873>

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 Monday, July 13, 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#468, Darbandi**, 516 Danbury Road, Adaptive reuse of former residence/antique shop to retail tile store

Date of Commission Receipt:	4/27/2020
Initial Public Hearing Opening Date:	6/22/2020
Public Hearing Status:	Public comment period is open.

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

Date of Commission Receipt:	5/11/2020
Initial Public Hearing Opening Date:	6/22/2020
Public Hearing Status:	Public comment period is open.

3. **SP#470, Erskine Associates, LLC (B. & K. Hughes)**, 134 Olmstead Hill Road, Convert detached cottage to accessory dwelling unit

Date of Commission Receipt:	6/8/2020
Initial Public Hearing Opening Date:	7/13/2020
Public Hearing Status:	Public comment period is open.

4. **REG#20382**, proposed amendments to Sections 29-6.C.5.c, 29-6.A.4.f, 29-6.B.4.d, adding text to the Permitted Accessory Uses to allow continued use of outdoor dining in Wilton Center, Design Retail Business and General Business zones until December 1, 2020.

Date of Commission Receipt:	7/13/2020
Initial Public Hearing Opening Date:	7/13/2020
Public Hearing Status:	Public comment period is open.

D. DISCUSSION, REVIEW AND POSSIBLE ACTION ON APPLICATIONS

1. **SP#468, Darbandi**, 516 Danbury Road, Adaptive reuse of former residence/antique shop to retail tile store

See application status above.

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

See application status above.

3. **SP#470, Erskine Associates, LLC (B. & K. Hughes)**, 134 Olmstead Hill Road, Convert detached cottage to accessory dwelling unit

See application status above.

4. **REG#20382**, proposed amendments to Sections 29-6.C.5.c, 29-6.A.4.f, 29-6.B.4.d, adding text to the Permitted Accessory Uses to allow continued use of outdoor dining in Wilton Center, Design Retail Business and General Business zones until December 1, 2020.
See application status above.

E. ACCEPTANCE OF NEW APPLICATIONS

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 - **Schedule Public Hearing**
2. **CHZ#20383, 962 Danbury Realty LLC**, 962 Danbury Road & 10 N. Main St, Request to change 0.834 acre portion from R-1A to General Business
3. **SP#471, 962 Danbury Realty LLC**, 962 Danbury Rd & 10 N. Main St, Expansion of parking & auto storage lots
4. **SDP, Friends of Norwalk River Valley Trail**, Kent Road & Wolfpit Road, Trails & parking lot
5. **SDP, Consumer Petroleum**, 386 Danbury Road, Replacement of underground fuel storage tanks

F. WORK SESSION -

1. **Discussion of Zoning Regulations Updates**
2. **Aspetuck Land Trust - DEEP Grant - Request for support letter and confirmation with compliance with POCD**

G. APPROVAL OF MINUTES

1. June 22, 2020 – Regular Meeting
2. July 8, 2020 –Special Meeting

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

I. ADJOURNMENT

UPCOMING MEETINGS

1. Monday, July 27, 2020 – Regular Meeting – Electronic remote meeting
2. Monday, Sept 14, 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.**