

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**

RECEIVED FOR RECORD
TOWN OF WILTON
2017 NOV -9 A 8:43
BY: LK

DATE: Monday, November 13, 2017
TIME: 7:15 P.M.
PLACE: Gymnasium, Miller Driscoll School, 217 Wolfpit Road, Wilton, CT 06897

PUBLIC HEARINGS

1. **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.

Continued until Nov 27, 2017.

2. **SUB#918**, Millstone Property Holdings, LLC, 180 Millstone Road, for a 3-lot subdivision from 2 previously existing lots

Continued until Nov 27, 2017.

3. **SP#439**, Millstone Property Holdings, LLC, 180 Millstone Road, To allow a riding stable as defined in Section 29-2.B.132 of Zoning Regulations, including barn and indoor riding ring

Continued until Nov 27, 2017.

4. **REG#17366**, an application from Patricia Frisch to amend Sections 29-3.A and 29-5 of the Town of Wilton Zoning Regulations to impose a moratorium (a) on any pending or future application to amend such Regulations in any manner that may allow the rezoning, use or development of any lot located in a R-2A or R-1A Single Family Residence District where such property fronts on or provides vehicular access to Ridgefield Road for multiple single-family or multi-family homes, whether by creation or “restoration” of an age-restricted overlay district or any other district, or otherwise, and (b) on any pending or future application for a zone change or special permit that would allow multiple single-family or multi-family homes on any lot located in a R-2A or R-1A Single Family Residence District where such property fronts on or provides vehicular access to Ridgefield Road, until not less than thirty (30) days following the date on which a new Plan of Conservation and Development (“POCD”) updating the 2010 POCD, including guidelines as to the desirability of any new zoning district or any such development on Ridgefield Road, is approved and formally adopted by the Planning & Zoning Commission.
5. **SP#438**, CT Poke-Wilton, LLC, Gateway Shopping Center, 14 Danbury Road, Conversion of existing retail space to a food service establishment
6. **Public Hearing** for the purposes of discussing and rendering a decision on whether to opt out of statutory enabling provisions established by way of Public Act 17-155 and codified in Section 8-2(a) of the Connecticut General Statutes as it pertains to temporary health care structures.

REGULAR MEETING

A. CALL TO ORDER SEATING OF MEMBERS

B. APPROVAL OF MINUTES

1. October 23, 2017 – Regular Meeting

C. ACCEPTANCE OF NEW APPLICATIONS

D. SITE DEVELOPMENT PLAN REVIEW

1. **SDP, Gleason & Assoc, LLC, Fujii Properties, LLC, 9 Hollyhock Lane**, Second-story addition to accommodate four offices and bathroom, plus various site modifications to handicapped ramp, stairway, parking, etc.

E. PENDING APPLICATIONS

1. **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.

Tabled.

2. **SUB#918**, Millstone Property Holdings, LLC, 180 Millstone Road, for a 3-lot subdivision from 2 previously existing lots

Tabled.

3. **SP#439**, Millstone Property Holdings, LLC, 180 Millstone Road, To allow a riding stable as defined in Section 29-2.B.132 of Zoning Regulations, including barn and indoor riding ring

Tabled.

4. **REG#17366**, an application from Patricia Frisch to amend Sections 29-3.A and 29-5 of the Town of Wilton Zoning Regulations to impose a moratorium (a) on any pending or future application to amend such Regulations in any manner that may allow the rezoning, use or development of any lot located in a R-2A or R-1A Single Family Residence District where such property fronts on or provides vehicular access to Ridgefield Road for multiple single-family or multi-family homes, whether by creation or “restoration” of an age-restricted overlay district or any other district, or otherwise, and (b) on any pending or future application for a zone change or special permit that would allow multiple single-family or multi-family homes on any lot located in a R-2A or R-1A Single Family Residence District where such property fronts on or provides vehicular access to Ridgefield Road, until not less than thirty (30) days following the date on which a new Plan of Conservation and Development (“POCD”) updating the 2010 POCD, including guidelines as to the desirability of any new zoning district or any such development on Ridgefield Road, is approved and formally adopted by the Planning & Zoning Commission.

5. **SP#437**, H.A.R.T.S. Inc., 196 Danbury Road, To establish package (liquor) store

6. **SP#438**, CT Poke-Wilton, LLC, Gateway Shopping Center, 14 Danbury Road, Conversion of existing retail space to a food service establishment

F. COMMUNICATIONS

1. **Jordan Savitt, Gofer Ice Cream, 379 Danbury Road, Request to consider modification of sign regulations**

G. REPORT FROM CHAIRMAN AND COMMISSION MEMBERS

H. REPORT FROM PLANNER

I. FUTURE AGENDA ITEMS

1. **SP#435, Wilton YMCA, 404 Danbury Road, To allow construction of additions to existing club and to reconfigure parking areas serving the facilities
[Public Hearing – November 27, 2017]**
2. **SP#436, i.Park Norwalk II, LLC, 1 Cannondale Way, To allow the construction of a parking garage facility
[Public Hearing – November 27, 2017]**
3. **SDP, Sola Wilton, LLC, 5 River Road, To permit alternate signage in conjunction with a retail shopping center [Discussion – November 27, 2017]**

J. ADJOURNMENT