

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

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

DATE: Tuesday, October 10, 2017
TIME: 7:15 P.M.
PLACE: Clune Center for the Arts, Wilton High School, 395 Danbury 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.
2. **SP#434**, 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
3. **SUB#918**, Millstone Property Holdings, LLC, 180 Millstone Road, for a 3-lot subdivision from 2 previously existing lots

REGULAR MEETING

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

B. APPROVAL OF MINUTES

1. September 25, 2017 – Regular Meeting

C. ACCEPTANCE OF NEW APPLICATIONS

1. **Patti Frisch** regarding posting of tentative agendas
2. **SDP, Sola Wilton, LLC**, 5 River Road, To permit alternate signage in conjunction with a retail shopping center
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

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. **SP#432**, Wilton 40/60 LLC, 40 Danbury Road, Expansion of existing parking garage
2. **SP#433**, DIV 50, LLC, 50 - 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.
4. **SP#434**, 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
5. **SUB#918**, Millstone Property Holdings, LLC, 180 Millstone Road, for a 3-lot subdivision from 2 previously existing lots

F. COMMUNICATIONS

1. **Proposed Meeting Schedule 2018**
2. **East Coast Kombucha & Company, 388 Danbury Road, Determination of whether a special permit is required**

G. REPORT FROM CHAIRMAN AND COMMISSION MEMBERS

H. REPORT FROM PLANNER

I. FUTURE AGENDA ITEMS

1. **REG#17366, Patricia L. Frisch, For amendments to Sections 29-3.A and 29-5 of Zoning Regulations of the Town of Wilton for a Moratorium pertaining to Establishment of Districts and Residential Districts
[Public Hearing – October 23, 2017]**
2. **SP#437, H.A.R.T.S. Inc., 196 Danbury Road, To establish package (liquor) store
[Public Hearing – October 23, 2017]**
3. **SP#438, CT Poke-Wilton, LLC, Gateway Shopping Center, 14 Danbury Road, Conversion of existing retail space to a food service establishment
[Public Hearing – October 23, 2017]**
4. **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 13, 2017]**
5. **SP#436, i.Park Norwalk II, LLC, 1 Cannondale Way, To allow the construction of a parking garage facility
[Public Hearing – November 13, 2017]**
6. **Public Hearing regarding an act concerning temporary health care structures
- November 13, 2017**

J. ADJOURNMENT

