

PLANNING & ZONING  
COMMISSION  
Telephone (203) 563-0185  
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TOWN OF WILTON

2017 SEP 21 P 3:18  
TOWN HALL ANNEX

BY: 238 Danbury Road  
Wilton, Connecticut 06897  
*a7*

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

DATE: Monday, September 25, 2017  
TIME: 7:15 P.M.  
PLACE: Cider Mill School Cafeteria, 240 School Road, Wilton, CT 06897

**PUBLIC HEARINGS**

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.

**REGULAR MEETING**

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

**B. APPROVAL OF MINUTES**

1. September 11, 2017 – Regular Meeting
2. September 18, 2017 – Plan of Conservation & Development Meeting

**C. ACCEPTANCE OF NEW APPLICATIONS**

1. **SP#435**, Wilton YMCA, 404 Danbury Road, To allow construction of additions to existing club and to reconfigure parking areas serving the facilities
2. **SUB#918**, Millstone Property Holdings, LLC, 180 Millstone Road, for a 3-lot subdivision from 2 previously existing lots
3. **SP#436**, i.Park Norwalk II, LLC, 1 Cannondale Way, To allow the construction of a parking garage facility
4. **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.
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

**D. SITE DEVELOPMENT PLAN REVIEW**

**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.

**F. COMMUNICATIONS**

1. Report from Town Counsel regarding an act concerning temporary health care structures

**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 10, 2017]**
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  
**[Public Hearing - October 10, 2017]**

**J. ADJOURNMENT**

