

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, May 13, 2019  
TIME: 7:15 P.M.  
PLACE: Wilton Town Hall Annex, Meeting Room A, 238 Danbury Road, Wilton, CT 06897

**PUBLIC HEARINGS**

At this time interested persons may be heard after being recognized by the Chair of the Commission. See last page of this Agenda for more information on the Public Hearing process.

1. **SP#453: Applicant:** O'Brien/SSS Investment LP **Application:** To allow addition of new building consisting of three one-bedroom apartments and six additional parking spaces, where office space and one residential apartment currently exist, pursuant to Section 29-5.C.5 of zoning regulations (Adaptive Use); for property located at 487 Danbury Road.

Date of Commission Receipt:	1/28/2019
Initial Public Hearing Opening Date:	2/25/2019
Public Hearing Status:	Public comment period is open. Public hearing must close by 5/13/2019 unless applicant consents to extension.

2. **SP#457: Applicant:** Motors Group Associates, Ltd Partnership **Application:** To allow a parking and vehicle storage area for an existing automotive sales and service facility at the premises, for property located at 10 North Main Street.

Date of Commission Receipt:	4/22/2019
Initial Public Hearing Opening Date:	5/13/2019
Public Hearing Status:	Public comment period is open. Public hearing must close by 6/10/2019 unless applicant consents to extension.

## **REGULAR MEETING**

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

### **B. APPROVAL OF MINUTES**

1. April 22, 2019 – Regular Meeting

### **C. ACCEPTANCE OF NEW APPLICATIONS**

1. **SP#458: Applicant:** Wilton Heights, LLC **Application:** To allow a drive-up facility for a pharmacy within a previously approved retail/residential development, pursuant to Section 29-6.C.4.o of zoning regulations; for property located at 300 Danbury Road, Whitewood Lane (Assessor's Map #58, Lot #37), Whitewood Lane (Assessor's Map #58, Lot #39), 3,7 and 11 Whitewood Lane

### **D. SITE DEVELOPMENT PLAN REVIEW**

### **E. PENDING APPLICATIONS**

1. **SP#453: Applicant:** O'Brien/SSS Investment LP **Application:** To allow addition of new building consisting of three one-bedroom apartments and six additional parking spaces, where office space and one residential apartment currently exist, pursuant to Section 29-5.C.5 of zoning regulations (Adaptive Use); for property located at 487 Danbury Road.  
*[Application status noted above]*
2. **SP#455: Applicant:** Jane C. Wood, c/o K. O'Brien **Application:** To permit an accessory unit within an existing accessory building, to include a small addition and a paved driveway, for property located at 555 Belden Hill Road.  
*[Decision must be rendered by June 24, 2019]*
3. **SP#457: Applicant:** Motors Group Associates, Ltd Partnership **Application:** To allow a parking and vehicle storage area for an existing automotive sales and service facility at the premises, for property located at 10 North Main Street.  
*[Application status noted above]*

### **F. COMMUNICATIONS AND REPORT FROM PLANNER AND/OR COMMISSION MEMBERS**

1. Buffam, 112 Belden Hill Road, Advisory opinion on interpretation of Section 29-4.B.8.c of Zoning regulations pertaining to limitations on adjoining accessways for rear lots.
2. Wilson, 37 Danbury Road, Request for guidance pertaining to classification of proposed SportU Performance use as "personal service" and applicable parking requirements.

3. The Pilates Advantage, Request for Commission guidance in connection with a proposed use on an adaptive use property at 414 Olmstead Hill Road
4. Discussion pertaining to the formation of an architectural review board (ARB) and review of input from Village District Design Advisory Committee

**G. PLAN OF CONSERVATION AND DEVELOPMENT (POCD) UPDATES**

1. Continuing discussion pertaining to the POCD (as needed)

**H. FUTURE AGENDA ITEMS**

1. **REG#19377: Applicant:** 200 Danbury Road, LLC **Application:** To amend Section 29-2.B.17, Section 29-6.E.6 and Section 29-6.E.12 of Wilton Zoning Regulations to increase maximum building height and maximum floor area ratio in the Design Retail Business (DRB) Zoning District [**Public Hearing scheduled – Tues, May 28, 2019**]

**I. UPCOMING MEETINGS**

1. Tuesday, May 28, 2019 – Regular Meeting (Annex, Room A, 7:15 PM)
2. Monday, June 10, 2019 – Regular Meeting (Annex, Room A, 7:15 PM)

**J. ADJOURNMENT**

### **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.

*Continuances:* Public hearing matters are subject to requests for continuation or withdrawal at any time prior to a scheduled hearing. Inquiries regarding late changes may be made to the Planning and Zoning Department during business hours at (203) 563-0185.