

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: Tuesday, May 28, 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 5/28/2019. No further extensions available.

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.

3. **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, allowable stories and maximum floor area ratio in the Design Retail Business (DRB) Zoning District

Date of Commission Receipt:	4/22/2019
Initial Public Hearing Opening Date:	5/28/2019
Public Hearing Status:	Public comment period is open. Public hearing must close by 6/24/2019 unless applicant consents to extension.

REGULAR MEETING

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

B. APPROVAL OF MINUTES

1. May 13, 2019 – Regular Meeting

C. ACCEPTANCE OF NEW APPLICATIONS

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#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]
3. **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 *[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 determination of parking requirements for SportPerformanceU.
3. Discussion pertaining to the formation of an architectural review board (ARB).
4. Discussion pertaining to master planning for Wilton Center, Greater Wilton Center, Cannondale, and Georgetown.
5. Tentative scheduling of affordable housing discussion with Town Counsel.
6. Tentative scheduling of public hearing date for Plan of Conservation and Development update.

G. PLAN OF CONSERVATION AND DEVELOPMENT (POCD) UPDATES

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

H. FUTURE AGENDA ITEMS

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 **[Public Hearing June 10, 2019]**

I. UPCOMING MEETINGS

1. 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.

Reg # 19377

200 Danbury Road, LLC

Proposed Text Amendments

1. Modify Section 29-2.B.17:

Building Height: The vertical distance to the level of the highest point of the roof's surface if the roof is flat, or to the mean level between the eaves and the highest point of the roof if any other type measured from the average elevation of the finished grade adjacent to the exterior walls of the building. Where such finished grade is established by filling, however, its average elevation shall not be taken to be more than five feet above the average elevation of the outer perimeter of required yard spaces around the building. *Where a building comprises a flat roof and sloped roof, the height shall be the higher of the two at determined herein.*

2. Modify Section 29-6.E.6.:

Maximum Building Height: 35' 47' or two three stories, ~~whichever is less or not more~~ than 59' to highest ridge for buildings with sloped roofs.

3. Modify Section 29-6.E.12:

Maximum Floor Area Ratio (F.A.R.): ~~0.25~~ 0.35, where an additional .05 may be granted at the discretion of the Commission to further the preservation, rehabilitation, restoration, reconstruction and/or adaptive re-use of historic structures.

