

PLANNING & ZONING  
COMMISSION  
Telephone (203) 563-0185  
Fax (203) 563-0284



TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

RECEIVED FOR RECORD  
TOWN OF WILTON  
2018 APR - 5 A 8:48  
BY: *UK*

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

DATE: Monday, Apr 9, 2018  
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. **SUB#919, LTWJ, LLC**, 54.872 acres on Cannon Road, property known as Assessor's Map #21, Lot #13, for an 8-lot conservation subdivision, in the vicinity of Black Alder Lane

Date of Commission Receipt:	12/11/2017
Initial Public Hearing Opening Date:	1/22/2018
Public Hearing Status:	Public comment period is open. Public hearing has been continued to 4/9/2018. Hearing must close by 4/23/2018 meeting.

2. **REG#18367: Applicant: Kevin E. O'Brien. Application: Amendments to Sections 29-6.A.3.e, 29-6.B.3.u and 29-6.C.4.j of Zoning Regulations to permit pharmacy with drive-in facilities [Text amendment attached]**

Date of Commission Receipt:	2/12/2018
Initial Public Hearing Opening Date:	3/12/2018
Public Hearing Status:	Public comment period is open. Public hearing must close by 4/9/2018 unless applicant consents to extension.

3. **Special Permit (SP#443): Applicant:** Ken Bennett, Vice President, Goodwill of Western & Northern Connecticut, 17 Danbury Road **Application:** Special Permit pursuant to Section 29-6.A.3.o. to permit use of existing retail space for establishment of charitable organization (Goodwill donation center).

Date of Commission Receipt:	3/12/2018
Initial Public Hearing Opening Date:	4/9/2018
Public Hearing Status:	Public comment period is open.

## **REGULAR MEETING**

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

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

1. March 26, 2018 – POCD – Special Meeting
2. March 26, 2018 – Regular Meeting

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

1. **REG#18369: Applicant:** Wilton Planning & Zoning Commission **Application:** Amendments to Section 29-4.D.1 of Zoning Regulations for modifications to accessory dwelling units regulations
2. **SDP: Applicant:** CH 241 Danbury Road Assoc, LLC **Application:** Alternative Signage Program, for property located at 241 Danbury Road
3. **SDP: Applicant:** CH Danbury Road Assoc, LLC and Osman Wilton, LLC **Application:** Alternative Signage Program, for property located at 249 Danbury Road

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

1. **SDP: Applicant:** Accent Signs, LLC **Application:** Alternative Signage Program, for property located at 372 Danbury Road *[Discussion continued from March 26, 2018]*

### **E. PENDING APPLICATIONS**

1. **SUB#919, LTWJ, LLC, 54.872 acres on Cannon Road, property known as Assessor's Map #21, Lot #13, for an 8-lot subdivision** *[Application status noted above.]*
2. **REG#18367: Applicant:** Kevin E. O'Brien. **Application:** Amendments to Sections 29-6.A.3.e, 29-6.B.3.u and 29-6.C.4.j of Zoning Regulations to permit pharmacy with drive-in facilities *[Application status noted above.]*

3. **Special Permit (SP#443): Applicant:** Ken Bennett, Vice President, Goodwill of Western & Northern Connecticut, 17 Danbury Road **Application:** Special Permit pursuant to Section 29-6.A.3.o. to permit use of existing retail space for establishment of charitable organization (Goodwill donation center). [*Application status noted above.*]

**F. COMMUNICATIONS**

1. **CH 241 Danbury Road Assoc, LLC, CH Danbury Road Assoc, LLC and Osman Wilton, LLC, 241 Danbury Road,** Request for approval to postpone certain site improvements including site work, landscaping and lighting in conjunction with property located at 241 Danbury Road

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

1. Continuing discussion pertaining to the POCD

**H. REPORT FROM PLANNER AND/OR COMMISSION MEMBERS**

1. Commission Procedures/Operations Review
  - a. Review of PZC by-laws

**I. FUTURE AGENDA ITEMS**

1. **REG#18368: Applicant:** ASML US, Inc. **Application:** Amendment to Section 29-7.E.7 of Zoning Regulations to increase site coverage in a DE-10 (Design Enterprise) Zoning District from 40% to 50%. [**Public Hearing – May 14, 2018**]
2. **SDP: Applicant:** Visiting Nurse & Hospice (VNH) of Fairfield County, 22 Danbury Road **Application:** Renovation of former retail building into administrative offices [**Discussion – May 14, 2018**]

**J. UPCOMING MEETINGS**

1. April 19, 2018 – Special Meeting - POCD Workshop (Trackside, 15 Station Road – 7 PM)
2. April 23, 2018 – Special Meeting - POCD (Annex Room A – 6:30 PM)
3. April 23, 2018 – Regular Meeting of P&Z Commission (Annex Room A – 7:15 PM)

**K. 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.

WILTON PLANNING AND ZONING  
COMMISSION

AMEND REGULATIONS

REG#

18367

SEE ATTACHMENT

RECEIVED FOR RECORD  
TOWN OF WILTON

TITLE OF REGULATIONS TO BE AMENDED

SEE ATTACHMENT

2018 FEB 27 P 3:26

REFERENCE SECTION(S) TO BE AMENDED

BY: AF

KEVIN E. O'BRIEN  
APPLICANT'S NAME

300 DANBURY RD WILTON, CT 06897  
ADDRESS

AMENDMENT DESCRIPTION: Describe in detail the reasons for the proposed amendment. Attach additional sheets as required.

PHARMACIES BEGAN TO INTRODUCE DRIVE-THRU SERVICES  
IN THE 1990s IT ADDS CONVENIENCE AND FASTER  
SERVICE FOR THEIR CUSTOMERS. DRIVE-THRU WINDOWS  
ARE FOR THOSE WHO NEED ACCESS TO PHARMACY PERSONNEL  
WITHOUT HAVING TO LEAVE THEIR CARS, SUCH AS THOSE WHO  
ARE DISABLED OR GUARDIANS WITH CHILDREN.

THE FOLLOWING MATERIAL SHALL BE ATTACHED:

Fifteen **COLLATED** copies of all application materials shall be submitted.

— \$460 FILING FEE payable to: Town of Wilton.  
— THE PROPOSED AMENDED TEXT.

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.  
THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief.

APPLICANT'S SIGNATURE

DATE

TELEPHONE

2/5/18

(203) 943-9586

# OBRIEN PREMIER PROPERTIES, LLC



300 DANBURY ROAD - SUITE 304  
WILTON, CONNECTICUT  
(203) 822-2524

## AMEND REGULATIONS

### TITLE OF REGULATIONS TO BE AMENDED:

DRB - Design Retail Business District

Special Permit Uses:

### REFERENCE SECTION TO BE AMENDED:

29-6.A.3.e

### EXISTING REGULATION:

*Banks or Financial institutions with drive-in facilities.*

### PROPOSED REGULATION:

*Banks, Financial institutions or Pharmacy with drive-in facilities.*

### TITLE OF REGULATIONS TO BE AMENDED:

GB - General Business District

Special Permit Uses:

### REFERENCE SECTION TO BE AMENDED:

29-6.B.3.u

### EXISTING REGULATION:

*Banks or Financial institutions with drive in facilities.*

### PROPOSED REGULATION:

*Banks, Financial institutions or Pharmacy with drive-in facilities.*

### TITLE OF REGULATIONS TO BE AMENDED:

WC - Wilton Center District

Special Permit Uses:

### REFERENCE SECTION TO BE AMENDED:

29-6.C.4.j

### EXISTING REGULATION:

*Banks or Financial institutions with not more than two (2) drive-in facilities.*

### PROPOSED REGULATION:

*Pharmacy with one drive-in facilities when fronting on Danbury Road or Banks or Financial institutions with not more than two (2) drive-in facilities.*