

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, February 22, 2021  
TIME: 7:15 P.M.  
PLACE: **Electronic Meeting**

**Special Notice About Procedures For This Electronic Meeting:**

Pursuant to the Governor's Executive Order No. 7B, there is no physical location for this meeting, as it will be held electronically. To view a live stream of this meeting, go to the Town of Wilton website and follow the link <https://us02web.zoom.us/j/82921190873>

Public comments for Public Hearing agenda items will only be read aloud at the meeting if they (i) are sent to [Michael.Wrinn@Wiltonct.org](mailto:Michael.Wrinn@Wiltonct.org), (ii) state your full name and address, (iii) identify the Public Hearing agenda item to which your comment relates, and (iv) are received during the Public Hearing and before the public comment session on that agenda item ends. Comments on Public Hearing items that do not meet these requirements will be placed in the public file but will not be read aloud during the meeting. Comments not pertaining to Public Hearing items will not be read aloud during the meeting. If you would like to give your Public Hearing comments by participating in real time in the meeting, please send an email by noon on Monday, February 22, 2021, to [Michael.Wrinn@Wiltonct.org](mailto:Michael.Wrinn@Wiltonct.org), stating your name and address and the Public Hearing agenda item to which your comments will relate, and meeting participation details will be emailed to you to enable you to participate in real time in the Public Hearing. Meeting materials are available at [www.wiltonct.org](http://www.wiltonct.org) on the Planning and Zoning Commission web page under "Current and Upcoming Public Hearings."

**REGULAR MEETING**

- A. CALL TO ORDER**
- B. SEATING OF MEMBERS**
- C. PUBLIC HEARINGS**

- 1. SDP #1-21**, a site development plan application from Clark Holdings, LLC to convert an existing mixed use building into an 18-unit apartment building under Connecticut General Statute 8-30g Affordable Housing, consisting of three floors and a basement, with 12 studio apartments and 6 two-bedroom apartments, with 30% designated

affordable housing. Said property is located at 2 Hollyhock Road, Assessor's Map #68, Lot #30; in the Design Enterprise District (DE-5); consisting of 0.49+/- acres; owned by Clark Holdings, LLC.

Date of Commission Receipt:	12/14/2020
Initial Public Hearing Opening Date:	01/25/2021
Public Hearing Status:	Public comment period is open.

#### **SDP #1-21 Public Hearing continued from February 8, 2021.**

- 2. SP#475**, a special permit application from Rob Sanders Architects for construction of a new building with two 2-bedroom apartments on existing Adaptive Use property; for property located at 487 Danbury Road, Assessor's Map #35, Lot #43, in a Residential R-2A Zoning District; consisting of 168+/- acres; owned by SSS Investment L.P.

Date of Commission Receipt:	01/25/2021
Initial Public Hearing Opening Date:	02/22/2021
Public Hearing Status:	Public comment period is open.

- 3. SUB#921**, a 4-lot subdivision application from Kevin E. O'Brien for property located at 183 Westport Road; Assessor's Map #41, Lot #37, consisting of 5.863+/- acres in a Residential R-1A Zoning District; owned by 183 Westport Road LLC.

Date of Commission Receipt:	12/14/2020
Initial Public Hearing Opening Date:	02/22/2021
Public Hearing Status:	Public comment period is open.

#### **D. DISCUSSION, REVIEW AND POSSIBLE ACTION ON APPLICATIONS**

- 1. SDP #1-21**, a site development plan application from Clark Holdings, LLC to convert an existing mixed use building into an 18-unit apartment building under Connecticut General Statute 8-30g Affordable Housing, consisting of three floors and a basement, with 12 studio apartments, and 6 two-bedroom apartments, with 30% designated affordable housing. Said property is located at 2 Hollyhock Road, Assessor's Map #68, Lot #30; in the Design Enterprise District (DE-5); consisting of 0.49+/- acres; owned by Clark Holdings, LLC.
- 2. SP#475**, a special permit application from Rob Sanders Architects for construction of a new building with two 2-bedroom apartments on existing Adaptive Use property; for property located at 487 Danbury Road, Assessor's Map #35, Lot #43, in a Residential R-2A Zoning District; consisting of 168+/- acres; owned by SSS Investment L.P.

3. **SUB#921**, a 4-lot subdivision application from Kevin E. O'Brien for property located at 183 Westport Road; Assessor's Map #41, Lot #37, consisting of 5.863+/- acres in a Residential R-1A Zoning District; owned by 183 Westport Road LLC.

**E. ACCEPTANCE OF NEW APPLICATIONS / REQUESTS:**

1. **SP#467 Amendment - Wilton Medical Realty, LLC**, 60 Danbury Road – Conversion of general office space to medical and ambulatory surgical center – (SP approved June 8, 2020) - Request for Parking Waiver for Ambulatory Surgery Center – 25 spaces

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

1. **Passage East Kennels, 499 Danbury Road**, adding dog training to boarding facility – Determination if minor change
2. **I-Park Norwalk, 761 Main Avenue, Norwalk** Addition of 132-unit residential building in Norwalk/possible future development
3. **On-Call Peer traffic review consultant** – Need for future peer reviews, recommending RFP to solicit traffic engineering firm to be available on as-needed basis

**G. APPROVAL OF MINUTES**

1. February 8, 2021 – Regular Meeting

**H. FUTURE AGENDA ITEMS**

**I. ADJOURNMENT**

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**UPCOMING MEETINGS**

1. Monday, Mar 8, 2021, 7:15 pm – Regular Meeting (Electronic)
2. Wed, March 17, 2021, 7:15PM - Special Meeting of Zoning Subcommittee (Electronic)
3. Monday, Mar 22, 2021, 7:15 pm – Regular Meeting (Electronic)

### 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. **The Governor’s Executive Order 7I gives the applicants or the Commission an additional 90 (ninety) days for deadlines on applications.**