

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, April 12, 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, (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, April 12, 2021, to 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 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. REG #21386**, proposed amendments to Sections 29-6.C.5.c, 29-6.A.4.f, 29-6.B.4.d, modifying text to the Permitted Accessory Uses to allow retail outdoor activities and outdoor dining in Wilton Center, Design Retail Business and General Business zones, by extending the expiration date to December 1, 2021.

Date of Commission Receipt:	03/08/2021
Initial Public Hearing Opening Date:	03/22/2021
Public Hearing Status:	Public comment period is open.

Continued from March 22, 2021.

D. PRE-APPLICATION REVIEW

- 1. Three Hubbard Road, LLC**, 3 Hubbard Road, Tax Map #73, Lot #40-2, consisting of 1.267+/- acres located in the Wilton Center Zone; for a new 27-unit residential building for a total of 52 units on the site. The pre-application discussion is being held under Section 29-11.A.3.b of the Zoning Regulations of the Town of Wilton and Section 7-159b of the CT General Statutes. No public comment will be taken.

E. GREATER WILTON CENTER MASTER PLAN – Review, discussion and vote to send out Request For Proposal to consultants

F. DISCUSSION, REVIEW AND POSSIBLE ACTION ON APPLICATIONS

- 1. REG #21386**, proposed amendments to Sections 29-6.C.5.c, 29-6.A.4.f, 29-6.B.4.d, modifying text to the Permitted Accessory Uses to allow retail outdoor activities and outdoor dining in Wilton Center, Design Retail Business and General Business zones, by extending the expiration date to December 1, 2021.

G. COMMUNICATIONS AND REPORT FROM PLANNER AND/OR COMMISSION MEMBERS

- 1. CT General Statute 8-30j** - Affordable Housing Plan required for Municipalities – Review of requirements
- 2. Zoning Reform Bills in Hartford** – SB 1024, etc. – General discussion on pending bills and status
- 3. Signage** – Distribution and discussion of letter from Economic Development Council

H. APPROVAL OF MINUTES

- 1. March 22, 2021** – Regular Meeting

I. FUTURE AGENDA ITEMS

J. ADJOURNMENT

UPCOMING MEETINGS

1. Monday, Apr 26, 2021, 7:15 pm – Regular Meeting (Electronic)
2. Special Meeting of Zoning Subcommittee (Electronic) - TBD
3. Monday, May 10, 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 71 gives the applicants or the Commission an additional 90 (ninety) days for deadlines on applications.**