

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, June 14, 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, June 14, 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 - None**

D. PRE-APPLICATION REVIEW

1. **Fab 5, LLC & FDSPIN 141 DR LLC**, 141 Danbury Road, Tax Map #70, Lot #2, consisting of 4.28+/- acres in the Design Enterprise (DE-5) District; for a new 4.5 story, 173 unit multi-family residential building on property formerly used by Melissa and Doug, Inc.

This 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.

2. **Four Seasons Racquet Club, LLC and NE Volleyball Club, LLC**, 589 Danbury Road, Tax Map #23 Lot #3, consisting of 6.1+/- acres in the General Business (GB) Zone; for 2-story, 6-court volleyball building

This 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. SITE DEVELOPMENT PLAN – REVIEW & POSSIBLE ACTION

1. **SDP#2-21, Wilton Medical Realty, LLC**, 60 Danbury Road, For sign permit approval pursuant to Section 29-8.A.8 of Wilton Zoning Regulations (Alternative Signage Program for Large Developments)

F. ACCEPTANCE OF APPLICATIONS

1. **SP#479**, 4 Danbury Road, For restaurant and craft brewery; Assessor's Map #83, Lot #21, 22-1; consisting of 0.26+/- acres; owned by DGW Properties, LLC
2. **REG#21387**, Revise Section 29-2.B of Zoning Regulations to add definition of Brew Pub; and Revise Section 29-6.A.3.b of Zoning Regulations to permit brew pubs in Design Retail District.

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

1. Wilton Congregational Church – 70 Ridgefield Road – Installation of emergency generator – Determination if minor change, need for an application
2. Status of RFP for Wilton Center Master Plan
3. Review of Recent Legislation - General Discussion on recent bills regarding meeting formats and zoning matters

H. APPROVAL OF MINUTES

1. May 24, 2021 – Regular Meeting

I. FUTURE AGENDA ITEMS

J. ADJOURNMENT

UPCOMING MEETINGS

1. Monday, June 28, 2021, 7:15 pm – Regular Meeting (Electronic)
2. Monday, July 12, 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.**