

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, September 14, 2020
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, September 14, 2020, 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 MEETING

- 1. SP#460, The Grumman Hill Montessori Association, 34 Whipple Road – Discussion and possible action on proposed Stipulated Judgement re: "The Grumman Hill Montessori Association, Inc. v. Planning and Zoning Commission of the Town of Wilton".**

D. DISCUSSION, REVIEW AND POSSIBLE ACTION ON ITEM C.1

E. PUBLIC HEARINGS

1. **SP#472, 465 Danbury Road**, Rental of office space at 465 Danbury Road to accommodate possible increased enrollment and increased social distancing requirements in connection with Create Learning Center at 463 Danbury Road

Date of Commission Receipt:	8/19/20
Initial Public Hearing Opening Date:	9/14/2020
Public Hearing Status:	Public comment period is open.

2. **CHZ#20383, 962 Danbury Realty LLC**, 962 Danbury Road, Request to change 0.834 acre portion from R-1A to General Business

Date of Commission Receipt:	7/13/20
Initial Public Hearing Opening Date:	9/14/2020
Public Hearing Status:	Public comment period is open.

3. **SP#471, 962 Danbury Realty LLC**, 962 Danbury Rd & 10 N. Main St, Expansion of parking & auto storage lots

Date of Commission Receipt:	7/13/20
Initial Public Hearing Opening Date:	9/14/2020
Public Hearing Status:	Public comment period is open.

4. **REG#20382**, proposed amendments to Sections 29-6.C.5.c, 29-6.A.4.f, 29-6.B.4.d, adding text to the Permitted Accessory Uses to allow continued use of outdoor dining in Wilton Center, Design Retail Business and General Business zones until December 1, 2020.

Date of Commission Receipt:	7/13/2020
Initial Public Hearing Opening Date:	7/13/2020
Public Hearing Status:	Public comment period is open.

F. DISCUSSION, REVIEW AND POSSIBLE ACTION ON APPLICATIONS

1. **SP#472, 465 Danbury Road**, Rental of office space at 465 Danbury Road to accommodate possible increased enrollment and increased social distancing requirements in connection with Create Learning Center at 463 Danbury Road
See application status above.
2. **CHZ#20383, 962 Danbury Realty LLC**, 962 Danbury Road, Request to change 0.834 acre portion from R-1A to General Business
See application status above.

3. **SP#471, 962 Danbury Realty LLC**, 962 Danbury Rd & 10 N. Main St, Expansion of parking & auto storage lots
See application status above.
4. **REG#20382**, proposed amendments to Sections 29-6.C.5.c, 29-6.A.4.f, 29-6.B.4.d, adding text to the Permitted Accessory Uses to allow continued use of outdoor dining in Wilton Center, Design Retail Business and General Business zones until December 1, 2020.
See application status above.

G. SITE DEVELOPMENT PLANS – DISCUSSION, REVIEW AND POSSIBLE ACTION

1. **SDP#2-20, Friends of Norwalk River Valley Trail, Extension of trail in 2 locations-** Kent Road & Wolfpit Road south and south from Kent Rd by Chipmunk Rd with parking lot on Chipmunk Lane to Town Line
2. **SDP#3-20**, Sunrise of Wilton Propco, LLC, 211 Danbury Road, For alternative signage program, to add an additional freestanding monument sign

H. WORK SESSION -

1. Zoning sub-committee – brief update

I. APPROVAL OF MINUTES

1. July 27, 2020 – Special Meeting (Exec Session)
2. July 27, 2020 – Regular Meeting

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

1. **Section 8-24 Referral**, Danbury Rd/Pimpewaug Rd, Return of State-owned land to Town
2. **Technical Zoning/Subdivision Regulations**, Future review to include emergency generators and coverage, street trees and accessory dwelling units

K. FUTURE AGENDA ITEMS

L. ADJOURNMENT

UPCOMING MEETINGS

1. Wednesday, Sept 23, 2020, 7:15 pm – Special Meeting of Zoning Sub-committee– Electronic meeting
2. Monday, Sept 28, 2020, 7:15 pm – Regular Meeting – Electronic meeting

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.**