

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 27, 2021
TIME: 7:15 P.M.
PLACE: **Electronic Meeting**

Special Notice About Procedures For This Electronic Meeting:

Pursuant to CT Senate Bill 1202, Sections 163-167, 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/89633105283?pwd=cGs1LzRjRHlyUnovZC9HTIN6Q1dTQT09>

Members of the public can submit written comments to Michael.Wrinn@wiltonct.org by noon on September 27, 2021. To participate in the public hearing, public comments can be made by Zoom at the appropriate time by raising one's hand to notify the host of the intent to provide comments. Public participants will be promoted one at a time to provide comments live on Zoom.

REGULAR MEETING

- A. CALL TO ORDER**
- B. SEATING OF MEMBERS**

C. PUBLIC HEARINGS

- 1. REG#21391** – Proposed modification to Wilton Zoning Regulations including changes to Section 29-2.B (definitions), addition of new Section 29-9.L, and removal of Sections 29-6.B.3.x and 29-7.B.2.s; pertaining to the prohibition of adult use cannabis establishments for a 12-month period.

Date of Commission Receipt:	9/13/21
Initial Public Hearing Opening Date:	9/27/2021
Public Hearing Status:	Public comment period is open.

See the following link for application materials:

[REG#21391 - Cannabis - FILE DOCUMENTS | Wilton CT](#)

2. **SUB#922**, a 2-lot subdivision application from Frangione Engineering, LLC for property located at 30 Sturges Ridge Road; Assessor's Map #3, Lot #3; in a Residential (R-2A) Zoning District; consisting of 5.757+/- acres; owned by Brian and Jennifer Argerame.

Date of Commission Receipt:	9/13/21
Initial Public Hearing Opening Date:	9/27/2021
Public Hearing Status:	Public comment period is open.

See the following link for application materials:

[SUB#922 - FILE DOCUMENTS | Wilton CT](#)

D. PRE-APPLICATION REVIEWS

1. **Continental Global Ventures, LLC**, 2 & 24 Pimpewaug Road, Tax Map #59, Lots #16 & #17, consisting of 6.9+/- acres located in the Residential (R-2A) District; for Amendments of Zoning Regulations, Zoning Map Amendment, for Multi-Family Residential Transit Oriented Development.

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.

See the following link for application materials:

[Pre-App Review - 2, 24 Pimpewaug Rd - FILE DOCUMENTS - SEPT 2021 | Wilton CT](#)

E. ACCEPTANCE OF APPLICATIONS/SCHEDULE PUBLIC HEARING

1. **SP#483, WASS Group**, 481 Danbury Road, To permit additions to existing veterinary clinic adaptive use pursuant to Section 29-5.C.5 of Wilton Zoning Regulations

See the following link for application materials:

[SP#483 - FILE DOCUMENTS | Wilton CT](#)

F. REVIEW & POSSIBLE ACTION

1. **REG#21391** – Proposed modification to Wilton Zoning Regulations including changes to Section 29-2.B (definitions), addition of new Section 29-9.L, and removal of Sections 29-6.B.3.x and 29-7.B.2.s; pertaining to the prohibition of adult use cannabis establishments for a 12-month period.

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

1. **MR#151, Mandatory Referral**, (8-24) Lease of Town property for cellular telecommunications facility – School Road at bus depot

H. APPROVAL OF MINUTES

1. September 13, 2021 – Regular Meeting

I. FUTURE AGENDA ITEMS

1. **SP#483, WASS Group** - Public Hearing date not yet determined
2. **Architectural Review Board Sunset provision** – Public Hearing Oct 12, 2021
3. **Humane Society (SP#480 & REG#21388)** – Tentative date for continuation of Public Hearing – Oct 12, 2021

J. ADJOURNMENT

UPCOMING MEETINGS

1. Tuesday, October 12, 2021, 7:15 pm – Regular Electronic Meeting
2. Monday, October 25, 2021, 7:15 pm – Regular 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 parties are allowed to comment on the 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 the 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.