

PLANNING & ZONING  
COMMISSION  
Telephone (203) 563-0185  
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TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

**WILTON PLANNING AND ZONING COMMISSION  
PUBLIC HEARING/REGULAR MEETING  
AGENDA**

DATE: Tuesday, October 12, 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](mailto:Michael.Wrinn@wiltonct.org) by noon on October 12, 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. 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 Angerame.

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

See the following link for application materials:  
[SUB#922 - FILE DOCUMENTS | Wilton CT](#)

- 2. SP#483**, a special permit application from Rob Sanders Architects to permit additions to existing veterinary clinic adaptive use pursuant to Section 29-5.C.5 of Wilton Zoning Regulations; for property located at 481 Danbury Road, Assessor’s Map #35, Lot #42; in a Residential (R-2A) Zoning District; consisting of 1.08+/- acres; owned by WASS Group.

Date of Commission Receipt:	9/13/21
Initial Public Hearing Opening Date:	10/12/21
Public Hearing Status:	Public comment period is open.

See the following link for application materials:

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

- 3. REG#21392**, amendment to Section 29-9.K.6 of Wilton Zoning Regulations to remove the Sunset Provision and thus continue with the current Architectural Review Board process which would otherwise sunset on November 4, 2021.

Date of Commission Receipt:	9/27/21
Initial Public Hearing Opening Date:	10/12/21
Public Hearing Status:	Public comment period is open.

See the following link for application materials:

[REG#21392 - FILE DOCUMENTS | Wilton CT](#)

- 4. REG#21388**, application from the Estates of John Allegrezza and Mary L. Rondos to amend Section 29-5.A.3.r of Wilton Zoning Regulations pertaining to the Special Permit use of charitable organizations on residentially zoned properties.

Date of Commission Receipt:	7/26/21
Initial Public Hearing Opening Date:	9/13/21
Public Hearing Status:	Public comment period is open.

See the following link for application materials:

[REG#21388 - FILE DOCUMENTS | Wilton CT](#)

- 5. SP#480**, a special permit application from CT Humane Society to allow the construction of a new 14,243 s.f. building and associated site improvements; for property located at 863-875 Danbury Road; Assessor’s Map #11, Lots #47, #47-1 and #47-2; in a Residential (R-1A) Zoning District; consisting of 18.32+/- acres; owned by the Estates of John Allegrezza and Mary L. Rondos.

Date of Commission Receipt:	7/26/21
Initial Public Hearing Opening Date:	9/13/21
Public Hearing Status:	Public comment period is open.

See the following link for application materials:

[SP#480 - FILE DOCUMENTS | Wilton CT](#)

**D. REVIEW & POSSIBLE ACTION**

- 1. 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 Angerame.
- 2. SP#483**, a special permit application from Rob Sanders Architects to permit additions to existing veterinary clinic adaptive use pursuant to Section 29-5.C.5 of Wilton Zoning Regulations; for property located at 481 Danbury Road, Assessor’s Map #35, Lot #42; in a Residential (R-2A) Zoning District; consisting of 1.08+/- acres; owned by WASS Group.
- 3. REG#21392**, amendment to Section 29-9.K.6 of Wilton Zoning Regulations to remove the Sunset Provision and thus continue with the current Architectural Review Board process which would otherwise sunset on November 4, 2021.
- 4. 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.

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

- 1. Continental Global Ventures, LLC, 2 & 24 Pimpewaug Road – Status of Project**

**F. APPROVAL OF MINUTES**

1. September 22, 2021 – Special Meeting
2. September 27, 2021 – Regular Meeting

**G. FUTURE AGENDA ITEMS**

1. **REG#21390, CHZ#21389, SP#481 – FDSPIN 141 DR, LLC**, 141 Danbury Road – Continued until October 25, 2021

**H. ADJOURNMENT**

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**UPCOMING MEETINGS**

1. Monday, October 25, 2021, 7:15 pm – Regular Electronic Meeting
2. Monday, November 8, 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.