

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: Monday, October 25, 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 October 25, 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 (Continued from September 22, 2021)

1. **REG#21390**, an application from FDSPIN 141 DR, LLC to amend Sections 29-4.C.2, 29-3.A, 29-7: A, D, E & F, 29-8.A.8, 29-8.B.5.a (2) and 29-8.B.8.e.6 as well as the Table of Contents of Wilton Zoning Regulations to create a new overlay zoning district (DE-5R) to be known as Designed Enterprise Residential District (Overlay); and related technical amendments.

Date of Commission Receipt:	7/26/21
Initial Public Hearing Opening Date:	9/22/2021
Public Hearing Status:	Public comment period is open.

See the following link for application materials:
[REG#21390 - FILE DOCUMENTS | Wilton CT](#)

- 2. CHZ#21389**, an application from FDSPIN 141 DR, LLC for a zone change from DE-5 to DE-5R for property located at 141 Danbury Road, Assessor’s Map #70, Lot #2, consisting of 4.28+- acres.

Date of Commission Receipt:	7/26/21
Initial Public Hearing Opening Date:	9/22/2021
Public Hearing Status:	Public comment period is open.

See the following link for application materials:
[CHZ#21389 - FILE DOCUMENTS | Wilton CT](#)

- 3. SP#481**, a site plan and special permit application from FDSPIN 141 DR, LLC to permit redevelopment for a 173-unit multi-family residential building on property known as 141 Danbury Road, Assessor’s Map #70, Lot #2, consisting of 4.28+/- acres; owned by FDSPIN 141 DR, LLC.

Date of Commission Receipt:	7/26/21
Initial Public Hearing Opening Date:	9/22/2021
Public Hearing Status:	Public comment period is open.

See the following link for application materials:
[SP#481 - FILE DOCUMENTS | Wilton CT](#)

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

- 1. Wilton Center Area Master Plan – Update**
- 2. Possible Opt-Out of ADU’s and Parking Legislation - Discussion**

E. APPROVAL OF MINUTES

1. October 12, 2021 – Regular Meeting

F. FUTURE AGENDA ITEMS

- 1. SP#483**, WASS Group, 481 Danbury Rd – Continued until Nov 8, 2021
- 2. REG#21388**, CT Humane Society – Continued until Nov 8, 2021

3. **SP#480**, CT Humane Society, 863-875 Danbury Rd – Continued until Nov 8, 2021
4. **Pre-Application Review** – Kimco Realty, 15 River Road, Redevelopment Project
5. **SDP #3-21, Wilson Properties, LLC**, 37 Danbury Road, Request for parking waiver

G. ADJOURNMENT

UPCOMING MEETINGS

1. Monday, November 8, 2021, 7:15 pm – Regular Electronic Meeting
2. Monday, November 22, 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.