

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 (REVISED 11-05-21 2:00 PM)**

DATE: Monday, November 8, 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 November 8, 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. 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](#)

- 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](#)

- 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](#)

- 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](#)

5. **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](#)

6. **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. **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.
2. **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.
3. **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.

4. **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.
5. **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.
6. **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.

E. NEW APPLICATIONS - ACCEPTANCE/POSSIBLE ACTION

1. **SDP#3-21, Wilson Properties I, LLC**, 37 Danbury Road, a/k/a 39 Danbury Road, application for waiver of current parking regulations; for property known as Assessor's Map #84, Lot #33; in a General Business (GB) Zoning District; consisting of 3.49+/- acres; owned by Wilson Properties I, LLC.

See the following link for application materials:

[SDP#3-21 37 Danbury Rd - FILE DOCUMENTS | Wilton CT](#)

2. **SP#485, Global Partners LP**, 210 Danbury Road, to allow replacement of underground gasoline tanks for an existing gas station within an aquifer protection zone under Section 29-9.D; for property known as Assessor's Map #57, Lot #65-1; in a General Business (GB) Zoning District, consisting of 0.52 acres; owned by Power Test Realty Co. Limited and Getty Properties Corp.

See the following link for application materials:

[SP#485 - 210 Danbury Rd - FILE DOCUMENTS | Wilton CT](#)

F. PRE-APPLICATION REVIEWS

1. **Kimco Realty**, 15 River Road, Tax Map 73, Block 25, Lot 1, consisting of 6.76+/- acres, located in the Wilton Center (WC) Zoning District. Proposal is for 158 multi-family units in 2 buildings with removal of some existing buildings.

This application has been postponed until November 22, 2021.

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 - 15 River Rd - FILE DOCUMENTS | Wilton CT](#)

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

1. **Quad Board Meeting** – BOF, BOS, BOE and P&Z discussion of availability, Dec 8 or 9

H. APPROVAL OF MINUTES

1. October 25, 2021 – Regular Meeting

I. FUTURE AGENDA ITEMS

1. **Energy & Utilities Commission** - Questionnaire

J. ADJOURNMENT

UPCOMING MEETINGS

1. Monday, November 22, 2021, 7:15 pm – Regular Electronic Meeting
2. Monday, December 13, 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.