

PLANNING & ZONING  
COMMISSION  
Telephone (203) 563-0185  
Fax (203) 563-0284



TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

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

DATE: **Monday, January 10, 2022**  
TIME: **7:00 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 January 10, 2022. 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#484**, a special permit application from Rob Sanders Architects to allow addition within front yard setback of circa 1795 Samuel Olmstead House, pursuant to Section 29-5.C.8 of Zoning Regulations (Historically/Architecturally Significant Buildings); for property located at 518 Nod Hill Road; Assessor's Map #64, Lot #16; in a Residential (R-2A) Zoning District; consisting of 6.25+/- acres; owned by Katherine & Oliver Price.

Date of Commission Receipt:	11/22/21
Initial Public Hearing Opening Date:	12/13/21
Public Hearing Status:	Public comment period is open.

See the following link for application materials:  
[SP#484 - 518 Nod Hill Rd - FILE DOCUMENTS | Wilton CT](#)

**D. REVIEW, DISCUSSION & POSSIBLE ACTION**

- 1. SP#484**, a special permit application from Rob Sanders Architects to allow addition within front yard setback of circa 1795 Samuel Olmstead House, pursuant to Section 29-5.C.8 of Zoning Regulations (Historically/Architecturally Significant Buildings); for property located at 518 Nod Hill Road; Assessor’s Map #64, Lot #16; in a Residential (R-2A) Zoning District; consisting of 6.25+/- acres; owned by Katherine & Oliver Price.
- 2. Amd. to SP#439, Millstone Property Holdings**, 180 Millstone Road, to create four (4) new horse stalls within existing indoor barn previously approved by Resolution #1217-17P – Discussion regarding possible administrative approval

See the following link for application materials:

[Amd to SP#439 - 180 Millstone Rd - FILE DOCUMENTS | Wilton CT](#)

**E. SITE DEVELOPMENT PLAN REVIEW – DISCUSSION/POSSIBLE ACTION**

- 1. SDP#7-21, Sharp Hill Square**, 200 Danbury Road, Tax Map #56, Lot #10, consisting of 2.56+/- acres; located in the Design Retail Business (DRB) Zoning District – For Alternative Signage & phasing of project

See the following links for application materials:

[SDP#7-21 - 200 Danbury Rd - FILE DOCUMENTS | Wilton CT](#)

[Communications - 200 Danbury Rd \(Phasing\) - FILE DOCUMENTS | Wilton CT](#)

- 2. SDP#1-22, Nielson**, 396 Danbury Rd, Tax Map #46, Lot #2, consisting of 1.048+/- acres; located in the General Business (GB) Zoning District – For change of ground sign

See the following link for application materials:

[SDP#1-22 - 396 Danbury Rd - FILE DOCUMENTS | Wilton CT](#)

**F. COMMUNICATIONS & REPORT FROM PLANNER AND/OR COMMISSION MEMBERS - DISCUSSION & POSSIBLE ACTION**

1. **Development of Subcommittees** – Vote to allow Chair the ability to appoint members to Subcommittees authorized by the Commission
2. **Creation of By-Law Subcommittee**
3. **Discussion of Peer Chair Board concerns on applications**
4. **Adding anticipated presentation times to future agenda items to streamline applications**
5. **Internally lighted signs** – 210 Danbury Road – approved by ZBA, 1993
6. **Current legislation/Proposed Desegregate CT 2022 platform**
  - a. Remote meetings scheduled to stop end of April
  - b. Mandatory Commissioner training
  - c. Fee Schedule – multifamily fees no more than single-family
  - d. Desegregate CT – Transit oriented communities, minimum lot sizes, simplifying zoning bureaucracy

**G. APPROVAL OF MINUTES**

1. December 13, 2021 – Regular Meeting
2. December 16, 2021 – Special Meeting

**H. FUTURE AGENDA ITEMS**

1. Special Meeting of Subcommittee with Master Plan consultant – Thursday, January 20, 2022, **7:00 pm**

**I. ADJOURNMENT**

---

**UPCOMING MEETINGS**

- ~~1. Wednesday, January 19, 2022, 7:00 pm – Regular (Electronic) Meeting - CANCELLED~~
2. Monday, January 24, 2022, **7:00 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.