

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, February 28, 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 by noon on February 28, 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#487**, a special permit application from Wilson Properties I, LLC for contracting business storage in warehouse in association with an approved roofing office with a training facility for roofers, for property located at 37 Danbury Road; Assessor's Map #84, Lot #33; in a General Business (GB) Zoning District; consisting of 3.49+/- acres; owned by Leland R. Wilson.

Date of Commission Receipt:	02/14/22
Initial Public Hearing Opening Date:	02/28/22
Public Hearing Status:	Public comment period is open.

See the following link for application materials:
[SP#487 - 37 Danbury Road - FILE DOCUMENTS | Wilton CT](#)

D. REVIEW, DISCUSSION & POSSIBLE ACTION

1. **SP#487**, a special permit application from Wilson Properties I, LLC for contracting business storage in warehouse in association with an approved roofing office with a training facility for roofers, for property located at 37 Danbury Road; Assessor's Map #84, Lot #33; in a General Business (GB) Zoning District; consisting of 3.49+/- acres; owned by Leland R. Wilson.
2. **Amd. to SP#435, The Riverbrook Regional Young Men's Christian Assn, Inc. (Wilton YMCA)**, 404 Danbury Road, Request to modify condition #16 of SP#435 pertaining to rooftop screening – Review & Action on resolution

See the following link for application materials:

[Amd to SP#435 - Wilton YMCA - FILE DOCUMENTS | Wilton CT](#)

3. **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 – Review & Action on resolution

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 – Review & Action on resolution

See the following links for application materials:

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

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

1. **Public Act 21-29 – Consideration of Opt-Out in connection with Accessory Dwelling Units & Parking**

See the following for additional information/materials:

[power_point_presentation.pptx \(live.com\)](#)

2. **Update on Wilton Center Area Master Plan**
3. **Outdoor Dining**

G. ACCEPTANCE OF NEW APPLICATIONS

1. **SP#488, Warrior Walkers, LLC, 15 Cannon Road, For adaptive use as dog retreat (a/k/a Bone & Bark) of historical structure per Section 29-5.A.3.o of Zoning Regulations**

See the following link for application materials:

[SP#488 \(Bone & Bark\) - 15 Cannon Road - FILE DOCUMENTS | Wilton CT](#)

2. **SDP#2-22, Wilton Chamber of Commerce/Paragon Mgmnt Gp/Town of Wilton, 101 Old Ridgefield Road/Town Green, Tax Map #73, Lot #37-1, consisting of 3.41+/- acres; located in the Wilton Center (WC) Zoning District – For Farmers’ Market**

See the following link for application materials:

[SDP #2-22 - Town Green \(101 Old Ridgefield Rd\) - FILE DOCUMENTS | Wilton CT](#)

H. APPROVAL OF MINUTES

1. February 14, 2022 – Regular Meeting

I. ADJOURNMENT

UPCOMING MEETINGS

1. Thursday, March 10, 2022, **7:00 pm** – Special (Electronic) Meeting – Wilton Center Master Plan Subcommittee
2. Monday, March 14, 2022, **7:00 pm** – Regular (Electronic) Meeting
3. Thursday, March 24, 2022, **7:00 pm** – Tentative Public Information meeting on Wilton Center Area Master Plan

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.