

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, October 26, 2020
TIME: 7:15 P.M.
PLACE: **Electronic Meeting**

Special Notice About Procedures For This Electronic Meeting:

Pursuant to the Governor's Executive Order No. 7B, 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/82921190873>

Public comments for Public Hearing agenda items will only be read aloud at the meeting if they (i) are sent to Michael.Wrinn@Wiltonct.org, (ii) state your full name and address, (iii) identify the Public Hearing agenda item to which your comment relates, and (iv) are received during the Public Hearing and before the public comment session on that agenda item ends. Comments on Public Hearing items that do not meet these requirements will be placed in the public file but will not be read aloud during the meeting. Comments not pertaining to Public Hearing items will not be read aloud during the meeting. If you would like to give your Public Hearing comments by participating in real time in the meeting, please send an email by noon on Monday, October 26, 2020, to Michael.Wrinn@Wiltonct.org, stating your name and address and the Public Hearing agenda item to which your comments will relate, and meeting participation details will be emailed to you to enable you to participate in real time in the Public Hearing. Meeting materials are available at www.wiltonct.org on the Planning and Zoning Commission web page under "Current and Upcoming Public Hearings."

REGULAR MEETING

- A. CALL TO ORDER**
- B. SEATING OF MEMBERS**

- C. PUBLIC HEARINGS**

- 1. CHZ#20383, 962 Danbury Realty LLC, 962 Danbury Road, Request to change 0.834 acre portion from R-1A to General Business**

Continued to November 9, 2020.

Date of Commission Receipt:	7/13/20
Initial Public Hearing Opening Date:	9/14/2020
Public Hearing Status:	Public comment period is open.

2. **SP#471, 962 Danbury Realty LLC**, 962 Danbury Rd & 10 N. Main St, Expansion of parking & auto storage lots

Continued to November 9, 2020.

Date of Commission Receipt:	7/13/20
Initial Public Hearing Opening Date:	9/14/2020
Public Hearing Status:	Public comment period is open.

3. **REG#20382**, proposed amendments to Sections 29-6.C.5.c, 29-6.A.4.f, 29-6.B.4.d, adding text to the Permitted Accessory Uses to allow continued use of outdoor dining in Wilton Center, Design Retail Business and General Business zones until December 1, 2020.

Date of Commission Receipt:	7/13/2020
Initial Public Hearing Opening Date:	7/13/2020
Public Hearing Status:	Public comment period is open.

4. **SP#473 – Cute Associates, LLC**, 991 Danbury Road, 1500 s.f. retail package store in existing space

Date of Commission Receipt:	10/12/2020
Initial Public Hearing Opening Date:	10/26/2020
Public Hearing Status:	Public comment period is open.

5. **SP#474 – 308 Chestnut Hill Rd, LLC**, 308 Chestnut Hill Road, Accessory dwelling unit in detached structure

Date of Commission Receipt:	10/12/2020
Initial Public Hearing Opening Date:	10/26/2020
Public Hearing Status:	Public comment period is open.

6. **REG#20384**, an application from the Planning and Zoning Commission to clarify and simplify Coverage Requirements for buildings, structures and surfaces by adding to Appendix A, Figure A-2, and to also exempt emergency generators, HVAC and related equipment (up to 100 s.f.) from Coverage Requirements.

Date of Commission Receipt:	9/29/2020
Initial Public Hearing Opening Date:	10/26/2020
Public Hearing Status:	Public comment period is open.

7. **REG#20385**, an application from the Planning and Zoning Commission to amend Section 29-4.D.1.c (Accessory Dwelling Units in Single-Family Residences) to facilitate and encourage the use of multiple types and affordability of housing in Town and simplify the permitting process by removing the requirement that accessory dwelling units in detached structures require a special permit.

Date of Commission Receipt:	9/29/2020
Initial Public Hearing Opening Date:	10/26/2020
Public Hearing Status:	Public comment period is open.

D. DISCUSSION, REVIEW AND POSSIBLE ACTION ON APPLICATIONS

1. **REG#20382**, proposed amendments to Sections 29-6.C.5.c, 29-6.A.4.f, 29-6.B.4.d, adding text to the Permitted Accessory Uses to allow continued use of outdoor dining in Wilton Center, Design Retail Business and General Business zones until December 1, 2020. *See application status above.*
2. **SP#473 – Cute Associates, LLC**, 991 Danbury Road, 1500 s.f. retail package store in existing space
3. **SP#474 – 308 Chestnut Hill Rd, LLC**, 308 Chestnut Hill Road, Accessory dwelling unit in detached structure
4. **REG#20384**, an application from the Planning and Zoning Commission to clarify and simplify Coverage Requirements for buildings, structures and surfaces by adding to Appendix A, Figure A-2, and to also exempt emergency generators, HVAC and related equipment (up to 100 s.f.) from Coverage Requirements.
5. **REG#20385**, an application from the Planning and Zoning Commission to amend Section 29-4.D.1.c (Accessory Dwelling Units in Single-Family Residences) to facilitate and encourage the use of multiple types and affordability of housing in Town and simplify the permitting process by removing the requirement that accessory dwelling units in detached structures require a special permit.

E. APPROVAL OF MINUTES

1. October 12, 2020 – Regular Meeting

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

G. FUTURE AGENDA ITEMS

H. ADJOURNMENT

UPCOMING MEETINGS

1. Wednesday, Nov 4, 2020, 7:15 pm – Special Meeting of Zoning Sub-committee– Electronic meeting (Tentative)
2. Monday, Nov 9, 2020, 7:15 pm – Regular Meeting – Electronic meeting
3. Monday, Nov 23, 2020, 7:15 pm – Regular Meeting – 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 party are allowed to comment on 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 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. **The Governor’s Executive Order 7I gives the applicants or the Commission an additional 90 (ninety) days for deadlines on applications.**