

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, June 27, 2022**  
TIME: **7:00 P.M.**  
PLACE: **Electronic Meeting**

**Special Notice About Procedures For This Electronic Meeting:**

Pursuant to Public Act No. 22-3, Remote Meetings, 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 June 27, 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#491**, a special permit application from Wilton Land Conservation Trust/Rob Sanders Architects for site improvements and programming; for property located at 183 Ridgefield Road; Assessor's Map #89, Lot #18; in a Residential (R-2A) Zoning District; consisting of 13.446+/- acres; owned by Wilton Land Conservation Trust.

**[Continued from June 13, 2022]**

See the following link for application materials:

[SP#491 - 183 Ridgefield Rd - FILE DOCUMENTS | Wilton CT](#)

2. **REG#22394, ASML US, LLC, 77 Danbury Road** – Proposed zoning text amendment to Section 29-9.I.2 - Protection of slopes.

See the following link for application materials:

[REG#22394 - Slope Amd. - FILE DOCUMENTS | Wilton CT](#)

3. **SP#492, ASML US, LLC, 77 Danbury Road** – Site modifications to allow internal driveway to existing parking garage, Assessor’s Map #69, Lot #18, Located in a Design Enterprise (DE-10) District, consisting of 28.64 +/- acres.

See the following link for application materials:

[SP#492 - 77 Danbury Rd \(Driveway, slope\) - FILE DOCUMENTS | Wilton CT](#)

#### **D. PRE-APPLICATION REVIEWS**

This pre-application review 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.

1. **WILTON CAMPUS 1691, LLC**, for property located at 5-21 River Road, Assessor’s Map #73, Lot #25, #25-1 & #25-4; in Wilton Center (WC) Zoning District; for a new multi-family development & future master plan.

See the following link for pre-application review materials:

[Pre-App Review - 5-21 River Road \(Wilton Campus 1691\) - FILE DOCUMENTS | Wilton CT](#)

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

1. **Pedestrian Bridge – Railroad Station to Merwin Meadows** - Update

#### **F. ACCEPTANCE OF NEW APPLICATIONS**

1. **SP#494, Wilton Child Development Park, LLC, 11 Grumman Hill Road** – Child daycare/office use

See the following link for application materials:

[SP#494 - Wilton Child Devel. Park - 11 Grumman Hill - FILE DOCUMENTS | Wilton CT](#)

**G. APPROVAL OF MINUTES**

1. June 13, 2022 – Regular Meeting

**H. FUTURE AGENDA ITEMS**

1. **SP#493, Rolling Hills Country Club, 333 Hurlbutt St** – Club house additions and site modifications – Public Hearing July 11, 2022

**I. ADJOURNMENT**

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**UPCOMING MEETINGS**

1. Monday, July 11, 2022, 7:00 pm – Regular (Electronic) Meeting
2. Wednesday, July 20, 2022, 7:00 pm – Special (Electronic) Meeting – Wilton Ctr Master Plan Committee
3. Monday, July 25, 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.