

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, July 25, 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 by noon on July 25, 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.

Application **WITHDRAWN**.

P&Z Agenda – Monday, July 25, 2022

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](#)

Application **CONTINUED** to August 8, 2022.

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](#)

Application **CONTINUED** to August 8, 2022.

4. **SP#495, Hartford HealthCare Corp, 50 Danbury Road** – Conversion of 21000 s.f. general office to medical office

See the following link for application materials:

[SP#495 - Hartford HealthCare \(50 Danbury Rd\) - FILE DOCUMENTS | Wilton CT](#)

D. DISCUSSION & POSSIBLE ACTION

1. **SP#495, Hartford HealthCare Corp**

E. COMMUNICATIONS & REPORT FROM PLANNER AND/OR COMMISSION MEMBERS - DISCUSSION

F. ACCEPTANCE OF NEW APPLICATIONS

G. APPROVAL OF MINUTES

1. July 11, 2022 – Regular Meeting

H. FUTURE AGENDA ITEMS

1. **331 Danbury Road** – Pre-application Review – 125 residential units
2. **White Fences II, LLC & Warriors Group, LLC**, 523-529 Danbury Road – Conversion of 2 buildings to 9 apartments – Adaptive re-use

I. ADJOURNMENT

UPCOMING MEETINGS

1. Monday, August 8, 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.