

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, November 14, 2022**  
TIME: **7:00 PM**  
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 November 14, 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#498, Church of Jesus Christ of Latter-day Saints/Randolph Carter w/ Sketch Architecture Company, for property located at 241 Danbury Road & 23 Cricket Lane, Assessor's Map #72, Lots # 5-1 and 6, respectively; in Design Retail Business (DRB) Zoning District; consisting of 1.31+/- and 0.5+/- acres, respectively; owned by The Church of Jesus Christ of Latter Day Saints, A Utah Corporation sole; for a meetinghouse.**

**CONTINUED UNTIL NOVEMBER 28, 2022.**

2. **SP#501, The Painted Cookie LLC**, for property located at 101 Old Ridgefield Road, Assessor's Map #73, Lot #37; in Wilton Center (WC) Zoning District; consisting of 3.2+/- acres; owned by Town of Wilton (long-term lessee Wilton Center Real Estate, LLC); for conversion of 1,000 s.f. of existing retail space into restaurant, fast food.

See the following link for application materials:

[SP#501 - Painted Cookie \(101 Old Rdgfld Rd\) - Restaurant/fast food use - FILE DOCUMENTS | Wilton CT](#)

#### **D. PRE-APPLICATION REVIEW**

The following pre-application review will be discussed. This 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 (aka Kimco Plaza)**, 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.

See the following link for application materials:

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

#### **E. DISCUSSION & POSSIBLE ACTION**

1. **SP#498, Church of Jesus Christ of Latter-day Saints/Randolph Carter w/ Sketch Architecture Company**

**TABLED.**

2. **SP#501, The Painted Cookie LLC, 101 Old Ridgefield Rd**

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

#### **G. ACCEPTANCE OF APPLICATIONS**

**I. FUTURE AGENDA ITEMS**

1. **SP#500, Wilton Center Lofts, LLC, 12 Godfrey Place** – for a 32-unit multi-family , transit-oriented development

**Public hearing scheduled for November 28, 2022.**

See the following for application materials:

[SP#500 - 12 Godfrey Pl - Multi-family development - FILE DOCUMENTS | Wilton CT](#)

2. **REG#22397, Wilton Center Lofts, LLC, 12 Godfrey Place** – for new multi-family, transit-oriented development use in Wilton Center

**Public hearing scheduled for November 28, 2022.**

See the following for application materials:

[REG#22397 - 12 Godfrey Place - Multi-fam develop. - FILE DOCUMENTS | Wilton CT](#)

**J. APPROVAL OF MINUTES**

1. October 24, 2022 – Special Meeting

**K. ADJOURNMENT**

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**UPCOMING MEETINGS**

1. Wednesday, November 16, 2022 – WC Master Plan Subcommittee – Special (Electronic) Meeting, 7 PM
2. Tuesday, November 22, 2022 – Amenities Master Planning Subcommittee - Special (Hybrid) Meeting, 7 PM
3. Monday, November 28, 2022 – Regular (Electronic) Meeting, 7 PM

### **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.