

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

**WILTON PLANNING AND ZONING COMMISSION
PUBLIC HEARING/REGULAR MEETING
AGENDA**

DATE: **Monday, January 9, 2023**
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=cGs1LzRjRHlyUnovZC9HTlN6Q1dTQT09>

Members of the public can submit written comments to Michael.Wrinn@wiltonct.org by noon on January 9, 2023. 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.**

See the following link for application materials:

[SP#498 - 241 Danbury Rd/23 Cricket Ln - Church of J.C. of Latter Day Saints - FILE DOCUMENTS | Wilton CT](#)

2. **REG#22397**, from Wilton Center Lofts LLC, for amendments to the Zoning Regulations of the Town of Wilton for residential density, parking, floor area ratio, building height and number of stories in connection with transit-oriented development.

See the following link for application materials:

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

3. **SP#500, Wilton Center Lofts LLC**, for property located at 12 Godfrey Place, Assessor’s Map #73, Lot #33; in Wilton Center (WC) Zoning District; consisting of 0.62+/- acres; owned by Wilton Center Lofts LLC; for new, multi-family transit-oriented residential development.

See the following link for application materials:

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

4. **SP#502, 200 Danbury Road, LLC**, for property located at 200 Danbury Road, Assessor’s Map #56, Lot #10; in Design Retail Business (DRB) Zoning District and partially within a Single Family Residential (R-1A) Zoning District; consisting of 2.58+/- acres; owned by 200 Danbury Road, LLC; for change in use within the Raymond Morehouse House to café/coffeehouse.

See the following link for application materials:

[SP#502 - 200 Danbury Rd - Cafe at Raymond Morehouse house | Wilton CT](#)

5. **SDP#6-22, GW Properties**, for property located at 221 Danbury Road, Assessor’s Map #71, Lot #46; in General Business (GB) Zoning District; consisting of 1.1+/- acres; owned by Better Environments, LLC; for child daycare center.

See the following link for application materials:

[SDP#6-22 - 221 Danbury Rd - Daycare center | Wilton CT](#)

D. ACCEPTANCE OF APPLICATIONS

E. SITE DEVELOPMENT PLANS

F. DISCUSSION & POSSIBLE ACTION

1. **SP#498, Church of Jesus Christ of Latter-day Saints**
2. **REG#22397**, from Wilton Center Lofts LLC, for amendments to the Zoning Regulations
3. **SP#500, Wilton Center Lofts LLC**
4. **SP#502, 200 Danbury Road, LLC**
5. **SDP#6-22, GW Properties**

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

1. **SP#488, Bark & Bone, 15 Cannon Road** – Request to change wood fence to white vinyl fence

See the following link for relevant materials:

[Communications - 15 Cannon Rd \(Bone & Bark\) - fencing - FILE DOCUMENTS | Wilton CT](#)

2. **Result of opt-out of ADUs & Parking** – Survey by WestCOG of WestCOG communities

See the following link for relevant materials:

[document.pdf \(wiltonct.org\)](#)

3. **Dish Wireless, 187 Danbury Road** – Rooftop wireless equipment

See the following link for relevant materials:

[Communications \(a/k/a SP#503\) - 187 Danbury Rd - DISH Wireless - FILE DOCUMENTS | Wilton CT](#)

I. FUTURE AGENDA ITEMS

J. APPROVAL OF MINUTES

1. December 12, 2022 – Regular Meeting

K. ADJOURNMENT

UPCOMING MEETINGS

1. Monday, January 23, 2023 – Regular (Electronic) Meeting, 7 PM
2. Monday, February 13, 2023 – Regular (Electronic) Meeting, 7 PM
3. Monday, February 27, 2023 – 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.