

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, January 23, 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=cGs1LzRjRHlyUnovZC9HTIN6Q1dTQT09>

Members of the public can submit written comments to [Michael.Wrinn@wiltonct.org](mailto: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. 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; pz\\_sp500\\_applicants\\_comparison\\_with\\_master\\_plan.pdf \(wiltonct.org\)](#)

2. **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; pz\\_sp500\\_applicants\\_comparison\\_with\\_master\\_plan.pdf \(wiltonct.org\)](#)

3. **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; sdp221danburyrdrevisions.pdf \(wiltonct.org\); sdp6-22\\_221\\_danbury\\_rd\\_applicants\\_revisions.pdf \(wiltonct.org\)](#)

#### **D. ACCEPTANCE OF APPLICATIONS**

1. **SP#503, A Kids Place 2, LLC, 436 Danbury Road**, Adaptive use to allow a change from office use to a day care center.

#### **E. 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. **SDP#6-22, GW Properties**

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

1. **46 Danbury Road** – Proposed colored stanchions

See the following link for relevant materials:

[pz\\_46\\_danbury\\_road\\_communications.pdf \(wiltonct.org\)](#)

P&Z Agenda – Monday, January 23, 2023

2. **P&Z Commission Education- Public Act 21-29**, Four hours of education required in 2023 by each Commissioner.
3. **Bark & Bond, 15 Cannon Road**, Status of Fence Replacement.
4. **Pervious Paving**, Discussion and issues.

**G. FUTURE AGENDA ITEMS**

**H. APPROVAL OF MINUTES**

1. January 9, 2023 – Regular Meeting

**I. ADJOURNMENT**

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**UPCOMING MEETINGS**

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