

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, September 13, 2021
TIME: 7:15 P.M.
PLACE: **Electronic Meeting**

Special Notice About Procedures For This Electronic Meeting:

Pursuant to CT Senate Bill 1202, Sections 163-167, 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 September 13, 2021. 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#478**, Ropo, LLC, 490 Danbury Road, application for 2 new one-bedroom apartments in Building #1 and conversion of two office spaces to apartments in Building #2; for property located at 490 Danbury Road; Assessor's Map #35, Lot #50; in a Residential (R-2A) Zoning District; consisting of 3.75+/- acres; owned by Ropo, LLC.

Date of Commission Receipt:	7/12/21
Initial Public Hearing Opening Date:	9/13/2021
Public Hearing Status:	Public comment period is open.

See the following link for application materials:
[SP#478 - FILE DOCUMENTS | Wilton CT](#)

2. **REG#21388**, application from the Estates of John Allegrezza and Mary L. Rondos to amend Section 29-5.A.3.r of Wilton Zoning Regulations pertaining to the Special Permit use of charitable organizations on residentially zoned properties.

Date of Commission Receipt:	7/26/21
Initial Public Hearing Opening Date:	9/13/2021
Public Hearing Status:	Public comment period is open.

See the following link for application materials:
[REG#21388 - FILE DOCUMENTS | Wilton CT](#)

3. **SP#480**, a special permit application from CT Humane Society to allow the construction of a new 14,243 s.f. building and associated site improvements; for property located at 863-875 Danbury Road; Assessor’s Map #11, Lots #47, #47-1 and #47-2; in a Residential (R-1A) Zoning District; consisting of 18.32+/- acres; owned by the Estates of John Allegrezza and Mary L. Rondos.

Date of Commission Receipt:	7/26/21
Initial Public Hearing Opening Date:	9/13/2021
Public Hearing Status:	Public comment period is open.

See the following link for application materials:
[SP#480 - FILE DOCUMENTS | Wilton CT](#)

D. ACCEPTANCE OF APPLICATIONS/SCHEDULE PUBLIC HEARING

1. **SUB#922**, B&F Argerame, 30 Sturges Ridge Road, proposed 2-lot subdivision

See the following link for application materials:
[SUB#922 - FILE DOCUMENTS | Wilton CT](#)

E. NEW APPLICATIONS/REQUESTS & POSSIBLE ACTION

1. **SDP#3-21**, Wilson Properties I, LLC, 37 Danbury Road, Waiver of parking spaces for health fitness use

See the following link for application materials:
[SDP-37 Danbury Rd - FILE DOCUMENTS | Wilton CT](#)

F. COMMUNICATIONS AND REPORT FROM PLANNER AND/OR COMMISSION MEMBERS

1. **Aspetuck Land Trust** – Request for letter of support in connection with preservation of 9.6-acre Montanaro property

See the following link for relevant documents:

[Communicatons - Aspetuck Land Trust - FILE DOCUMENTS | Wilton CT](#)

2. **REG#21391** – Prohibition of adult use cannabis establishments for a 12-month period, Review of draft language

See the following link for relevant documents:

[REG#21391 - Cannabis - FILE DOCUMENTS | Wilton CT](#)

G. APPROVAL OF MINUTES

1. August 16, 2021 – Special Meeting

H. FUTURE AGENDA ITEMS

1. **CHZ#21389** – FDSPIN 141 DR, LLC–Public Hearing Sept 22, 2021 (Special Meeting)
2. **REG#21390** – FDSPIN 141 DR, LLC–Public Hearing Sept 22, 2021 (Special Meeting)
3. **SP#481**, FDSPIN 141DR, LLC– Public Hearing Sept 22, 2021 (Special Meeting)
4. **Prohibition of Cannabis Establishments** – Public Hearing Sept 27, 2021
5. **2 & 24 Pimpewaug Road**, Multi-family development – Pre-Application discussion- Sept 27, 2021

I. ADJOURNMENT

UPCOMING MEETINGS

1. Wednesday, September 22, 2021, 7:15 pm – Special Electronic Meeting
2. Monday, September 27, 2021, 7:15 pm – Regular Electronic Meeting
3. Tuesday, October 12, 2021, 7:15 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.