

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, February 13, 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 by noon on February 13, 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. DISCUSSION & POSSIBLE ACTION

- 1. REG#22397**, from Wilton Center Lofts LLC, for amendments to the Zoning Regulations.
See the following link for application materials:
[REG#22397 - 12 Godfrey Place - Multi-fam develop. - FILE DOCUMENTS | Wilton CT](#)

2. **SP#500, Wilton Center Lofts LLC**, 12 Godfrey Place, for a multi-family, transit-oriented development.
See the following link for application materials:
[SP#500 - 12 Godfrey Pl - Multi-family development - FILE DOCUMENTS | Wilton CT](#)

D. PRE-APPLICATIONS

1. **WILTON CAMPUS 1691, LLC, (aka Kimco Plaza)**, 15-21 River Road, for proposed multi-family development
See the following link for application materials:
[pzcommission_pre-application_for_15-21_river_rd_feb_13_2023.pdf\(wiltonct.org\)](#)

E. ACCEPTANCE OF APPLICATIONS

1. **SP#503, A Kids Place 2, LLC/Karen Cooke**, 436 Danbury Road, to allow a change from office use to a day care center, under adaptive use regulations.
2. **SP#504, Bridge Crossing, LLC/Sweet Peet**, 586 Danbury Road, for proposed contractor's yard.
3. **SP#507, Town of Wilton**, 238 (aka 240) Danbury Road, for proposed Police Headquarters.

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

1. Samuel Fuller, 141 Danbury Road, Request for additional balconies on multi-family residential building previously approved under SP#481.
See the following link for application materials:
[pz_communications141_danbury_road_proposed_additional_balconies.pdf\(wiltonct.org\)](#)
2. Carolyn Parker/Chris Hutwelker, 46 Danbury Road, Request for signage/coloring of stanchions and other structures near the gas pumps.

See the following link for application materials:
[pz_46_danbury_road_communications.pdf\(wiltonct.org\)](#)

G. FUTURE AGENDA ITEMS

H. APPROVAL OF MINUTES

1. January 23, 2023 – Regular Meeting

I. ADJOURNMENT

UPCOMING MEETINGS

1. 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.