

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, April 24, 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 April 24, 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#511 - The Lake Club**, for property at 175 and 195 Thayer Pond Road, Assessor's Map #139, Lots # 48 and #47; in R-2A Zoning District; consisting of 13.34+/- and 2.46+/- acres; owned by The Lake Club, Inc; to modify court for tennis and pickleball.

See the following link for application materials:

[pz\\_sp511\\_175-195\\_thayer\\_pond\\_road\\_application\\_and\\_plans.pdf\(wiltonct.org\)](http://pz_sp511_175-195_thayer_pond_road_application_and_plans.pdf(wiltonct.org))

2. **SP#510 - Wilton Land Conservation Trust**, for property located at 183 Ridgefield Road, Assessor's Map #89, Lot #18; in R-2A Zoning District; consisting of 13.446+/- acres; owned by Wilton Land Conservation Trust; for nature center.

See the following link for application materials:

[pz\\_sp510\\_183\\_ridgefield\\_road\\_application\\_and\\_plans.pdf\(wiltonct.org\)](http://pz_sp510_183_ridgefield_road_application_and_plans.pdf(wiltonct.org))

[pz\\_sp510\\_183\\_ridgefield\\_road\\_stormwater\\_report.pdf\(wiltonct.org\)](http://pz_sp510_183_ridgefield_road_stormwater_report.pdf(wiltonct.org))

[pzsp510\\_183\\_ridgefield\\_road\\_traffic\\_report.pdf\(wiltonct.org\)](http://pzsp510_183_ridgefield_road_traffic_report.pdf(wiltonct.org))

3. **REG #23398 - Outdoor Dining** – Continuation of outdoor dining after Public Act 22-1 expires.

See the following link for application materials:

[pz\\_reg23398.pdf\(wiltonct.org\)](http://pz_reg23398.pdf(wiltonct.org))

#### **D. DISCUSSION AND POSSIBLE ACTION**

1. **SP#503 - A Kids Place, LLC**, 436 Danbury Road
2. **SP#488 - Bark & Bone**, 15 Cannon Road
3. **SP#511 - The Lake Club**, 175 and 195 Thayer Pond Road
4. **SP#510 - Wilton Land Conservation Trust**, 183 Ridgefield Road
5. **REG#23398 - Outdoor Dining**, Public Act 22-1

#### **E. 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. **88 Danbury Road LLC**, for property located at 88 Danbury Road, Assessor's Map #69, Lot #58; in Design Enterprise (DE-5) Zoning District; for site work and parking waiver for medical office space.

See the following link for application materials:

[pz\\_88\\_danbury\\_road\\_pre-applicaton.pdf \(wiltonct.org\)](#)

#### **F. ACCEPTANCE OF APPLICATIONS**

1. **SP#512 - Mr. Mango's, LLC**, for property located at 33 Danbury Road, Assessor's Map #84, Lot #22 in Design Retail Business (DRB) Zoning District; consisting of 0.92+/- acres; owned by Frank Lorusso Trust and Clementine Lorusso Trust; for a restaurant/smoothie shop.

#### **G. FUTURE AGENDA ITEMS**

1. **SP#509 – i-Park Norwalk II**, One Cannondale Way, 120-room hotel; Public Hearing in May 8, 2023
2. **SPP – Wilton Center Lofts, LLC**, 12 Godfrey Place, 42-unit multi-family development under 8-30g; Public Hearing in May 8, 2023
3. **SP#512 – Mr. Mango's, LLC**, 33 Danbury Road

#### **H. APPROVAL OF MINUTES**

1. April 10, 2023 – Regular Meeting

#### **I. ADJOURNMENT**

#### **UPCOMING MEETINGS**

1. Wednesday April 26, 2023, WC Area Master Plan Subcommittee Special (Electronic) Meeting, 7 PM
2. Wednesday May 3, 2023, WC Area Master Plan Subcommittee Special (Electronic) Meeting, 7 PM
3. Monday, May 8, 2023, Planning and Zoning Commission 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.