

PLANNING & ZONING  
COMMISSION  
Telephone (203) 563-0185  
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TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

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

**(REVISED 12-10-21 2:40 PM)**

DATE: Monday, December 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](mailto:Michael.Wrinn@wiltonct.org) by noon on December 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. ELECTION OF OFFICERS  
D. APPROVAL OF 2022 P&Z MEETING SCHEDULE**

**E. PUBLIC HEARINGS**

- 1. SP#484**, a special permit application from Rob Sanders Architects to allow addition within front yard setback of circa 1795 Samuel Olmstead House, pursuant to Section 29-5.C.8 of Zoning Regulations (Historically/Architecturally Significant Buildings); for property located at 518 Nod Hill Road; Assessor's Map #64, Lot #16; in a Residential (R-2A) Zoning District; consisting of 6.25+/- acres; owned by Katherine & Oliver Price.

Date of Commission Receipt:	11/22/21
Initial Public Hearing Opening Date:	12/13/21
Public Hearing Status:	Public comment period is open.

See the following link for application materials:

[SP#484 - 518 Nod Hill Rd - FILE DOCUMENTS | Wilton CT](#)

2. **SP#486**, a special permit application from ASML US, LLC to allow the construction of a 20,379 sq. ft. building expansion; for property located at 77 Danbury Road, Assessor’s Map #69, Lot #18; in a Design Enterprise (DE-10) Zoning District; consisting of 28.6425+/- acres; owned by ASML US, LLC.

Date of Commission Receipt:	11/22/21
Initial Public Hearing Opening Date:	12/13/21
Public Hearing Status:	Public comment period is open.

See the following link for application materials:

[SP#486 - 77 Danbury Rd \(ASML\) - FILE DOCUMENTS | Wilton CT](#)

3. **SP#485**, a special permit application from Global Partners LP to permit replacement of existing underground storage tanks in an Aquifer Protection Zone; for property located at 210 Danbury Road, Assessor’s Map #57, Lot #65-1; in a General Business (GB) Zoning District; consisting of 0.52+/- acres; owned by Power Test Realty Co. Limited Partnership/Getty Properties Corp.

Date of Commission Receipt:	11/08/21
Initial Public Hearing Opening Date:	12/13/21
Public Hearing Status:	Public comment period is open.

See the following link for application materials:

[SP#485 - 210 Danbury Rd - FILE DOCUMENTS | Wilton CT](#)

**F. REVIEW, DISCUSSION & POSSIBLE ACTION**

1. **SP#484**, a special permit application from Rob Sanders Architects to allow addition within front yard setback of circa 1795 Samuel Olmstead House, pursuant to Section 29-5.C.8 of Zoning Regulations (Historically/Architecturally Significant Buildings); for property located at 518 Nod Hill Road; Assessor’s Map #64, Lot #16; in a Residential (R-2A) Zoning District; consisting of 6.25+/- acres; owned by Katherine & Oliver Price.

2. **SP#486**, a special permit application from ASML US, LLC to allow the construction of a 20,379 sq. ft. building expansion; for property located at 77 Danbury Road, Assessor's Map #69, Lot #18; in a Design Enterprise (DE-10) Zoning District; consisting of 28.6425+/- acres; owned by ASML US, LLC.
  
3. **SP#485**, a special permit application from Global Partners LP to permit replacement of existing underground storage tanks in an Aquifer Protection Zone; for property located at 210 Danbury Road, Assessor's Map #57, Lot #65-1; in a General Business (GB) Zoning District; consisting of 0.52+/- acres; owned by Power Test Realty Co. Limited Partnership/Getty Properties Corp.

**G. SITE DEVELOPMENT PLAN REVIEW – DISCUSSION/POSSIBLE ACTION**

1. **SDP#7-21, Sharp Hill Square**, 200 Danbury Road, Tax Map #56, Lot #10, consisting of 2.56+/- acres; located in the Design Retail Business (DRB) Zoning District – For Alternative Signage & phasing of project

See the following links for application materials:

[SDP#7-21 - 200 Danbury Rd - FILE DOCUMENTS | Wilton CT](#)

[Communications - 200 Danbury Rd \(Phasing\) - FILE DOCUMENTS | Wilton CT](#)

2. **SDP#5-21, Gateway Center Assocs**, 14 Danbury Road, Tax Map #83, Lot #20, consisting of 7.455+/- acres; located in the Design Retail Business (DRB) Zoning District – Request for parking waiver

See the following link for application materials:

[SDP #5-21 - 14 Danbury Rd \(Gateway\) - FILE DOCUMENTS | Wilton CT](#)

3. **SDP#6-21, CH Danbury Rd Assocs, LLC & Osman Wilton, LLC**, 249 Danbury Road, Tax Map #72, Lot #5, consisting of 4.65+/- acres; located in the Design Retail Business (DRB) Zoning District – For Alternative Signage

See the following link for application materials:

[SDP#6-21 - 249 Danbury Rd - FILE DOCUMENTS | Wilton CT](#)

**H. PRE-APPLICATION REVIEWS**

1. **Junk Pros**, 378 Danbury Road, Tax Map #46, Lot #10, consisting of 0.69+/- acre; located in the General Business (GB) Zoning District; for proposed contractor’s yard for junk removal service

The pre-application discussion 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.

See the following link for related materials:

[Pre-App - 378 Danbury Rd - Stamford Junk Pros | Wilton CT](#)

2. **Wilton Campus 1691 LLC**, 15 & 21 River Road, Tax Map #73, Lots #25-1 & #25-4, respectively, consisting of 6.76+/- acres & 5.44+/- acres, respectively; located in the Wilton Center (WC) Zoning District; for a new 158 multi-family unit development.

The pre-application discussion 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.

See the following link for application materials:

[Pre-App - 15, 21 River Rd - FILE DOCUMENTS | Wilton CT](#)

**I. COMMUNICATIONS AND REPORT FROM PLANNER AND/OR COMMISSION MEMBERS**

1. **Corbin’s Corner, West Hartford, CT** – Discussion of news article

**J. APPROVAL OF MINUTES**

1. November 29, 2021 – Special Meeting

**K. FUTURE AGENDA ITEMS**

1. Orientation Meeting with Wilton Center Master Plan Consultant – Dec 16, 2021

**L. ADJOURNMENT**

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**UPCOMING MEETINGS**

1. Thursday, December 16, 2021, 7:15 pm – Special (Electronic) Meeting
2. Monday, January 10, 2022, 7:15 pm – Regular (Electronic) Meeting
3. Monday, January 24, 2022, 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.