

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  
SPECIAL MEETING  
AGENDA (REVISED 09-20-21)**

DATE: Wednesday, September 22, 2021  
TIME: 7:15 P.M.  
PLACE: **Electronic Special Meeting**

**Special Notice About Procedures For This Special 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 September 22, 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. REG#21390**, an application from FDSPIN 141 DR, LLC to amend Sections 29-4.C.2, 29-3.A, 29-7: A, D, E & F, 29-8.A.8, 29-8.B.5.a (2) and 29-8.B.8.e.6 as well as the Table of Contents of Wilton Zoning Regulations to create a new overlay zoning district (DE-5R) to be known as Designed Enterprise Residential District (Overlay); and related technical amendments.

Date of Commission Receipt:	7/26/21
Initial Public Hearing Opening Date:	9/22/2021
Public Hearing Status:	Public comment period is open.

P&Z Special Meeting Agenda – September 22, 2021

See the following link for application materials:  
[REG#21390 - FILE DOCUMENTS | Wilton CT](#)

- 2. CHZ#21389**, an application from FDSPIN 141 DR, LLC for a zone change from DE-5 to DE-5R for property located at 141 Danbury Road, Assessor’s Map #70, Lot #2, consisting of 4.28+- acres.

Date of Commission Receipt:	7/26/21
Initial Public Hearing Opening Date:	9/22/2021
Public Hearing Status:	Public comment period is open.

See the following link for application materials:  
[CHZ#21389 - FILE DOCUMENTS | Wilton CT](#)

- 3. SP#481**, a site plan and special permit application from FDSPIN 141 DR, LLC to permit redevelopment for a 173-unit multi-family residential building on property known as 141 Danbury Road, Assessor’s Map #70, Lot #2, consisting of 4.28+/- acres; owned by FDSPIN 141 DR, LLC.

Date of Commission Receipt:	7/26/21
Initial Public Hearing Opening Date:	9/22/2021
Public Hearing Status:	Public comment period is open.

See the following link for application materials:  
[SP#481 - FILE DOCUMENTS | Wilton CT](#)

**D. ITEMS FOR REVIEW/ACTION**

- 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.

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

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

1. **Discussion of Architectural Review Board Sunset Provision** – Schedule Public Hearing to continue current review process

**F. APPROVAL OF MINUTES**

1. August 16, 2021 – Special Meeting
2. September 13, 2021 – Regular Meeting

**G. FUTURE AGENDA ITEMS**

1. **Prohibition of Cannabis Establishments** – Public Hearing Sept 27, 2021
2. **2 & 24 Pimpewaug Road**, Multi-family development – Pre-Application discussion-  
Sept 27, 2021
3. **SUB#922, Argerame**, 30 Sturges Ridge Rd, 2-lot subdivision – Public Hearing  
Sept 27, 2021

**H. ADJOURNMENT**

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**UPCOMING MEETINGS**

1. Monday, September 27, 2021, 7:15 pm – Regular Electronic Meeting
2. 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.