

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 Aug 12, 2021 – 3:30 PM)**

DATE: Monday, August 16, 2021  
TIME: 7:15 P.M.  
PLACE: **Electronic Meeting**

**Special Notice About Procedures For This Electronic Meeting:**

Pursuant to CT Senate Bill 1202, 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=cGs1LzRjRHlyUnovZC9HTIN6O1dTOT09>

No public comment will be taken as there are no public hearings.

**REGULAR MEETING**

- A. CALL TO ORDER**
- B. SEATING OF MEMBERS**
- C. PUBLIC HEARINGS – None**
- D. PRE-APPLICATION REVIEWS**
  - 1. Three Hubbard Road, LLC, 3 Hubbard Road, Tax Map #73, Lot #40-2, consisting of 1.267+/- acres located in the Wilton Center Zone; for a new 27-unit residential building for a total of 52 units on the site. 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 Review \(3 Hubbard Rd\) - FILE DOCUMENTS | Wilton CT](#)

**E. ACCEPTANCE OF APPLICATIONS**

1. **SP#482**, Cajal Academy, 15 Cannon Road, Reuse of existing building for Day School

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

1. Discussion of cannabis state legislation and enacting regulation to prohibit cannabis retail stores with sunset provision
2. **SP#6414A, CT Friends School**, 317 New Canaan Road, Determination as to whether proposed increase in enrollment is a minor change

See the following link for additional information:

[letter\\_3.pdf \(wiltonct.org\)](#)

3. **SDP, The Learning Experience**, 213 Danbury Road, Proposed site plan modifications/waiver due to Eversource transformer pad requirements

See the following link for additional information:

[tighe\\_bond\\_letter.pdf \(wiltonct.org\)](#)

**G. APPROVAL OF MINUTES**

1. July 26, 2021 – Regular Meeting

**H. FUTURE AGENDA ITEMS**

Public hearing dates to be determined on the following applications:

1. **REG#21388** – CT Humane Society
2. **SP#480** – CT Humane Society
3. **CHZ#21389** – FDSPIN 141 DR, LLC
4. **REG#21390** – FDSPIN 141 DR, LLC
5. **SP#481**, FDSPIN 141DR, LLC
6. **SP#478**, Ropo, LLC

**I. ADJOURNMENT**

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## UPCOMING MEETINGS

1. Regular Meeting - Monday, September 13, 2021, 7:15 pm – Regular Electronic Meeting
2. Regular Meeting - Monday, September 27, 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 party are allowed to comment on 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 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. **The Governor’s Executive Order 7I gives the applicants or the Commission an additional 90 (ninety) days for deadlines on applications.**