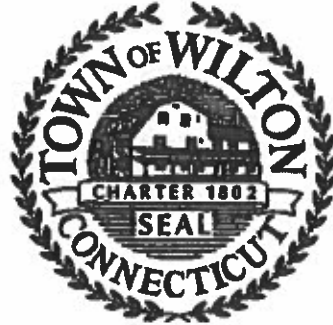


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TOWN OF WILTON

2019 JAN 10 P 12: 12

BY: (KJ)

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

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

DATE: Monday, January 14, 2019
TIME: 7:15 P.M.
PLACE: Wilton Town Hall Annex, Meeting Room A, 238 Danbury Road, Wilton, CT 06897

PUBLIC HEARINGS

At this time interested persons may be heard after being recognized by the Chair of the Commission. See last page of this Agenda for more information on the Public Hearing process.

- SP#449: Applicant: Wilton Heights, LLC Application: To allow stores and shops for the conduct of retail business, pursuant to Section 29-6.C.3.a of zoning regulations; and to allow dwelling units located above street level stores/offices pursuant to Section 29-6.C.4.b of zoning regulations, for property located at 300 Danbury Road and at 3, 7 and 11 Whitewood Lane, and additional properties on Whitewood Lane known as Assessor's Map #58, Lots #37 and #39**

| | |
|---|---|
| Date of Commission Receipt: | 9/10/2018 |
| Initial Public Hearing Opening Date: | 10/22/2018 |
| Public Hearing Status: | Public comment period is open. Public hearing must close by 1/14/2019 unless applicant consents to further extension. |

- REG#18373: Applicant: Millstone Property Holdings, LLC Application: To amend Section 29-2.B, Section 29-5.A.3 and Section 29-5.A.4 of Wilton Zoning Regulations to establish regulatory provisions for "agritourism" (educational, recreational and entertainment activities conducted in conjunction with a working farm or agricultural operation) as a special permitted use in the Single-Family Residential Districts, and to allow offices accessory to a farm or riding stable as a permitted accessory use**

| | |
|---|---|
| Date of Commission Receipt: | 11/26/2018 |
| Initial Public Hearing Opening Date: | 12/10/2018 |
| Public Hearing Status: | Public comment period is open. Public hearing must close by 1/14/2019 unless applicant consents to extension. |

REGULAR MEETING

**A. CALL TO ORDER
SEATING OF MEMBERS**

B. APPROVAL OF MINUTES

1. December 10, 2018 – Regular Meeting

C. ACCEPTANCE OF NEW APPLICATIONS

1. **SP#452: Applicant: Friends of Ambler Farm, Inc. Application: To allow modifications to conditions of approval of SP#288D pertaining to noise restrictions; types and frequency of meetings/events allowed on site; and restrictions on attendance numbers at 257 Hurlbutt Street**

D. SITE DEVELOPMENT PLAN REVIEW

E. PENDING APPLICATIONS

1. **SP#449: Applicant: Wilton Heights, LLC Application: To allow stores and shops for the conduct of retail business, pursuant to Section 29-6.C.3.a of zoning regulations; and to allow dwelling units located above street level stores/offices pursuant to Section 29-6.C.4.b of zoning regulations, for property located at 300 Danbury Road and at 3, 7 and 11 Whitewood Lane, and additional properties on Whitewood Lane known as Assessor's Map #58, Lots #37 and #39**
[Application status noted above]
2. **REG#18373: Applicant: Millstone Property Holdings, LLC Application: To amend Section 29-2.B, Section 29-5.A.3 and Section 29-5.A.4 of Wilton Zoning Regulations to establish regulatory provisions for "agritourism" (educational, recreational and entertainment activities conducted in conjunction with a working farm or agricultural operation) as a special permitted use in the Single-Family Residential Districts, and to allow offices accessory to a farm or riding stable as a permitted accessory use**
[Application status noted above]
3. **REG#18374: Applicant: CH 241 Danbury Road Associates, LLC Application: To amend Section 29-6.A.2.h of Wilton Zoning Regulations by removing certain regulatory provisions pertaining to public and semi-public uses (places of worship, schools, libraries, museums, child care centers and other similar uses referenced in Section 29-5.C.3 of zoning regulations) when said use is located on commercially-zoned property**
[Public hearing is closed. Deliberation and decision must be rendered by 2/11/2019]

F. COMMUNICATIONS

1. **Kevin O'Brien, 487 Danbury Road, Request for interpretation regarding Section 29-5.C.5.c.3 of zoning regulations concerning eligible uses for adaptive use**
2. **Wilton Land Conservation Trust, Request for letter of support for the preservation of 183 Ridgefield Road through an Open Space Grant from the CT Department of Energy & Environmental Protection**

G. PLAN OF CONSERVATION AND DEVELOPMENT (POCD) UPDATES

1. **Continuing discussion pertaining to the POCD (as needed)**

H. REPORT FROM PLANNER AND/OR COMMISSION MEMBERS

I. FUTURE AGENDA ITEMS

1. **REG#18375: Applicant: 200 Danbury Road, LLC Application: To amend Section 29-6.E.6 and Section 29-6.E.12 of Wilton Zoning Regulations to increase maximum building height and maximum floor area ratio for properties with frontage on Route 7, served by sewer and water, with a minimum lot size of 2 acres and a minimum lot frontage and width of 200 feet**

Public Hearing – Jan 28, 2019

2. **SP#451: Applicant: O'Brien/O'Meara Application: To permit an accessory dwelling unit within an existing barn/accessory building, pursuant to Section 29-4.D.1 of Wilton Zoning Regulations, including a small addition to the existing barn to accommodate an elevator to the second floor; and a gravel driveway to the unit; for property located at 25 Heritage Ct**

Public Hearing – Jan 28, 2019

3. **CHZ#18376: Applicant: Motors Group Associates LP Application: Proposed change of zone from Residential (R-1A) District to General Business (GB) District; for property located at 10 North Main Street**

Public Hearing – Feb 11, 2019

J. UPCOMING MEETINGS

1. **Thursday, January 17, 2019 – Special POCD Meeting (Trackside, 15 Station Road, 7 PM)**
2. **Monday, January 28, 2019 – Regular Meeting (Annex, Room A, 7:15 PM)**

K. ADJOURNMENT

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.

Continuances: Public hearing matters are subject to requests for continuation or withdrawal at any time prior to a scheduled hearing. Inquiries regarding late changes may be made to the Planning and Zoning Department during business hours at (203) 563-0185.

WILTON PLANNING AND ZONING
COMMISSION

AMEND REGULATIONS

REG# 18373

1. Rules and Definitions - General Construction of Language and

2. Residential Districts - Single-Family Residential Districts (R-1A and R-2A)
TITLE OF REGULATIONS TO BE AMENDED

Section 29-2.B., Section 29-5.A.3 and Section 29-5.A.4
REFERENCE SECTION(S) TO BE AMENDED

RECEIVED

NOV 20 2018

PLANNING & ZONING

Millstone Property Holdings, LLC
J. Casey Healy
c/o Gregory and Adams, P.C.

190 Old Ridgefield Road
Wilton, CT 06897

APPLICANT'S NAME

ADDRESS

AMENDMENT DESCRIPTION: Describe in detail the reasons for the proposed amendment. Attach additional sheets as required.

See Proposed Text Amendments attached.

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2018 NOV 21 P 3:52
BY: (K)

THE FOLLOWING MATERIAL SHALL BE ATTACHED:

Fifteen *COLLATED* copies of all application materials shall be submitted.

\$ 460 FILING FEE payable to: Town of Wilton.
 THE PROPOSED AMENDED TEXT.

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.
THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief.

Millstone Property Holdings, LLC by its authorized agent Gregory and Adams, P.C.

-y: 
APPLICANT'S SIGNATURE BY: J. Casey Healy

November 20, 2018
DATE

203-571-6304
TELEPHONE

Millstone Property Holdings, LLC

Proposed Text Amendments

1. Add to Section 29-2.B: *Agritourism: The act of visiting a working farm or agricultural operation for the purpose of education, recreation, entertainment or active involvement in the activities of the farm or agricultural operation that adds to the economic viability of the agricultural operation.*

2. Add to Section 29-5.A.3: *s. Agritourism activities and/or events, subject to evaluation of the following additional criteria by the Commission:*

(1) The location of the activity or use on the property and its relationship to residential neighbors, if any.

(2) Maximum number of attendees anticipated at any one time.

(3) Frequency of events.

(4) Days of the week and hours of the day the use or event would be in operation.

(5) Adequacy of on-site parking.

(6) Amount and timing of vehicular traffic to be generated.

(7) Anticipated noise levels, including from outdoor music, if applicable.

(8) Lighting to be employed and its relationship to neighboring properties.

When appropriate, the Commission may require the preparation of a management plan for the agritourism use or event covering any applicable criteria above and such other factors as the Commission may deem to be relevant to ensure compatibility with the surrounding community.

3. Add to Section 29-5.A.4: *l. Offices accessory to a farm or riding stable.*