

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 11, 2022**
TIME: **7:00 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 by noon on April 11, 2022. 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#490**, a special permit application from Athithi, LLC c/o J. Casey Healy, Esq. of Gregory and Adams to allow the conversion of retail space for use as a restaurant, pursuant to Section 29-6.A.3.b. of zoning regulations; for property located at 14 Danbury Road; Assessor's Map #83, Lot #20; in a Design Retail Business (DRB) Zoning District; consisting of 7.455+/- acres; owned by Gateway Center Associates.

See the following link for application materials:

[SP#490 - 14 Danbury Rd - Athithi Restaurant - FILE DOCUMENTS | Wilton CT](#)

2. **SP#488**, a special permit application from Warrior Walkers, LLC for an adaptive use permit to allow a State-licensed dog retreat (Bone and Bark Inn) pursuant to Sections 29-5.A.3.o. and 29-5.C.5 of zoning regulations; for property located at 15 Cannon Road; Assessor’s Map #47, Lot #1-5; in a Residential (R-2A) Zoning District; consisting of 2.22+/- acres; owned by The Cannon House, LLC.

See the following link for application materials:

[SP#488 \(Bone & Bark\) - 15 Cannon Road - FILE DOCUMENTS | Wilton CT](#)

3. **Proposal to opt-out of accessory apartment requirements** set forth in Public Act 21-29 (An Act Concerning the Zoning Enabling Act, Accessory Apartments, etc.). This proposal is the Planning and Zoning Commission’s official notice of intent to initiate the process by which a municipality may opt out of the provisions of Section 6 of section 8-2 of the Connecticut General Statutes, regarding limitations on Accessory Apartments and Accessory Dwelling Units.

See the following link for application materials:

[Other Public Hearings - Opt-Out \(Accessory Dwelling Units\) - FILE DOCUMENTS | Wilton CT](#)

4. **REG#22393**, Outdoor Dining Extension - **Public Hearing** continued to April 25, 2022.

See the following link for application materials:

[REG#22393 - Outdoor Dining continuation - FILE DOCUMENTS | Wilton CT](#)

D. DISCUSSION AND POSSIBLE ACTION

1. **SP#490 – Athithi Restaurant** – 14 Danbury Road
2. **SP#488 – Warrior Walkers, LLC (Bone & Bark Inn)** – 15 Cannon Road
3. **Proposal to Opt Out of Accessory Apartment Requirements**
4. **Proposal to Opt Out of Parking Requirements** (P.H. closed on Mar 28)

E. SITE DEVELOPMENT PLAN REVIEW – DISCUSSION/POSSIBLE ACTION

1. **SDP#4-22, Glengate Company & Jared Martin EPC, LLC**, 47 Old Ridgefield Road, Tax Map #73, Lot #40, consisting of 0.512+/- acre; located in the Wilton Center (WC) Zoning District – For conversion of first floor to retail sales center and showroom.
- REVIEW & ACTION on draft resolution of approval

See the following link for application materials:

[SDP#4-22 - 47 Old Ridgefield Rd \(Glengate\) - FILE DOCUMENTS | Wilton CT](#)

F. PRE-APPLICATION REVIEW

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.

1. **Greenwich Realty Development, LLC**, 12 Godfrey Place, Tax Map #73, Lot #33, consisting of 0.62+/- acres located in the Wilton Center (WC) District; for a new multi-family structure consisting of 30 apartments in a 2 ½ story building, above on-grade parking spaces.

See the following link for application materials:

[Pre-App Review - 12 Godfrey Place - FILE DOCUMENTS | Wilton CT](#)

G. COMMUNICATIONS & REPORT FROM PLANNER AND/OR COMMISSION MEMBERS - DISCUSSION & POSSIBLE ACTION

1. **Remote Meetings** - Status

H. APPROVAL OF MINUTES

1. March 28, 2022 – Regular Meeting

I. ADJOURNMENT

UPCOMING MEETINGS

1. Thursday, April 21, 7:00 pm – Wilton Center Subcommittee – Special (Electronic) Meeting
2. Monday, April 25, 2022, 7:00 pm – Regular (Electronic) Meeting
3. Monday, May 9, 2022, 7:00 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.