

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/SPECIAL MEETING
AGENDA**

DATE: **Wednesday, August 24, 2022**
TIME: **7:00 P.M.**
PLACE: **Electronic Meeting**

Special Notice About Procedures For This Electronic Meeting:

Pursuant to Public Act No. 22-3, Remote Meetings, 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 August 24, 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. REG#22394, ASML US, LLC, 77 Danbury Road – Proposed zoning text amendment to Section 29-9.I.2 - Protection of slopes**

See the following link for application materials:

[REG#22394 - Slope Amd. - FILE DOCUMENTS | Wilton CT](#)

P&Z Agenda – Wednesday, August 24, 2022

2. **SP#492, ASML US, LLC, 77 Danbury Road** – Site modifications to allow internal driveway to existing parking garage, Assessor’s Map #69, Lot #18, Located in a Design Enterprise (DE-10) District, consisting of 28.64 +/- acres

See the following link for application materials:

[SP#492 - 77 Danbury Rd \(Driveway, slope\) - FILE DOCUMENTS | Wilton CT](#)

D. DISCUSSION & POSSIBLE ACTION

1. **REG#22394, ASML US, LLC, 77 Danbury Road**
2. **SP#492, ASML US, LLC, 77 Danbury Road**

E. SITE DEVELOPMENT PLAN REVIEW – DISCUSSION/POSSIBLE ACTION

1. **SDP#5-22, Hartford HealthCare Corp, 50 and 60 Danbury Road** – Alternative Signage – modified and new/additional

See the following link for application materials:

[SDP #5-22 - 50, 60 Danbury Rd - Signage - FILE DOCUMENTS | Wilton CT](#)

F. PRE-APPLICATION REVIEWS

This pre-application review will be discussed. This 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. **Terwilliger & Bartone Properties**, for property located at 331 Danbury Rd, Assessor’s Map #529, Lot #1; in Residential (R-1A) Zoning District; consisting of 3.63 +/- acres; for a 126-unit multi-family development.

See the following link for application materials:

[Pre-App Review - 331 Danbury Rd - FILE DOCUMENTS | Wilton CT](#)

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

1. Cannabis Moratorium ending – Discussion of options

H. ACCEPTANCE OF APPLICATIONS

1. **SP#496, White Fences II & Warriors Gp, LLC, 523-529 Danbury Rd, Adaptive re-use as residential units**
2. **SP#497, Create Learning Center, 463 Danbury Rd, Proposed enrollment increase**

I. APPROVAL OF MINUTES

1. July 25, 2022 – Regular Meeting

J. ADJOURNMENT

UPCOMING MEETINGS

1. Monday, September 12, 2022, 7:00 pm – Regular (Electronic) Meeting
2. **Tuesday, September 27, 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.