

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 - (REVISED 12-09-22 1:15 PM)**

DATE: **Monday, December 12, 2022**
TIME: **7:00 PM**
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=cGs1LzRjRHlyUnovZC9HTlN6Q1dTQT09>

Members of the public can submit written comments to Michael.Wrinn@wiltonct.org by noon on December 12, 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. ELECTION OF OFFICERS & APPROVAL OF 2023 MEETING SCHEDULE**
- D. PUBLIC HEARINGS**
 - 1. SP#498, Church of Jesus Christ of Latter-day Saints/Randolph Carter w/ Sketch Architecture Company, for property located at 241 Danbury Road & 23 Cricket Lane, Assessor's Map #72, Lots # 5-1 and 6, respectively; in Design Retail Business (DRB) Zoning District; consisting of 1.31+/- and 0.5+/- acres, respectively; owned by The Church of Jesus Christ of Latter Day Saints, A Utah Corporation sole; for a meetinghouse.**

CONTINUED UNTIL JANUARY 9, 2023

2. **REG#22397**, from Wilton Center Lofts LLC, for amendments to the Zoning Regulations of the Town of Wilton for residential density, parking, floor area ratio, building height and number of stories in connection with transit-oriented development.

See the following link for application materials:

[REG#22397 - 12 Godfrey Place - Multi-fam develop. - FILE DOCUMENTS | Wilton CT](#)

3. **SP#500, Wilton Center Lofts LLC**, for property located at 12 Godfrey Place, Assessor's Map #73, Lot #33; in Wilton Center (WC) Zoning District; consisting of 0.62+/- acres; owned by Wilton Center Lofts LLC; for new, multi-family transit-oriented residential development.

See the following link for application materials:

[SP#500 - 12 Godfrey Pl - Multi-family development - FILE DOCUMENTS | Wilton CT](#)

E. ACCEPTANCE OF APPLICATIONS

1. **SDP#7-22, Cycling Sports Gp, Inc., d/b/a Cannondale**, 1 Cannondale Way, for alternative signage

See the following link for application materials:

[SDP#7-22 - 1 Cannondale Way \(Cycling Sports Gp\) - Signage - FILE DOCUMENTS | Wilton CT](#)

2. **SP#503, Dish Wireless, LLC**, 187 Danbury Road, for roof-top installation of new equipment

See the following link for application materials:

[SP#503 - 187 Danbury Rd - DISH Wireless - FILE DOCUMENTS | Wilton CT](#)

F. SITE DEVELOPMENT PLANS

1. **SDP#7-22, Cycling Sports Gp, Inc., d/b/a Cannondale**, 1 Cannondale Way, for alternative signage

See the following link for application materials:

[SDP#7-22 - 1 Cannondale Way \(Cycling Sports Gp\) - Signage - FILE DOCUMENTS | Wilton CT](#)

G. DISCUSSION & POSSIBLE ACTION

1. **REG#22397**, from Wilton Center Lofts LLC, for amendments to the Zoning Regulations of the Town of Wilton
2. **SP#500, Wilton Center Lofts LLC**, for property located at 12 Godfrey Place

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

1. **State Historical Preservation Office, 331 Danbury Rd**, Possible cemetery

See the following link for application materials:

[state_historical_preservation_ofc_331_danbury_road.pdf \(wiltonct.org\)](http://state_historical_preservation_ofc_331_danbury_road.pdf(wiltonct.org))

2. **Town of Ridgefield Referral** – Parking changes/inclusionary housing for 4 or more dwelling units

See the following link for application materials:

[ridgefield_referral.pdf \(wiltonct.org\)](http://ridgefield_referral.pdf(wiltonct.org))

3. **Candidates for ARB/VDDAC**
4. **Status of Wilton Center Master Plan**

I. FUTURE AGENDA ITEMS

1. **SDP#6-22, GW Properties**, 221 Danbury Road, for a child daycare center use

J. APPROVAL OF MINUTES

1. November 28, 2022 – Special Meeting

K. ADJOURNMENT

UPCOMING MEETINGS

1. Thursday, December 15, 2022 – WC Master Plan Subcommittee – Special (Electronic) Meeting, 7 PM
2. Monday, January 9, 2023 – Regular (Electronic) Meeting, 7 PM

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.