

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**

DATE: Monday, February 24, 2020
 TIME: 7:15 P.M.
 PLACE: Wilton Town Hall Annex, Meeting Room A, 238 Danbury Road, Wilton, CT 06897

REGULAR MEETING

- A. CALL TO ORDER**
- B. SEATING OF MEMBERS**
- C. EXECUTIVE SESSION** – To discuss pending litigation *“The Grumman Hill Montessori Association, Inc. v. Planning and Zoning Commission of the Town of Wilton”*
- D. PUBLIC HEARINGS**

- 1. SUB#920, Cannonwoods, LLC**, Application from Cannonwoods, LLC for 5-lot subdivision on Cannon Road, Tax Map #21, Lot #13, consisting of 55.05+/- acres

Date of Commission Receipt:	1/13/2020
Initial Public Hearing Opening Date:	2/10/2020
Public Hearing Status:	Public comment period is open. Hearing must close within 35 days of opening.

- 2. SP#461, 200 Danbury Road, LLC**, a special permit application from 200 Danbury Road, LLC, to allow any and all principal uses permitted pursuant to Section 29-6.A.2 of Zoning Regulations; and to allow dwelling units located above street level stores or offices pursuant to Section 29-6.A.3.h of Zoning Regulations; for property located at 198 & 200 Danbury Road.

Date of Commission Receipt:	1/13/2020
Initial Public Hearing Opening Date:	2/24/2020
Public Hearing Status:	Public comment period is open. Hearing must close within 35 days of opening.

E. REVIEW & ACTION ON PENDING APPLICATIONS

1. Action on D.1
2. Action on D.2

F. FUTURE AGENDA ITEMS

1. **Site Development Plan, Three Hubbard Rd, LLC**, site development plan application to construct a 17-unit apartment building at 3 Hubbard Road pursuant to Section 8-30g of the CT General Statutes; comprising a 3-story structure containing 3 three-bedroom apartments and 14-two-bedroom apartments
[Public Hearing tentatively scheduled for March 9, 2020]
2. **SP#462, Applicant: Luppino Application: Special Permit** application for the construction of an accessory dwelling unit; for property located at 18 Surrey Glen.
[Public Hearing scheduled for March 9, 2020]

G. WORK SESSION: Review of Commission By-Laws

H. APPROVAL OF MINUTES

1. February 8, 2020 – Special Meeting (Site Walk)
2. February 10, 2020 – Regular Meeting

I. COMMUNICATIONS AND REPORT FROM PLANNER AND/OR COMMISSION MEMBERS

J. ADJOURNMENT

UPCOMING MEETINGS

1. Monday, March 9, 2020 – Regular Meeting (Annex, Room A, 7:15 PM)
2. Monday, March 23, 2020 – Regular Meeting (Annex, Room A, 7:15 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 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.