

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

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

DATE: Monday, January 27, 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
SEATING OF MEMBERS**

B. EXECUTIVE SESSION - To discuss pending litigation *"The Grumman Hill Montessori Association, Inc. v. Planning and Zoning Commission of the Town of Wilton"*

C. WORK SESSION

1. **Town Counsel Ira Bloom**, Update on Planning and Zoning Commission legal responsibilities and miscellaneous procedural matters

D. 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.
- No public hearings scheduled.

E. APPROVAL OF MINUTES

1. January 13, 2020 – Regular Meeting

F. ACCEPTANCE OF NEW APPLICATIONS

1. **SDP, 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

G. FUTURE AGENDA ITEMS

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
[Public Hearing scheduled for February 10, 2020]
2. **SP#461, 200 Danbury Road, LLC**, a special permit application from 200 Danbury Road, LLC, pursuant to Section 29-6.A.2.b to allow stores and shops for the conduct of retail and personal services businesses, banks or financial institutions and general or medical offices; and, pursuant to Section 29-6.A.3.h to allow dwelling units located above street level stores or offices; for property located at 198 & 200 Danbury Road.
[Public Hearing scheduled for February 24, 2020]

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

I. UPCOMING MEETINGS

1. Monday, January 27, 2020 – Regular Meeting (Annex, Room A, 7:15 PM)
2. Monday, February 10, 2020 – Regular Meeting (Annex, Room A, 7:15 PM)

J. 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.