

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 7/8/21 – 1:55 PM)**

DATE: Monday, July 12, 2021
TIME: 7:15 P.M.
PLACE: **Electronic Meeting**

Special Notice About Procedures For This Electronic Meeting:

Pursuant to CT Senate Bill 1202, 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/82921190873>

No public comment will be taken as there are no public hearings.

REGULAR MEETING

- A. CALL TO ORDER**
- B. SEATING OF MEMBERS**

- C. PUBLIC HEARINGS – None**

- D. PRE-APPLICATION REVIEWS**

- 1. BETTER ENVIRONMENTS, LLC, 24 & 26A Danbury Road, Map #83, Lots #17 & #16, consisting of 1.867+/- acres in a Design Retail Business (DRB) & R-1A Zoning District; Proposed 8-30g application for 6-story, 89-unit residential development with on-grade parking and 30% affordable housing units.**

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.

See the following link for application materials:

[Pre-Application Review \(P&Z\) - 24 Danbury Road \(8-30g\) | Wilton CT](#)

2. **BETTER ENVIRONMENTS, LLC**, 221 Danbury Road, Map#71, Lot #46, consisting of 1.1+/- acres in a General Business (GB) Zoning District; Proposed 8-30g application for 6-story, 150-unit residential development with decked parking and 30% affordable housing units.

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.

See the following link for application materials:

[Pre-Application Review \(P&Z\) - 221 Danbury Road \(8-30g\) | Wilton CT](#)

E. ACCEPTANCE OF APPLICATIONS

1. **SP#478, Ropo, LLC**, 490 Danbury Road, Adaptive use for historic building and for an amendment to SP#361 (Section 29-5.C.6) for additional apartments in both buildings

See the following link for application materials:

[SP#478 - File Documents | Wilton CT](#)

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

1. Discussion of possible August special meetings
2. Discussion of meeting protocols under new legislation

G. APPROVAL OF MINUTES

1. June 28, 2021 – Regular Meeting

H. FUTURE AGENDA ITEMS

I. ADJOURNMENT

UPCOMING MEETINGS

1. Monday, July 26, 2021, 7:15 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 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. **The Governor’s Executive Order 7I gives the applicants or the Commission an additional 90 (ninety) days for deadlines on applications.**