

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**

DATE: Monday, July 26, 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. Continental Global Ventures, LLC, 2 & 24 Pimpewaug Road, Tax Map #59, Lots #16 & #17, consisting of 6.9+/- acres located in the Residential (R-2A) District; for Amendments of Zoning Regulations, Zoning Map Amendment, for Multi-Family Residential Transit Oriented Development.

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-App Review \(2, 24 Pimpewaug Rd\) - FILE DOCUMENTS \(Jul 9, 2021\) | Wilton CT](#)

E. ACCEPTANCE OF APPLICATIONS

- 1. REG#21388**, For amendment to Section 29-5.A.3.r pertaining to charitable organizations on residentially-zoned properties

See the following link for application materials:

[REG#21388 - FILE DOCUMENTS | Wilton CT](#)

- 2. SP#480, CT Humane Society**, 863-875 Danbury Road, For construction of a new 14,243 sq. ft. building, with associated site improvements; Tax Map #11, Lots #47, 47-1 & 47-2; consisting of 18.32+/- acres in a Residential (R-1A) zone; owned by the Estates of John Allegrezza and Mary L. Rondos.

See the following link for application materials:

[SP#480 - FILE DOCUMENTS | Wilton CT](#)

- 3. REG#21390, FDSPIN 141DR, LLC**, For amendments to Sections 29-4.C.2, 29-3.A, 29-7: A,D,E,F, 29-8.A.8, 29-8.B.5.a (2); To add Design Enterprise Residential District Overlay (DE-5R) to Zoning Regulations

See the following link for application materials:

[REG#21390 - FILE DOCUMENTS | Wilton CT](#)

- 4. CHZ#21389, FDSPIN 141DR, LLC**, To change zone from DE-5 to DE-5R (proposed zone); for property located at 141 Danbury Rd, Tax Map #70, Lot #2; consisting of 4.28+/- acres

See the following link for application materials:

[CHZ#21389 - FILE DOCUMENTS | Wilton CT](#)

- 5. SP#481, FDSPIN 141DR, LLC**, special permit application to permit the redevelopment of 141 Danbury Road for multi-family residential use; Tax Map #70, Lot #2; consisting of 4.28+/- acres in proposed DE-5R Zone

See the following link for application materials:

[SP#481 - FILE DOCUMENTS | Wilton CT](#)

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

1. Discussion of need for peer review traffic consultants for larger projects
2. Marijuana Bill – brief explanation

G. ACTION ITEMS

1. Vote by full Commission on proposed candidate for Wilton Center Area Master Plan consultant

H. APPROVAL OF MINUTES

1. July 12, 2021 – Regular Meeting

I. FUTURE AGENDA ITEMS

Public hearing dates to be determined on the following applications:

1. **REG#21388** – CT Humane Society
2. **SP#480** – CT Humane Society
3. **CHZ#21389** – FDSPIN 141 DR, LLC
4. **REG#21390** – FDSPIN 141 DR, LLC
5. **SP#481**, FDSPIN 141DR, LLC

J. ADJOURNMENT

UPCOMING MEETINGS

1. SPECIAL MEETING - Monday, August 16, 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.**