

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, June 13, 2022**
TIME: **7:00 P.M.**
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=cGs1LzRjRHlyUnovZC9HTIN6Q1dTQT09>

Members of the public can submit written comments to Michael.Wrinn@wiltonct.org by noon on June 13, 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. PUBLIC HEARINGS**

- 1. SP#491**, a special permit application from Wilton Land Conservation Trust/Rob Sanders Architects for site improvements and programming; for property located at 183 Ridgefield Road; Assessor's Map #89, Lot #18; in a Residential (R-2A) Zoning District; consisting of 13.446+/- acres; owned by Wilton Land Conservation Trust.

CONTINUED TO JUNE 27, 2022.

D. COMMUNICATIONS & REPORT FROM PLANNER AND/OR COMMISSION MEMBERS - DISCUSSION & POSSIBLE ACTION

1. **The Lake Club, Inc., 175 Thayer Pond Road** – Consolidating driveways into one – Determination if minor change

See the following link for related materials:

[the lake club - driveway relocation.pdf \(wiltonct.org\)](#)

2. **City of Norwalk Referral – Merritt Station Norwalk, LLC** – Glover Ave/Oakwood Ave (S. of Grist Mill Rd) – Master Plan for 1303 units, 28,000 SF retail & 7 buildings, 5 to 15 stories – Status of hearing

See the following link for related materials:

[Communications - Norwalk Referral \(Glover Ave Master Plan\) - FILE DOCUMENTS | Wilton CT](#)

3. **Short-Term Rentals** – Discussion of issue (Airbnb, etc) & potential modifications to zoning regulations

See the following link for related materials:

[Communications - Short-term rentals - FILE DOCUMENTS | Wilton CT](#)

E. ACCEPTANCE OF NEW APPLICATIONS

1. **SP#492, ASML US, LLC, 77 Danbury Road** – Driveway/site modifications

See the following link for application materials:

[SP#492 - 77 Danbury Rd \(Driveway, slope\) - FILE DOCUMENTS | Wilton CT](#)

2. **REG#22394, ASML US, LLC, 77 Danbury Road** – For modification of Slope regulations of the Town of Wilton – Section 29-9.I.2

See the following link for application materials:

[REG#22394 - Slope Amd. - FILE DOCUMENTS | Wilton CT](#)

3. **SP#493, Rolling Hills Country Club, 333 Hurlbutt St** – Club house additions and site modifications

See the following link for application materials:

[SP#493 - Rolling Hills - clubhouse, site modifs - FILE DOCUMENTS | Wilton CT](#)

F. APPROVAL OF MINUTES

1. May 23, 2022 – Regular Meeting

G. FUTURE AGENDA ITEMS

H. ADJOURNMENT

UPCOMING MEETINGS

1. Monday, June 27, 2022, 7:00 pm – Regular (Electronic) Meeting
2. Monday, July 11, 2022, 7:00 pm – Regular (Electronic) Meeting
3. Wednesday, July 20, 2022, 7:00 pm – Special (Electronic) Meeting – Wilton Ctr Master Plan Committee

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.