

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 28, 2021
TIME: 7:15 P.M.
PLACE: **Electronic Meeting**

Special Notice About Procedures For This Electronic Meeting:

Pursuant to the Governor's Executive Order No. 7B, 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>

Public comments for Public Hearing agenda items will only be read aloud at the meeting if they (i) are sent to Michael.Wrinn@Wiltonct.org, (ii) state your full name and address, (iii) identify the Public Hearing agenda item to which your comment relates, and (iv) are received during the Public Hearing and before the public comment session on that agenda item ends. Comments on Public Hearing items that do not meet these requirements will be placed in the public file but will not be read aloud during the meeting. Comments not pertaining to Public Hearing items will not be read aloud during the meeting. If you would like to give your Public Hearing comments by participating in real time in the meeting, please send an email by noon on Monday, June 28, 2021, to Michael.Wrinn@Wiltonct.org, stating your name and address and the Public Hearing agenda item to which your comments will relate, and meeting participation details will be emailed to you to enable you to participate in real time in the Public Hearing. Meeting materials are available at www.wiltonct.org on the Planning and Zoning Commission web page under "Current and Upcoming Public Hearings."

REGULAR MEETING

- A. CALL TO ORDER**
- B. SEATING OF MEMBERS**
- C. PUBLIC HEARINGS**

- 1. REG#21387, DWG Properties, LLC, To amend Sections 29-2.B and 29-6.A.3.b of Wilton Zoning Regulations to add definition of Brew Pub and to add Brew Pubs as a permitted use in the DRB (Design Retail Business) District.**

Date of Commission Receipt:	06/14/2021
Initial Public Hearing Opening Date:	06/28/2021
Public Hearing Status:	Public comment period is open.

2. **SP#479**, DWG Properties, LLC, To renovate existing structure for a restaurant and craft brewery (brew pub); for property located at 4 Danbury Road, Assessor’s Map #83, Lot #21, 22-1; in a Design Retail Business (DRB) Zoning District; with an existing parking lot to the south in Norwalk to remain a parking lot; entire parcel is 0.482 acres (0.290 acres in Wilton and 0.192 acres in Norwalk; Norwalk portion zoned Business #2 zone; owned by DWG Properties, LLC.

Date of Commission Receipt:	06/14/2021
Initial Public Hearing Opening Date:	06/28/2021
Public Hearing Status:	Public comment period is open.

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

1. **8-24 Referral (MR#150)**, Board of Selectmen – Review of Schenck’s Island Master Plan – Discussion & Action

E. DISCUSSION, REVIEW & POSSIBLE ACTION ON APPLICATIONS

[NOTE: REG #21387 must be acted upon prior to SP#479]

1. **REG#21387**, DWG Properties, LLC, To amend Sections 29-2.B and 29-6.A.3.b of Wilton Zoning Regulations to add definition of Brew Pub and to add Brew Pubs as a permitted use in the DRB (Design Retail Business) District.
2. **SP#479**, DWG Properties, LLC, To renovate existing structure for a restaurant and craft brewery (brew pub); for property located at 4 Danbury Road, Assessor’s Map #83, Lot #21, 22-1; in a Design Retail Business (DRB) Zoning District; with an existing parking lot to the south in Norwalk to remain a parking lot; entire parcel is 0.482 acres (0.290 acres in Wilton and 0.192 acres in Norwalk; Norwalk portion zoned Business #2 zone; owned by DWG Properties, LLC.

F. APPROVAL OF MINUTES

1. June 14, 2021 – Regular Meeting

G. FUTURE AGENDA ITEMS

1. **Pre-Application Review**, 24 Danbury Road, 6-story 89-unit residential, 8-30g app
2. **Pre-Application Review**, 221 Danbury Road, 6-story, 150-unit residential, 8-30g app

H. ADJOURNMENT

UPCOMING MEETINGS

1. Monday, July 12, 2021, 7:15 pm – Regular Electronic Meeting
2. 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.**

