

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

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

[REVISED 03-28-22 – 12:00 PM]

DATE: **Monday, March 28, 2022**
TIME: **7:00 P.M.**
PLACE: **Electronic Meeting**

Special Notice About Procedures For This Electronic Meeting:

Pursuant to CT Senate Bill 1202, Sections 163-167, 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 March 28, 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#490**, a special permit application from Athithi, LLC c/o J. Casey Healy, Esq. of Gregory and Adams to allow the conversion of retail space for use as a restaurant, pursuant to Section 29-6.A.3.b. of zoning regulations; for property located at 14 Danbury Road; Assessor's Map #83, Lot #20; in a Design Retail Business (DRB) Zoning District; consisting of 7.455+/- acres; owned by Gateway Center Associates.

See the following link for application materials:

[SP#490 - 14 Danbury Rd - Athithi Restaurant - FILE DOCUMENTS | Wilton CT](#)

2. **Proposal to opt-out of multi-family parking requirements** set forth in Public Act 21-29 (An Act Concerning the Zoning Enabling Act, Accessory Apartments, etc.). This proposal is the Planning and Zoning Commission’s official notice of intent to initiate the process by which a municipality may opt out of the provisions of subdivision (9) of subsection (d) of section 8-2 of the Connecticut General Statutes, regarding limitations on required parking spaces for multi-family dwelling units.

See the following link for application materials:

[Other Public Hearings - Opt-Out \(Parking\) - FILE DOCUMENTS | Wilton CT](#)

3. **Proposal to opt-out of accessory apartment requirements** set forth in Public Act 21-29 (An Act Concerning the Zoning Enabling Act, Accessory Apartments, etc.). This proposal is the Planning and Zoning Commission’s official notice of intent to initiate the process by which a municipality may opt out of the provisions of Section 6 of section 8-2 of the Connecticut General Statutes, regarding limitations on Accessory Apartments and Accessory Dwelling Units.

See the following link for application materials:

[Other Public Hearings - Opt-Out \(Accessory Dwelling Units\) - FILE DOCUMENTS | Wilton CT](#)

4. **REG #22393**, proposed amendment to extend temporary outdoor dining, as currently allowed by the Town of Wilton, under Connecticut Special Act 21-3, to December 1, 2022.

See the following link for application materials:

[REG#22393 - Outdoor Dining continuation - FILE DOCUMENTS | Wilton CT](#)

D. DISCUSSION AND POSSIBLE ACTION

- 1: Item C.1 – **SP#490** – Athithi Restaurant – 14 Danbury Road
- 2: Item C.2 – **Opt Out of Parking**
- 3: Item C.3 – **Opt out of Accessory Dwelling Units**
- 4: Item C.4 – **Reg #22393** – Temporary Dining

E. MANDATORY REFERRALS – DISCUSSION & ACTION

1. **8-24 Referral (MR#152) – Wilton Water Pollution Control Authority** – Extension of sanitary sewer line from 19 Cannon Rd to Danbury Rd

[APPLICATION WITHDRAWN 03-28-22]

See the following link for application materials:

[MR#152 - 8-24 Referral - 19 Cannon Rd - Sewer Main Extension - FILE DOCUMENTS | Wilton CT](#)

F. SITE DEVELOPMENT PLAN REVIEW – DISCUSSION/POSSIBLE ACTION

- 1. SDP#3-22, CT Humane Society**, 863-875 Danbury Road, Tax Map #11, Lots #47, 47-1 & 42-2, consisting of 18.32+/- acres; located in the Residential (R-1A) Zoning District – For alternative signage/safety lighting

See the following link for application materials:

[SDP#3-22 863-875 Danbury Rd \(Humane Society\) - Alternative Signage - FILE DOCUMENTS | Wilton CT](#)

G. SCHEDULING OF NEW APPLICATIONS

- 1. Bone & Bark Inn/Warrior Walkers, LLC, 15 Cannon Road** – Dog Boarding
- Public Hearing scheduled April 11, 2022

See the following link for application materials:

[SP#488 \(Bone & Bark\) - 15 Cannon Road - FILE DOCUMENTS | Wilton CT](#)

- 2. 12 Godfrey Place -Pre-application** - 30 apartments, 2 1/2 stories above a level of parking/amenity space
- Pre-app scheduled April 11, 2022

See the following link for application materials:

[Pre-App Review - 12 Godfrey Place - FILE DOCUMENTS | Wilton CT](#)

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

- 1. SDP#4-22, Glengate Company & Jared Martin ETC, LLC**, 47 Old Ridgefield Road, Tax Map #73, Lot #40, consisting of 0.512+/- acre; located in the Wilton Center (WC) Zoning District – For conversion of first floor to retail sales center and showroom.

See the following link for application materials:

[SDP#4-22 - 47 Old Ridgefield Rd \(Glengate\) - FILE DOCUMENTS | Wilton CT](#)

P&Z Agenda – Monday, March 28, 2022

2. **Miscellaneous State Legislation** – Updates on pending bills – TOD, Outdoor Dining, Remote meetings, etc.

I. APPROVAL OF MINUTES

1. March 14, 2022 – Regular Meeting

J. ADJOURNMENT

UPCOMING MEETINGS

1. Thursday, March 31, 2022, 7:00 pm – Public Information meeting on Wilton Center Area Master Plan – Electronic Meeting
2. Monday, April 11, 2022, 7:00 pm – Regular (Electronic) Meeting
3. Monday, April 25, 2022, 7:00 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 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.