

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, May 23, 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=cGs1LzRjRHlyUnovZC9HTlN6Q1dQT09>

Members of the public can submit written comments to Michael.Wrinn@wiltonct.org by noon on May 23, 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.

See the following link for application materials:

[SP#491 - 183 Ridgefield Rd - FILE DOCUMENTS | Wilton CT](#)

D. PRE-APPLICATION REVIEWS

These pre-application reviews are 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.

1. **WILTON CAMPUS 1691, LLC**, for property located at 5-21 River Road, Assessor’s Map #73, Lot #25, #25-1 & #25-4; in Wilton Center (WC) Zoning District; for a new multi-family development & future master plan.

See the following link for pre-application review materials:

[Pre-App Review - 5-21 River Road \(Wilton Campus 1691\) - FILE DOCUMENTS | Wilton CT](#)

2. **METROPOLIS PROPERTY GROUP**, for property located at 300 Danbury Rd, 3, 7 and 11 Whitewood Lane, lots identified as Lots #37 and #39 on Wilton Assessor’s Map #58, and a private right-of-way identified as Whitewood Lane; for a concept plan for a redevelopment of the property.

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

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

See the following link for related materials:

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

F. APPROVAL OF MINUTES

1. March 31, 2022 – Special Meeting
2. May 9, 2022 – Regular Meeting

G. FUTURE AGENDA ITEMS

1. **SP#489, Bridge Crossing, LLC**, 586 Danbury Road, For contractor’s yard (Sweet Peet) in General Business Zone
2. **ASML US, LLC, 77 Danbury Road** – Amendment to zoning regs & special permit for steep slope/new driveway

H. ADJOURNMENT

UPCOMING MEETINGS

1. Monday, June 13, 2022, 7:00 pm – Regular (Electronic) Meeting
2. Thursday, June 23, 2022, 7:00 pm – Special (Electronic) Meeting – Wilton Ctr Master Plan Committee
3. Monday, June 27, 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.