

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 24, 2021
TIME: 7:15 P.M.
PLACE: **Hybrid 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, May 24, 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."

In addition to the above, persons wishing to attend in person may do so at Comstock Community Center, Room 31, where at least one member of the Commission will be present. Masks will be required, including while speaking, for all those in attendance.

REGULAR MEETING

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

1. **SP#476**, Rise Tribe, LLC, d/b/a Rise Doughnuts, To allow fast food without drive-in facilities; for property located at 28 Center Street, Assessor's Map #73, Lot #13, consisting of 1.6+/- acres; owned by Old Post Office Square, LLC.

Date of Commission Receipt:	05/10/2021
Initial Public Hearing Opening Date:	05/24/2021
Public Hearing Status:	Public comment period is open.

2. **SP#477**, Nutmeg Discount Liquors, Inc. d/b/a Caraluzzi's Wine & Spirits, To permit a package store within existing commercial building; for property located at 920 Danbury Road, Assessor's Map #12, Lot #98, consisting of 3.772+/- acres; owned by Remo-Wilton Associates, LLC.

Date of Commission Receipt:	05/10/2021
Initial Public Hearing Opening Date:	05/24/2021
Public Hearing Status:	Public comment period is open.

D. ACCEPTANCE OF APPLICATIONS

E. SITE DEVELOPMENT PLAN – REVIEW

1. **Wilton Medical Realty, LLC**, 60 Danbury Road, For sign permit approval pursuant to Section 29-8.A.8 of Wilton Zoning Regulations (Alternative Signage Program for Large Developments)

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

1. **Status of RFP for Wilton Center Master Plan**

G. APPROVAL OF MINUTES

1. May 10, 2021 – Regular Meeting

H. FUTURE AGENDA ITEMS

I. ADJOURNMENT

UPCOMING MEETINGS

1. Monday, June 14, 2021, 7:15 pm – Regular Meeting (Electronic)
2. Monday, June 28, 2021, 7:15 pm – Regular Meeting (Electronic)

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.**