

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, October 12, 2020
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, October 12, 2020, 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 – All hearings continued to Monday, October 26, 2020.**
 - 1. CHZ#20383, 962 Danbury Realty LLC, 962 Danbury Road, Request to change 0.834 acre portion from R-1A to General Business**

Date of Commission Receipt:	7/13/20
Initial Public Hearing Opening Date:	9/14/2020
Public Hearing Status:	Public comment period is open.

Continued to October 26, 2020.

- 2. SP#471, 962 Danbury Realty LLC, 962 Danbury Rd & 10 N. Main St, Expansion of parking & auto storage lots**

Date of Commission Receipt:	7/13/20
Initial Public Hearing Opening Date:	9/14/2020
Public Hearing Status:	Public comment period is open.

Continued to October 26, 2020.

- 3. REG#20382, proposed amendments to Sections 29-6.C.5.c, 29-6.A.4.f, 29-6.B.4.d, adding text to the Permitted Accessory Uses to allow continued use of outdoor dining in Wilton Center, Design Retail Business and General Business zones until December 1, 2020.**

Date of Commission Receipt:	7/13/2020
Initial Public Hearing Opening Date:	7/13/2020
Public Hearing Status:	Public comment period is open.

Continued to October 26, 2020.

**D. DISCUSSION, REVIEW AND POSSIBLE ACTION ON APPLICATIONS
(Items 1, 2 & 3 continued to Monday, October 26, 2020 meeting.)**

- 1. CHZ#20383, 962 Danbury Realty LLC, 962 Danbury Road, Request to change 0.834 acre portion from R-1A to General Business**
See application status above.
- 2. SP#471, 962 Danbury Realty LLC, 962 Danbury Rd & 10 N. Main St, Expansion of parking & auto storage lots**
See application status above.
- 3. REG#20382, proposed amendments to Sections 29-6.C.5.c, 29-6.A.4.f, 29-6.B.4.d, adding text to the Permitted Accessory Uses to allow continued use of outdoor dining in Wilton Center, Design Retail Business and General Business zones until December 1, 2020.**
See application status above.

E. SITE DEVELOPMENT PLANS – DISCUSSION, REVIEW AND POSSIBLE ACTION

- 1. SDP#2-20, Friends of Norwalk River Valley Trail, Extension of trail in 2 locations- Danbury Road & Wolfpit Road south and south from Kent Rd by Chipmunk Rd with parking lot on Chipmunk Lane to Town Line**

F. ACCEPTANCE OF APPLICATIONS

1. **SP473, Taveras**, 991 Danbury Road, Application for package store
2. **SP474, 308 Chestnut Hill LLC**, 308 Chestnut Hill Road, to permit an accessory dwelling unit within an accessory building

G. WORK SESSION -

1. Zoning sub-committee – brief update

H. APPROVAL OF MINUTES

1. September 29, 2020 – Regular Meeting

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

1. **Discussion of possible regulation changes** – Final review prior to public hearing – Revision/clarification of coverage; Elimination of emergency generators/HVAC & related propane tanks from coverage requirements; & Removal of special permit requirement for detached accessory units
2. **Wireless Communications** – Update on Westcog 5-g Small Cell Wireless Facilities Report
3. **Misc. Updates:** Latest executive orders and affordable housing legislation at State level

J. FUTURE AGENDA ITEMS

K. ADJOURNMENT

UPCOMING MEETINGS

1. Wednesday, Oct 21, 2020, 7:15 pm – Special Meeting of Zoning Sub-committee– Electronic meeting
2. Monday, Oct 26, 2020, 7:15 pm – Regular Meeting – Electronic meeting
3. Monday, Nov 9, 2020, 7:15 pm – Regular Meeting – 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.**