

PLANNING & ZONING
 COMMISSION
 Telephone (203) 563-0185
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TOWN HALL ANNEX
 238 Danbury Road
 Wilton, Connecticut 06897

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

DATE: Tuesday, October 15, 2019
TIME: 7:15 P.M.
PLACE: Wilton Town Hall Annex, Meeting Room A, 238 Danbury Road, Wilton, CT 06897

PUBLIC HEARINGS

At this time interested persons may be heard after being recognized by the Chair of the Commission. See last page of this Agenda for more information on the Public Hearing process.

- 1. SP#460: Applicant:** The Grumman Hill Montessori Association, Inc. **Application:** To amend SP#191C to allow preschool classes and grades Kindergarten through Eight, reflecting a grade extension from the previously approved “preschool classes and grades Kindergarten through Six”; for property located at 34 Whipple Road

Date of Commission Receipt:	9/9/2019
Initial Public Hearing Opening Date:	10/15/2019
Public Hearing Status:	Public comment period is open. Public hearing must close by 11/11/19 unless applicant consents to extension.

CONTINUED UNTIL OCTOBER 28, 2019.

- 2. REG#19379: Applicant:** MNG Equities, LLC **Application:** To amend Section 29-4.D.4 pertaining to location, density, maximum building height, and affordable housing requirements in connection with Congregate Housing; Section 29-4.D.6 pertaining to location of Assisted Living Facilities; and Section 29-8.B.5 pertaining to Minimum Parking Requirements for Congregate Housing

Date of Commission Receipt:	9/9/2019
Initial Public Hearing Opening Date:	10/15/2019
Public Hearing Status:	Public comment period is open. Public hearing must close by 11/11/19 unless applicant consents to extension.

REGULAR MEETING

A. CALL TO ORDER SEATING OF MEMBERS

B. APPROVAL OF MINUTES

1. September 23, 2019 – Regular Meeting

C. ACCEPTANCE OF NEW APPLICATIONS

D. SITE DEVELOPMENT PLAN REVIEW

E. PENDING APPLICATIONS

1. **SP#460: Applicant:** The Grumman Hill Montessori Association, Inc. **Application:** To amend SP#191C to allow preschool classes and grades Kindergarten through Eight, reflecting a grade extension from the previously approved “preschool classes and grades Kindergarten through Six”; for property located at 34 Whipple Road
[Application status noted above]
2. **REG#19379: Applicant:** MNG Equities, LLC **Application:** To amend Section 29-4.D.4 pertaining to location, density, maximum building height, and affordable housing units in connection with Congregate Housing; Section 29-4.D.6 pertaining to location of Assisted Living Facilities; and Section 29-8.B.5 pertaining to Minimum Parking Requirements for Congregate Housing *[Application status noted above]*

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

1. **Brubeck Trusts and Derry Music Company,** Request for modification of a condition of a 1968 resubdivision approval regarding access from Millstone Road, for properties located at 69 and 87 Hickory Hill Road; and approval of a map of reconfigured lot lines, for properties located at 221 Millstone Road, 67, 69, 73, 85 and 87 Hickory Hill Road and Assessor’s Map 79, Lot 40 on Millstone Road.

G. FUTURE AGENDA ITEMS

1. **CHZ#19380: Applicant:** Dominick P. and Marie C. Agostin **Application:** Change of zone from Residential Two-Acre (R-2A) District to Wilton Center (WC) District; for property located at 15 Old Ridgefield Road

Public hearing date not yet scheduled.

H. UPCOMING MEETINGS

1. Monday, October 28, 2019 – Regular Meeting (Annex, Room A, 7:15 PM)
2. Monday, November 11, 2019 – Regular Meeting (Annex, Room A, 7:15 PM)

I. ADJOURNMENT

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.

Continuances: Public hearing matters are subject to requests for continuation or withdrawal at any time prior to a scheduled hearing. Inquiries regarding late changes may be made to the Planning and Zoning Department during business hours at (203) 563-0185.

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PLANNING & ZONING

Reg # 19379

Brightview Senior Living

Proposed Text Amendments - Revised 10-08-19

1. Modify Section 29-4.D.4.a:

Location: Congregate Housing shall be permitted only: (1) on sites having a minimum of 50 feet of frontage and direct access to Danbury Road, Westport Road, River Road or Station Road; or (2) on sites located within 100 feet of Danbury Road, as measured from its closest point, containing a building of historical and/or architectural value that will be preserved and having frontage on a road that provides vehicular access from the site directly to Danbury Road.

2. Modify Section 29-4.D.4.d:

Density: Congregate Housing Development in a Designed Enterprise District (DE-5 or DE-10) shall not exceed eighteen units per acre and in all other districts shall not exceed twenty-four units per acre nor have an average of more than 1.5 bedrooms per unit nor have an average unit size of greater than 900 square feet. All bedrooms shall be at least ten feet by ten feet. For the purpose of this paragraph, any room containing more than 100 square feet other than a living room, bathroom or kitchen, shall be considered a bedroom.

3. Modify Section 29-4.D.4.i:

Maximum Building Height: ~~In a Designed Enterprise District (DE-5 or DE-10) 39' or three stories, whichever is less, and in all other districts 35' or two and one-half stories, whichever is less.~~

4. Modify Section 29-4.D.4.m:

Affordable Housing Units: A minimum of ~~20%~~ 10% of the total number of units shall be affordable housing units and shall conform to the requirements of 29-5.B.10 of the Regulations with the exception that the standard lease provision (reference being made to Section 29-5.B.10.k of the Regulations) shall state and the monthly payment (reference being made to Section 29-5.B.10.m of the Regulations) shall be calculated based upon the lesser of 80% of area median income or State median income for 5% of the units and the lesser of 60% of area median income or State median income for 5% of the units.

5. Modify Section 29-4.D.6.a:

Location: Assisted Living shall be permitted only: (1) on sites having a minimum of 50 feet of frontage and direct access to Danbury Road, Westport Road or River Road; or (2) on sites located within 100 feet of Danbury Road, as measured at its closest point, containing a building of historical and/or architectural value that will be preserved and having frontage on a road that provides vehicular access from the site directly to Danbury Road.

6. Modify Section 29.8.B.5.a.(13)

Congregate Housing: ~~1.0~~ 0.65 per dwelling unit