

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/SPECIAL MEETING  
AGENDA**

DATE: **Monday, October 17, 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=cGs1LzRjRHlyUnovZC9HTIN6Q1dTQT09>

Members of the public can submit written comments to [Michael.Wrinn@wiltonct.org](mailto:Michael.Wrinn@wiltonct.org) by noon on October 17, 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. MANDATORY REFERRAL– DISCUSSION & POSSIBLE ACTION**

- 1. MR#154, 8-24 Referral - Wilton Water Pollution Control Authority/Baywing LLC – Sanitary sewer line extension - 19 Cannon Rd to Danbury Rd**

See the following link for application materials:

[MR#154 - 19 Cannon Road - Updated Request - FILE DOCUMENTS | Wilton CT](#)

**D. PUBLIC HEARINGS**

1. **SP#497**, a special permit application from Create Learning Center/Sharon Cowley for enrollment increase in a child daycare center from 64 to 90 children; for property located at 463 Danbury Road, Assessor’s Map #35, Lot #38; located in a Residential (R-2A) Zoning District; consisting of 2+/- acres; owned by 463 DRW Company, LLC.

See the following link for application materials:

[SP#497 - 463 Danbury Rd \(Create Learning Center\) - FILE DOCUMENTS | Wilton CT](#)

**E. DISCUSSION & POSSIBLE ACTION**

1. **SP#497, Create Learning Center/Cowley, 463 Danbury Road**

**F. SITE DEVELOPMENT PLAN REVIEW – DISCUSSION/POSSIBLE ACTION**

1. **SDP#5-22, Hartford HealthCare Corp, 50 and 60 Danbury Road –**  
Alternative Signage – modified and new/additional – halo signs monochrome

See the following link for application materials:

[SDP #5-22 - 50, 60 Danbury Rd - Signage - FILE DOCUMENTS | Wilton CT](#)

**G. COMMUNICATIONS & REPORT FROM PLANNER AND/OR COMMISSION MEMBERS - DISCUSSION**

1. Work Session relating to Parking Requirements in the Zoning Regulations, areas where P&Z has discretion
2. Discussion of future work session items
3. Amenities Plan Subcommittee – Introduction of members, goals

**H. ACCEPTANCE OF APPLICATIONS**

1. **REG#22396, ASML, US, LLC**, for an amendment to Sections 29-7.B.1.a and 29-7.B.2.b of zoning regulations to remove the current prohibition of shift workers in the Design Enterprise (DE-10) Zoning District.

See the following for application materials:

[REG#22396 - ASML \(Design Enterprise Dist - Shift Workers\) - FILE DOCUMENTS | Wilton CT](#)

2. **SUB#923, J. Kousidis/M. Kishida, 95 Cheese Spring Road** – for a 2-lot subdivision

See the following for application materials:

[SUB#923 - 95 Cheese Spring Rd - 2-lot subdivision - FILE DOCUMENTS | Wilton CT](#)

3. **SP#500, Wilton Center Lofts, LLC, 12 Godfrey Place** – for a 32-unit multi-family , transit-oriented development

See the following for application materials:

[SP#500 - 12 Godfrey Pl - Multi-family development - FILE DOCUMENTS | Wilton CT](#)

4. **REG#22397, Wilton Center Lofts, LLC, 12 Godfrey Place** – for new multi-family, transit-oriented development use in Wilton Center

See the following for application materials:

[REG#22397 - 12 Godfrey Place - Multi-fam develop. - FILE DOCUMENTS | Wilton CT](#)

## **I. FUTURE AGENDA ITEMS**

- **Two Public Hearings scheduled for October 24, 2022:**

1. **SP#498, Church of Jesus Christ of Latter-day Saints/Randolph Carter w/ Sketch Architecture Company, 241 Danbury Road & 23 Cricket Lane,**  
To allow a meetinghouse in DRB Zone

See the following for application materials:

[SP#498 - 241 Danbury Rd/23 Cricket Ln - Church of J.C. of Latter Day Saints - FILE DOCUMENTS | Wilton CT](#)

2. **REG#22396, ASML, US, LLC** – An amendment to Sections 29-7.B.1.a and 29-7.B.2.b of zoning regulations to remove the current prohibition of shift workers in the DE-10 zone

See the following for application materials:

[REG#22396 - ASML \(Design Enterprise Dist - Shift Workers\) - FILE DOCUMENTS | Wilton CT](#)

## **J. APPROVAL OF MINUTES**

1. September 27, 2022 – Regular Meeting

**K. ADJOURNMENT**

---

**UPCOMING MEETINGS**

1. Monday, October 24, 2022 – Regular (Electronic) Meeting
2. Monday, November 14, 2022 – 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.