

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/SPECIAL MEETING  
AGENDA**

DATE: **Monday, September 12, 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 September 12, 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#497**, a special permit application from Sharon Cowley/Create Learning Center 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](#)

2. **SP#496**, a special permit application from White Fences & Warriors Group, LLC for adaptive use of two existing structures for a total of nine proposed residential units; for property located at 523-529 Danbury Road, Assessor's Map #22, Lot #3-1 and Map #22, Lot #3-2; located in a Residential (R-2A) Zoning District; consisting of 7.65 +/- acres; owned by White Fences and Warriors Group, LLC, respectively.

See the following link for application materials:

[SP#496 - 523-529 Danbury Rd - Adaptive reuse as residential units - FILE DOCUMENTS | Wilton CT](#)

#### **D. DISCUSSION & POSSIBLE ACTION**

1. **SP#496, White Fences & Warriors Group, LLC**
2. **SP#497, Create Learning Center** – Act on request for traffic & drainage reports; Continue Public Hearing

#### **E. 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

See the following link for application materials:

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

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

1. **Bank of America, 117 Old Ridgefield Rd** – Security lighting on after 11 PM, needs P&Z approval

See the following link:

[Communications - 117 Old Ridgefield Rd - Bank of America Lighting - FILE DOCUMENTS | Wilton CT](#)

2. **Cannabis Moratorium ending – Public Hearing scheduled September 27, 2022**

See the following link:

[REG#22395 - Cannabis Extension - FILE DOCUMENTS | Wilton CT](#)

3. **Woodbridge Lawsuit – Open Communities Alliance**

See the following link: [#OpenWoodbridge - Open Communities Alliance \(ctoca.org\)](#)

4. **Air BNB** – Discussion  
See the following link:  
[Communications - Short-term rentals - FILE DOCUMENTS | Wilton CT](#)
5. **Town email & communications**

**G. ACCEPTANCE OF APPLICATIONS**

1. **SP#498, Church of J.C. of Latter Day Saints, 241 Danbury Rd & 23 Cricket Ln – Meetinghouse**
2. **REG#22395, Cannabis** – 1-yr extension of moratorium

**H. APPROVAL OF MINUTES**

1. August 24, 2022 – Special Meeting

**I. ADJOURNMENT**

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**UPCOMING MEETINGS**

1. **Tuesday, September 27, 2022, 7:00 pm** – Regular (Electronic) Meeting
2. **Tuesday, October 11, 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.