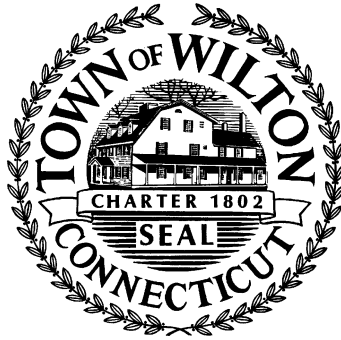


PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

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

DATE: **Tuesday, September 27, 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 by noon on September 27, 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](#)

- **CONTINUED TO OCTOBER 11, 2022 MEETING.**

2. **REG#22395**, from the Planning and Zoning Commission for an amendment to Section 29-9.L of Wilton Zoning Regulations to extend the existing prohibition of adult use cannabis establishments in the Town of Wilton for a period of one (1) year, until October 29, 2023.

See the following link for application materials:

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

D. DISCUSSION & POSSIBLE ACTION

1. **SP#496, White Fences & Warriors Group, LLC**
2. **REG#22395, Cannabis Moratorium Extension**

E. PRE-APPLICATION REVIEWS

The following pre-application reviews will be discussed. These are being held under Section 29-11.A.3.b of the Zoning Regulations of the Town of Wilton and Section 7-159b of the CT General Statutes. No public comment will be taken.

1. **WILLIAM D. EARLS/254 Danbury Rd EAT, LLC**, for property located at 254 Danbury Road, Assessor's Map #57, Lot #1; in a Residential (R-2A) Zoning District; for multi-family development involving conversion of Church to 4 residential units and adding 6 additional units on site.

See the following link for application materials:

[Pre-App Review - 254 Danbury Rd - Multi-family development - FILE DOCUMENTS | Wilton CT](#)

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

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

H. ACCEPTANCE OF APPLICATIONS

1. **SP#499, Bridge Crossing, LLC (K. O’Brien), 586 Danbury Road** – To allow contractors yard in GB Zone

See the following for application materials:

[SP#499 - 586 Danbury Rd - Contractors Yard - FILE DOCUMENTS | Wilton CT](#)

I. FUTURE AGENDA ITEMS

1. **MR#153, 8-24 Referral** - WPCA Referral, Cannon Road Sewer Extension
- October 11, 2022 Meeting
2. **SP#498, Church of J.C. of Latter Day Saints, 241 Danbury Road & 23 Cricket Ln,**
Meetinghouse
– Public Hearing October 24, 2022

J. APPROVAL OF MINUTES

1. September 12, 2022 – Regular Meeting

K. ADJOURNMENT

UPCOMING MEETINGS

1. **Tuesday**, October 11, 2022, 7:00 pm – Regular (Electronic) Meeting
2. **Monday**, October 24, 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.