

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: Monday, September 9, 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. REG#19378: Applicant:** Planning & Zoning Commission **Application:** Creation of Section 29-9.K of zoning regulations pertaining to the formation of Architectural Review Board standards

Date of Commission Receipt:	7/8/2019
Initial Public Hearing Opening Date:	7/22/2019
Public Hearing Status:	Public comment period is open.

- 2. SP#459: Applicant:** Hilltop Beverages, LLC **Application:** To allow an existing unoccupied retail space at Gateway Shopping Center to be converted to a package store, pursuant to Section 29-6.A.3.r of zoning regulations; for property located at 14 Danbury Road

Date of Commission Receipt:	7/22/2019
Initial Public Hearing Opening Date:	9/9/2019
Public Hearing Status:	Public comment period is open. Public hearing must close by 9/23/19 unless applicant consents to extension.

**REGULAR MEETING**

- CALL TO ORDER  
SEATING OF MEMBERS**

**B. APPROVAL OF MINUTES**

1. July 18, 2019 – Special Meeting
2. July 22, 2019 – Regular Meeting
3. August 5, 2019 – Special Meeting

**C. ACCEPTANCE OF NEW 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
2. **REG#19379: Applicant:** MNG Equities, LLC **Application:** To amend Section 29-4.D.4 pertaining to location, density and maximum building height of Congregate Housing Units; 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

**D. SITE DEVELOPMENT PLAN REVIEW**

**E. PENDING APPLICATIONS**

1. **REG#19377: Applicant:** 200 Danbury Road, LLC **Application:** To amend Section 29-2.B.17, Section 29-6.E.6 and Section 29-6.E.12 of Wilton Zoning Regulations to increase maximum building height and maximum floor area ratio in the Design Retail Business (DRB) Zoning District *[Decision must be rendered by September 23, 2019]*
2. **REG#19378,** Creation of Section 29-9.K of zoning regulations pertaining to the formation of Architectural Review Board standards *[Application status noted above]*
3. **SP#459: Applicant:** Hilltop Beverages, LLC **Application:** To allow an existing unoccupied retail space at Gateway Shopping Center to be converted to a package store, pursuant to Section 29-6.A.3.r of zoning regulations; for property located at 14 Danbury Road *[Application status noted above]*
4. **#0919-1CPD: Applicant:** Town of Wilton Planning & Zoning Commission; Discussion and adoption of 2019-2029 Plan of Conservation and Development

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

## G. FUTURE AGENDA ITEMS

## H. UPCOMING MEETINGS

1. Monday, September 23, 2019 – Regular Meeting (Annex, Room A, 7:15 PM)
2. Tuesday, October 15, 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.