

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, April 30, 2024**  
TIME: **7:00 PM**  
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 April 30, 2024. 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#515** - 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road  
[SP#515 - AMS Acquisitions - 131 Danbury Road – FILE DOCUMENTS](#)
- 2. CHZ#23-406** - 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road  
[CHZ#23-406 – AMS Acquisitions - 131 Danbury Road – FILE DOCUMENTS](#)

3. **SP#517** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road  
[SP#517 - Fuller Development – 64 Danbury Road – FILE DOCUMENTS](#)
4. **CHZ#24-407** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 50, 60, and 64 Danbury Road  
[CHZ#24-407 - Fuller Development – 64 Danbury Road – FILE DOCUMENTS](#)
5. **REG#24-408** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road  
[REG#24-408 - Fuller Development - 64 Danbury Road – FILE DOCUMENTS](#)

#### **D. DISCUSSION AND POSSIBLE ACTIONS**

1. **SP#515** - 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road
2. **CHZ#23-406** - 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road
3. **SP#517** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road
4. **CHZ#24-407** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 50, 60, and 64 Danbury Road
5. **REG#24-408** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road

#### **E. ACCEPTANCE OF NEW APPLICATIONS**

1. **AM Group** – 46 Danbury Road - Expanded convenience store (Mobil Station)  
[SP#519 - AM Group – 46 Danbury Road – FILE DOCUMENTS](#)
2. **Happy Cat Hotel** – 644 Danbury Road - Boarding/spa/grooming facility for cats  
[SP#520 - Happy Cat Hotel – 644 Danbury Road – FILE DOCUMENTS](#)
3. **Wilton Campus 1691, LLC** – 15-21 River Road – River Road Redevelopment  
[SP#521 - Wilton Campus 1691 – 15-21 River Road – FILE DOCUMENTS](#)  
[CHZ#24-411 - Wilton Campus 1691 – 15-21 River Road – FILE DOCUMENTS](#)

## **F. SITE DEVELOPMENT PLANS**

- 1. SDP#1-24** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road - Alternative signage program.  
[SDP#1-24 - Fuller Development – 64 Danbury Road – FILE DOCUMENTS](#)
- 2. SDP#3-24** – 1 Wilton Acres – Refilling of land and regrading  
[SDP#3-24 - 1 Wilton Acres – FILE DOCUMENTS](#)
- 3. SDP#2-24 – Fred Kaoud Real Estate** – 27 Danbury Road – Alternative signage program  
[SDP#2-24 - Fred Kaoud Real Estate – 27 Danbury Road – FILE DOCUMENTS](#)
- 4. SDP#4-24 - Archer Signs/Chipotle** – 14 Danbury Road - Alternative signage program  
[SDP#4-24 - Archer Signs/Chipotle – 14 Danbury Road – FILE DOCUMENTS](#)
- 5. SDP#7-24 – Vision Consultants of Wilton** – 115 Old Ridgefield Road – Alternative signage program  
[SDP#7-24 - Vision Consultants of Wilton – 115 Old Ridgefield Road – FILE DOCUMENTS](#)
- 6. SDP#5-24 – 962 Danbury Road, LLC** – 978 Danbury Road – Alternative signage program  
[SDP#5-24 - 962 Danbury Road, LLC – 978 Danbury Road – FILE DOCUMENTS](#)
- 7. SDP#6-24 – 962 Danbury Road, LLC** – 962 Danbury Road – Alternative signage program  
[SDP#6-24 - 962 Danbury Road, LLC - 962 Danbury Road – FILE DOCUMENTS](#)

## **H. COMMUNICATIONS**

- 1. C.G.S. 8-24 Referral – M. Gueron** - 440 Danbury Road – Extension of sewer  
[FILE DOCUMENTS](#)

## **I. APPROVAL OF MINUTES** – April 8, 2024 Regular Meeting

## **J. ADJOURNMENT**

**FUTURE MEETING** - May 13, 2024 – Planning & Zoning Commission Regular (Electronic)  
Meeting – 7:00 PM

### **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.