

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/REGULAR MEETING  
AGENDA**

DATE: **Monday, February 12, 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 February 12, 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. **SDP#9-23 – Lupinski**, for property located at 53 Sugar Loaf Drive, Assessor's Map#35, Lot #3; in R-2A Zoning District; consisting of 1.0+/- acres; owned by Robert Lupinski; construct/rebuild existing retaining wall and associated site grading.

**CONTINUED TO FEBRUARY 26 MEETING**

See the following link for application materials:  
[SDP#9-23 - Lupinski - 53 Sugarloaf Drive \(02.07.2024\)](#)

2. **REG#24-407 – EV Chargers**, regulation change prompted by a state regulation requiring that any commercial use or residential site with over thirty parking spaces requires ten percent of those spaces have EV Chargers.

### **CONTINUED FROM JANUARY 22, 2024 MEETING**

See the following link for application materials:  
[EV Chargers | wiltonct](#)

3. **SP#515, 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC)**, 131 Danbury Road, Assessor's Map #70, Lot#1 in DE-5 Zoning District; consisting of 4.75+/- acres; owned by FGI Wilton, LLC, for Site Plan and Special Permit approval for a 208-unit, multi-family development and related site improvements, pursuant to the DE-5R zoning regulations.

See the following links for application materials:  
[SP#515 - AMS Acquisitions - 131 Danbury Road](#)

4. **CHZ#23406, 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC)**, 131 Danbury Road, Assessor's Map #70, Lot#1 in DE-5 Zoning District; consisting of 4.75+/- acres; owned by FGI Wilton, LLC, for amendments to the Zoning Map to change zone from DE-5 (Design Enterprise District) to DE-5R overlay (Design Enterprise Residential District Overlay) as depicted on Zone Change Map prepared by SLR dated November 27, 2023.

See the following links for application materials:  
[CHZ#23406 - AMS Acquisitions - 131 Danbury Road](#)

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

1. **SDP#9-23 – Lupinski – 53 Sugarloaf Drive**
2. **REG#24-407 – EV Chargers**
3. **SP#515 – 131 Danbury Wilton Dev AMS LLC**
4. **CHZ#23406 – 131 Danbury Wilton Dev AMS LLC**

## **E. ACCEPTANCE OF APPLICATIONS**

### **1. Fuller Development, LLC - 64 Danbury Road – 93-Unit multi-family development**

See the following links for application materials:

[SP#517 - Fuller Development – 64 Danbury Road](#)

[REG#24-408/CHZ#24407 - Fuller Development - 64 Danbury Road](#)

[SDP#1-24 – Fuller Development – 64 Danbury Road](#)

### **2. ASML, US – 20 Westport Road – conversion of loading dock to clean room**

See the following link for application materials:

[SP#518 - ASML US, LLC – 20 Westport Road](#)

## **F. COMMUNICATIONS/WORK SESSION AND/OR ACTION**

### **1. Outdoor Dining – Review of proposed regulation**

See the following link for application materials:

[Outdoor\\_Dining\\_Regulation\\_-\\_Draft](#)

### **2. Family and Group Daycare Homes – Review of proposed regulation**

See the following link for application materials:

[Family and Group Daycare Homes - Draft](#)

### **3. SP#449 – Wilton Heights, LLC, 300 Danbury Road – request for extension of time – two (2) 3.5 story buildings; 148,000 SF, including 78 residential units**

### **4. Pre-application review – Kimco Realty – 21-23 River Road – Proposed redevelopment**

See the following link for application materials:

[Kimco Realty - 21-23 River Road](#)

## **G. EXECUTIVE SESSION**

### **1. Discussion of possible appointments to the VDDAC and recommendations to the Board of Selectmen for the ARB**

## H. COMMUNICATIONS/WORK SESSION AND/OR ACTIONS

1. **Possible** appointments to the VDDAC and recommendations to the Board of Selectmen for the ARB
2. **Discussion** of VDDAC and ARB functions

## I. APPROVAL OF MINUTES - January 22, 2024 Regular Meeting

## J. ADJOURNMENT

## UPCOMING MEETINGS

February 26, 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.