

PLANNING & ZONING
COMMISSION
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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, January 22, 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 by noon on January 22, 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 12 MEETING

See the following link for application materials:

[53 Sugarloaf Drive - SDP#9-23 - File Documents \(01.02.2024\) | wiltonct](#)

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.

See the following link for application materials:

[EV Chargers | wiltonct](#)

3. **SP#516 – Totsy Turvy Café and Play, LLC**, for property located at 101 Old Ridgefield Road, Assessor’s Map #73, Lot #37; in WC Zoning District; consisting of 3.2+/- acres; owned by Wilton Center Real Estate, LLC; café w/child play area.

See the following link for application materials:

[101 old ridgefield road - totsyturvy cafe - sp application r1 - 01.09.2024.pdf \(wiltonct.org\)](#)

D. DISCUSSION AND POSSIBLE ACTIONS

1. **REG#24-407 – EV Chargers** – regulation change
2. **SP#516 – Totsy Turvy Café and Play, LLC** - café w/child play area
3. Appointments to the Village District Design Advisory Committee and recommendations to the Board of Selectman for Architecture Review Board membership

E. COMMUNICATIONS/WORK SESSION

1. **Outdoor Dining** – Development of regulation
2. **Sign Regulations** – From Economic Development Commission
3. **SP#510 – Wilton Land Conservation Trust**, 183 Ridgefield Road – Discussion of soil and erosion controls

G. APPROVAL OF MINUTES

1. January 8, 2024 – Regular Meeting

H. ADJOURNMENT

UPCOMING MEETINGS

February 12, 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.