

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, January 8, 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 January 8, 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.

See the following links for application materials:  
[53 Sugarloaf Drive - SDP#9-23 - File Documents \(01.02.2024\) | wiltonct](#)

#### **D. DISCUSSION AND POSSIBLE ACTION ON PUBLIC MEETING ITEMS**

1. **SDP#9-23 – Lupinski** – construct/rebuild existing retaining wall & associated site grading

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

1. **SP#515 – AMS Acquisitions, LLC, 131 Danbury Road**, 208-unit multi-family development
2. **CHZ#23406 – AMS Acquisitions, LLC, 131 Danbury Road**, change from DE-5 to DE-5R overlay zone

#### **F. COMMUNICATIONS/DISCUSSION**

1. **EV Charging – Regulation change**  
[ev\\_charging\\_-\\_12.11.2023.pdf \(wiltonct.org\)](#)
2. **Group/Child Care – Regulation change**  
[child\\_care\\_draft\\_dec\\_11\\_2023\\_.pdf \(wiltonct.org\)](#)
3. **Department of Public Works – SP#507** – Wilton Police Station, request to change starting hour from 7:30AM to 7:00AM  
[request\\_to\\_pz\\_to\\_change\\_working\\_hours.pdf \(wiltonct.org\)](#)
4. **Commissioner Orientation & Training** – Wednesday, January 24, 2024, 7:00PM (via Zoom)
5. **Confirmation that 2023 required training was completed**

#### **G. APPROVAL OF MINUTES**

1. December 11, 2023 – Regular Meeting

#### **H. ADJOURNMENT**

#### **UPCOMING MEETINGS**

January 22, 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.