

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, June 12, 2023**
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 June 12, 2023. 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#4-23 – Wilton Lofts, LLC** for property at 12 Godfrey Place, Assessor's Map #73, Lot #33; in Wilton Center (WC) Zoning District; consisting of 0.62+/- acres; owned by Wilton Center Lofts, LLC; for 42-unit multi-family development, pursuant to C.G.S. 8-30g. (Continued from May 22, 2023)

See the following link for application materials:

[12 Godfrey - File Documents | wiltonct](#)

2. **SP#509 – i.Park**, for property located at 1 Cannondale Way, Assessor’s Map #83, Lot #26; in Design Enterprise (DE-5) Zoning District; consisting of 10.6762+/- acres; owned by i.Park Norwalk II, Inc.; for 120-room hotel. (Continued from May 22, 2023)

See the following link for application materials:

[i.Park - File Documents | wiltonct](#)

3. **REG #23399 – ASML US, LLC**, for property located at 77 Danbury Road, amendments to the Zoning Regulations to modify building height and site and building coverage requirements on qualified DE-10 parcels.

See the following link for application materials:

[pz_reg23399_asml_reg_changes_to_section_29-7.f.pdf\(wiltonct.org\)](#)

D. DISCUSSION AND POSSIBLE ACTION ON PUBLIC HEARING ITEMS

1. **SDP#4-23 – Wilton Lofts, LLC**
2. **SP#509 – i.Park Norwalk II, Inc.**
3. **REG #23399 – ASML US, LLC**

E. EXECUTIVE SESSION – INTERVIEW

Appointment to Village District Design Advisory Committee & recommendation for Architectural Review Board membership
– **Kathy Poirier, Architect**

F. DISCUSSION OF POSSIBLE ACTION ON APPOINTMENT

1. Possible appointment to VDDAC and recommendation to BOS for ARB membership

G. ACCEPTANCE OF APPLICATIONS

1. **REG #23401 – Wilton Investors, LLC, 88 Danbury Road**, text amendment for change of use

2. **REG #23400 – ASML US, LLC, 77 Danbury Road**, regulation text amendment: parking guidance system for garage parking
3. **SDP#5-23 – ASML US, LLC, 77 Danbury Road**, application for alternative signage program for large developments

H. FUTURE AGENDA ITEMS

1. **SP#511 - The Lake Club**, 175 and 195 Thayer Pond Road
2. **REG #23401 – 88 Wilton Investors, LLC**, 88 Danbury Road
3. **REG #23400 – ASML US, LLC, 77 Danbury Road**
4. **SDP#5-23 – ASML US, LLC, 77 Danbury Road**
5. **SDP#6-23 – Lupinski**, 53 Sugarloaf Drive

I. APPROVAL OF MINUTES

1. May 22, 2023 – Regular Meeting

J. ADJOURNMENT

UPCOMING MEETINGS

1. June 26, 2023 – Planning and 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.