

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, March 11, 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 March 11, 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 link for application materials:

[SDP#9-23 - Lupinski - 53 Sugar Loaf Drive](#)

2. **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](#)

CONTINUED PUBLIC HEARING TO MARCH 25, 2024 MEETING

3. **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](#)

CONTINUED PUBLIC HEARING TO MARCH 25, 2024 MEETING

D. DISCUSSION AND POSSIBLE ACTIONS

1. **SDP#9-23** – Lupinski – 53 Sugar Loaf Drive

E. COMMUNICATIONS

1. **8-24 Referral – DPW**
Seeley Road Bridge Easements

See the following link for related material:

[Seeley Road Bridge](#)

2. **8-24 Referral – DPW**
Musket Ridge Road Easements

See the following link for related material:

[Musket Ridge Road](#)

3. Economic Development Commission

Discussion of completed sign survey

See the following link for related material:

[EDC - Sign Survey](#)

4. Pre-Application – Toll Brothers, Inc. – 15 Old Danbury Road

204-Unit, Multi-family Development

See the following link for application material:

[Toll Brothers, Inc. – 15 Old Danbury Road](#)

5. Wilton 2019 POCD

Discussion of status and implementation

F. FUTURE MEETINGS

March 25, 2024 – Planning & Zoning Commission Regular (Electronic) Meeting – 7:00 PM

- 1. SP#517, CHZ#24-407, REG#24-408, SDP#1-24 - 64 Danbury Road Owner, LLC – 50, 60, and 64 Danbury Road**

G. APPROVAL OF MINUTES - February 26, 2024 Regular Meeting

H. ADJOURNMENT

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.