

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 25, 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 25, 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. 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.**

[SP#515 - AMS Acquisitions - 131 Danbury Road – File Documents](#)

2. **CHZ#23-406, 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.

[CHZ#23406 - AMS Acquisitions - 131 Danbury Road – File Documents](#)

3. **SP#517, Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant**, 64 Danbury Road, Assessor's Map #68, Lot #33-64, consisting of the 4.8± acre portion of the 22.27± acre property (64 Danbury Road is a unit within the Wilton Corporate Park Common Interest Community); Special Permit approval relates only to the 64 Danbury Road unit and includes the demolition and removal of existing improvements on the property and construction of 8 multi-family residential buildings, consisting of 93 dwelling units, and associated parking and site improvements.

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

4. **CHZ#24-407, Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant**, 50, 60, and 64 Danbury Road, Assessor's Map #68, Lots #33-50, -60, and -64, zone change includes 22.9± acres; propose to change the zone of said property from DE-5 to DE-5R overlay, which allows for multi-family residential development.

[CHZ#24-407 - Fuller Development – 64 Danbury Road – File Documents](#)

5. **REG#24-408, Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant**, 64 Danbury Road, to allow an amendment to the zoning regulations for Greater Disturbance on Steep Slopes in DE-5 and DE-5R Zoning Districts.

[REG#24-408 - Fuller Development – 64 Danbury Road – File Documents](#)

6. **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.

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

D. DISCUSSION AND POSSIBLE ACTIONS

1. **SP#515, 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road**
2. **CHZ#23-406, 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road**
3. **SP#517, Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road**
4. **CHZ#24-407, Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 50, 60, and 64 Danbury Road**
5. **REG#24-408, Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road**
6. **SDP#9-23 – Lupinski – 53 Sugar Loaf Drive**

E. COMMUNICATIONS

1. **SDP#1-24, Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road, alternative signage program. Review and possible action.**

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

2. **Update – POCD Plan Implementation Committee (PIC)**

[POCD Implementation – FILE DOCUMENTS](#)

F. APPROVAL OF MINUTES – March 11, 2024 Regular Meeting

G. ADJOURNMENT

FUTURE MEETING - April 8, 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.