

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, May 13, 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 May 13, 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#517** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road
[SP#517 - Fuller Development – 64 Danbury Road – FILE DOCUMENTS](#)
- 2. CHZ#24-407** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 50, 60, and 64 Danbury Road
[CHZ#24-407 - Fuller Development – 64 Danbury Road – FILE DOCUMENTS](#)

3. **REG#24-408** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road
[REG#24-408 - Fuller Development - 64 Danbury Road – FILE DOCUMENTS](#)
4. **SP#519, AM Group US, LLC**, 46 Danbury Road, Assessor’s Map #68, Lot #34, in a DE-5 Zoning District; consisting of 0.61+/- acres; owned by Oakland Wilton Realty for Special Permit approval to convert existing service bays to an expanded convenience store and other ancillary improvements to the service station building and site.
[SP#519 - 46 Danbury Road - AM Group](#)

D. DISCUSSION AND POSSIBLE ACTIONS

1. **SP#517** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road
2. **CHZ#24-407** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 50, 60, and 64 Danbury Road
3. **REG#24-408** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road
4. **SP#515** - 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road
5. **CHZ#23-406** - 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road
6. **SP#519 – AM Group US, LLC**, 46 Danbury Road

E. SITE DEVELOPMENT PLANS

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.
[SDP#1-24 - Fuller Development – 64 Danbury Road – FILE DOCUMENTS](#)
2. **SDP#2-24 – Fred Kaoud Real Estate** – 27 Danbury Road – Alternative signage program
[SDP#2-24 - Fred Kaoud Real Estate – 27 Danbury Road – FILE DOCUMENTS](#)

F. PRE-APPLICATION REVIEW

1. **Toll Brothers, Inc. & CD Station, LLC** – 15 Old Danbury Road - 208 Residential Units
[15 Old Danbury Road - Toll Brothers, Inc.](#)

G. EXECUTIVE SESSION and INTERVIEWS – Appointment to Village District Design Advisory and recommendation for Architectural Review Board member

1. Lynley Middleberg, Gilbert Weatherly, Rich Greene, Heather Mroz, Victoria Brewster, David King

H. DISCUSSION OF POSSIBLE ACTION ON APPOINTMENT

1. Possible appointment to VDDAC and recommendation to the Board of Selectmen for ARB membership

I. COMMUNICATIONS

J. APPROVAL OF MINUTES – April 30, 2024

K. ADJOURNMENT

FUTURE MEETING – *Tuesday*, May 28, 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.