

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, May 8, 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=cGs1LzRjRHlyUnovZC9HTlN6Q1dTQT09>

Members of the public can submit written comments to Michael.Wrinn@wiltonct.org by noon on May 8, 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**, 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.

See the following link for application materials:

[pz_sdp12_godfrey_place_application_and_plans.pdf \(wiltonct.org\)](#)
[pz_sdp_12_godfrey_place_drainage_sanitary_traffic_reports.pdf \(wiltonct.org\)](#)
[sdp_12_godfrey_place_revised_plans_mar92023.pdf \(wiltonct.org\)](#)

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.

See the following link for application materials:

[SKM_C550i23031616000 \(wiltonct.org\)](#)
[pz_sp509_one_cannondale_way.pdf \(wiltonct.org\)](#)
[Microsoft Word - iPark TIS Revised 5-24-2021.docx \(wiltonct.org\)](#)

3. **REG #23398, Outdoor Dining** – Continuation of outdoor dining. Public Act 22-1

See the following link for application materials:

[pz_reg23398.pdf \(wiltonct.org\)](#)

D. DISCUSSION AND POSSIBLE ACTION

1. **SP#510 - Wilton Land Conservation Trust**, 183 Ridgefield Road
2. **SDP#4-23 – Wilton Center Lofts, LLC**, 12 Godfrey Place
3. **SP#509 – i.Park Norwalk II LLC**, One Cannondale Way
4. **REG#23398 – Outdoor Dining**

E. PRE-APPLICATION REVIEW

1. **88 Danbury Road** – Proposed change in use

See the following link for application materials

[pz_88_danbury_road_pre-application.pdf \(wiltonct.org\)](#)

F. FUTURE AGENDA ITEMS

1. **SP#511 - The Lake Club**, 175 and 195 Thayer Pond Road

G. APPROVAL OF MINUTES

1. April 24, 2023 – Regular Meeting

H. ADJOURNMENT

UPCOMING MEETINGS

1. May 22, 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.