PLANNING & ZONING COMMISSION Telephone (203) 563-0185 Fax (203) 563-0284



TOWN HALL ANNEX 238 Danbury Road Wilton, Connecticut 06897

# WILTON PLANNING AND ZONING COMMISSION PUBLIC HEARING/REGULAR MEETING

**AGENDA (Revised 11/10/2023)** 

DATE: Monday, November 13, 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=cGs1LzRjRHIyUnovZC9HTlN6Q1dTQT09

Members of the public can submit written comments to <u>Michael.Wrinn@wiltonct.org</u> by noon on November 13, 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. **REG#23403 ASML US, LLC,** for property at 77 Danbury Road, Assessor's Map #69, Lot #18; in DE-10 Zoning district; consisting of 28.6425+/- acres; owned by ASML US, LLC; text amendment to Section 29-8.B.9 to allow ASML to provide

remote parking at its 20 Westport Road facility for employees at its 77 Danbury Road facility.

See the following links for application materials: REG#23403 - ASML US, LLC - File Documents (10.30.2023) | wiltonct

2. **SP#514 – ASML US, LLC,** for property at 77 Danbury Road, Assessor's Map #69, Lot #18; in DE-10 Zoning District; consisting of 28.6425+/- acres; owned by ASML US, LLC; for a 167,000 SF addition on the south side of the property.

See the following links for application materials: SP#514 - ASML US, LLC - File Documents | wiltonct

3. **SP#512 – The Lake Club, Inc.,** 175 & 195 Thayer Pond Road. Assessor's Map #139, Lots #47 and #48; in R-2A Zoning District; consisting of 13.34+/- acres; owned by The Lake Club, Inc., for tennis court modification for tennis and pickle ball.

See the following links for application materials: SP#512 - The Lake Club - File Documents - 11.10.2023 | wiltonct

**4. SP#513** – **Cactus Rose, 5 River Road.** Assessor's Map #73, Lot #25; in a WC (Wilton Center) Zoning District; consisting of 7.625+/- acres; owned by Kimco Realty, for patio and awning expansion and renovation for outdoor dining.

See the following links for application materials: SP#513 - 5 River Road - Cactus Rose | wiltonct

#### D. DISCUSSION OF POSSIBLE ACTION ON PUBLIC MEETING ITEMS

- 1. **REG#23403 ASML US, LLC –** Remote Parking
- 2. SP#514 ASML US, LLC Building Expansion
- 3. SP#512 The Lake Club, Inc. Tennis Court Modification for Pickleball
- 4. SP#513 Cactus Rose Patio and Awning renovation for Outdoor Dining

# G. COMMUNICATIONS/DISCUSSION

- 1. Norwalk Planning & Zoning Referral Rewrite of zoning regulations
- 2. EV Charging Regulation change
- 3. Group/Child care Regulation change
- 4. Danbury Road Overlays Send to PH
- 5. Commissioner Training Public Act 23.173
- 6. Regulation Change Brewery
  Twelve Gods Pre-Application Meeting 11.09.2023.pdf

#### H. APPROVAL OF MINUTES

- 1. October 23, 2023 Regular Meeting
- 2. October 30, 2023 Special Meeting

# I. ADJOURNMENT

# **UPCOMING MEETINGS**

November 27, 2023 – Planning & Zoning Commission Regular (Electronic) Meeting – 7:00 PM

#### **How the Public Hearing Process Works**

Pursuant to Connecticut General Statues, 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 Statues 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.