

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, November 27, 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=cGs1LzRjRHlyUnovZC9HTIN6Q1dTQT09>

Members of the public can submit written comments to Michael.Wrinn@wiltonct.org by noon on November 27, 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#23405** – An application from the Wilton Planning and Zoning Commission to amend the Zoning Regulations to create two (2) new overlay districts and related Zoning Regulations for each of these overlay districts. These overlays are centered on Wilton Danbury Road, between Wolfpit Road and Pimpewaug Road.

New Sections would include a modification of the table of contents to accommodate the new sections and the addition of the following new sections:

a. Section 29-6.G.2 Danbury Road East Overlay District

b. Section 29-6.G.3 Danbury Road West Overlay District

See the following links for application materials:

[REG#23405 | wiltonct](#)

2. **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 \(11.22.2023\) | wiltonct](#)

D. DISCUSSION AND POSSIBLE ACTION ON PUBLIC MEETING ITEMS

1. **Danbury Road Overlay - East**
2. **Danbury Road Overlay - West**
3. **SP#512 – The Lake Club, Inc. – Tennis Court Modification for Pickleball**

E. ACCEPTANCE OF APPLICATIONS

1. **SDP#6-23 – Robert Lupinski**, for property located at 53 Sugarloaf Drive, Assessor’s Map#35, Lot #3; in R-2A Zoning District; consisting of 1.0+/- acres; owned by Robert and Anna Lupinski; to rebuild existing retaining wall and associated site grading.

See the following links for application materials:

[SDP#6-23 - 53 Sugarloaf Drive - 11.20.2023 | wiltonct](#)

F. COMMUNICATIONS/DISCUSSION

1. **REG#23403 – ASML US, LLC**
2. **SP#514 – ASML US, LLC**
3. **SP#513 - Cactus Rose**

4. **EV Charging – Regulation change**
5. **Group/Child Care – Regulation change**
6. **Commissioner Education**
7. **C.G.S. 8-24 Referral – Sewer Main Extension – 440 Danbury Road**

F. APPROVAL OF MINUTES

1. December 11, 2023 – Regular 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 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.