

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 (REVISED 10/6/2023)**

DATE: **Tuesday, October 10, 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 October 10, 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 #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 - Lupinski - All Documents as of 09.20.2023 | wiltonct dpw review - revised development plans - sdp6-23 - 09.20.2023.pdf \(wiltonct.org\)](#)

2. **REG#23404** – To permanently prohibit the operation of adult use cannabis establishments in the town of Wilton

See the following links for application materials:

[REG#23404 - Cannabis | wiltonct](#)

D. DISCUSSION OF POSSIBLE ACTION ON PUBLIC MEETING ITEMS

1. **SDP #6-23 – Robert Lupinski, 53 Sugarloaf Drive**
2. **REG#23404 – Cannabis**

E. PRE-APPLICATIONS

1. **Fuller Development** – 64 Danbury Road; proposed 100-unit multifamily development

See the following links for application materials:

[64 Danbury Road - Fuller Development | wiltonct](#)

F. SITE DEVELOPMENT PLANS

1. **SDP#7-23 - Glengate, 47 Old Ridgefield Road** – modification to landscaping and signage; review and possible vote

See the following link for application materials:

[Glengate - 47 Old Ridgefield Road - File Documents \(October 6, 2023\) | wiltonct](#)

G. COMMUNICATIONS

1. Public Act 23-142 prohibits the requirement that a special permit be obtained for operation of child care center
2. Blight – New state regulations

H. APPROVAL OF MINUTES

1. September 26, 2023 – Regular Meeting

I. ADJOURNMENT

UPCOMING MEETINGS

October 19, 2023 – Planning & Zoning Commission Special 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.