

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, October 23, 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 23, 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#23404 – Cannabis Regulation Change** - Amendment to Section 29-9.L of the Wilton Zoning Regulations to prohibit adult use cannabis establishments in the Town of Wilton, extend the current prohibition, or allow with conditions.

See the following links for application materials:

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

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

POSTPONED TO NOVEMBER 13, 2023 MEETING

3. **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; 167,000 SF addition on the south side of the property.

POSTPONED TO NOVEMBER 13, 2023 MEETING

4. **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, Inc. - File Documents | wiltonct](#)
[PowerPoint Presentation \(wiltonct.org\)](#)

D. DISCUSSION AND POSSIBLE ACTION

1. **REG#23405 – Wilton Center Area Overlay**
 - a. Section 29-6.G.1, Wilton Center Overlay District and Form Based Code
 - b. Section 29-6.G.4, Danbury Road Transit Orientated Development District (TOD) Overlay
2. **REG#23404 – Cannabis Regulation Change**
3. **REG#23403 – ASML US, LLC**
4. **SP#514 – ASML US, LLC, 77 Danbury Road**
5. **SP#512 – The Lake Club, Inc., 175 & 195 Thayer Pond Road**

E. APPROVAL OF MINUTES

1. October 10, 2023 – Regular Meeting

F. ADJOURNMENT

UPCOMING MEETINGS

November 13, 2023 – Planning & Zoning Commission Regular 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.