

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, September 11, 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 September 11, 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.
(POSTPONED TO SEPTEMBER 26, 2023 MEETING)

See the following link for application materials:

[53 Sugar Loaf Drive - SDP #6-23 - Lupinski | wiltonct](#)

2. **REG #23402, MCL Piersall, LLC**, to delete paragraph “o” from Section 29-6.C.3, in order to allow studios of dance, photography, graphic design, painting, or similar artistic endeavors on the first floor of commercial buildings in the Wilton Center Zoning District.

See the following link for application materials:

[zoning_reg_change - piersall - 06.30.2023.pdf \(wiltonct.org\)](#)

D. DISCUSSION OF POSSIBLE ACTION ON PUBLIC MEETING ITEMS

1. **SDP #6-23 – Robert Lupinski**, 53 Sugarloaf Drive
2. **REG #23402, MCL Piersall, LLC**

E. SITE DEVELOPMENT PLANS / POSSIBLE ACTION

1. **SDP #8-23 – Wilton Library**, 137 Old Ridgefield Road; request to add library banners

See the following link for application materials:

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

2. **SDP #7-23 – Glengate**, 47 Old Ridgefield Road; modify signs and landscaping

See the following link for application materials:

[SDP #7-23 - Glengate | wiltonct](#)

F. PRE-APPLICATIONS

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

See the following link for application materials:

[Fuller Development request for second pre-application meeting \(wiltonct.org\)](#)

2. **AMS Acquisitions** - 131 Danbury Road; proposed 208-unit multifamily development

See the following link for application materials:

[131 Danbury Road - File Documents - 09.05.2023 | wiltonct](#)

G. ACCEPTANCE OF APPLICATIONS

1. **SP#513 - Cactus Rose Restaurant** – 5 River Road; legalize 225 SF of seasonal patio under permanent awning

See the following link for application materials:

[5 River Road - Cactus Rose File Documents - 09.05.2023 | wiltonct](#)

2. **SP#514 - ASML US, LLC** – 77 Danbury Road; 167,000 SF addition at south side of building

See the following link for application materials:

[ASML US, LLC - 77 Danbury Road - MICC Building Expansion - File Documents - 09.05.2023 | wiltonct](#)

H. COMMUNICATIONS / REPORTS

1. **Brewery Ordinance**
2. **Cannabis** – Schedule PH on cannabis prohibition – current prohibition ends October 29, 2023

3. **Nissan Dealership – 978 Danbury Road** – Noise complaint/review of conditions of Approval

4. **Education Requirements**

I. FUTURE AGENDA ITEMS

1. **SP#512 – The Lake Club, 175 & 195 Thayer Pond Road**, tennis court modification for tennis and pickleball.

J. APPROVAL OF MINUTES

1. July 24, 2023 – Regular Meeting

K. ADJOURNMENT

UPCOMING MEETINGS

1. Tuesday, September 26, 2023 – Planning and Zoning Commission Regular (Electronic) Meeting

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.