

PLANNING & ZONING  
COMMISSION  
Telephone (203) 563-0185  
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TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

**WILTON PLANNING AND ZONING COMMISSION  
PUBLIC HEARING/REGULAR MEETING  
AGENDA**

DATE: **Tuesday, September 26, 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](mailto:Michael.Wrinn@wiltonct.org) by noon on September 26, 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. **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.

See the following link for application materials:

[ASML US, LLC - SP#514 | wiltonct](#)

3. **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.

See the following link for application materials:

[ASML US, LLC - REG#23403 | wiltonct](#)

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

1. **SDP #6-23 – Robert Lupinski**, 53 Sugarloaf Drive
2. **SP#514 - ASML US, LLC**, 77 Danbury Road
3. **REG#23403 - ASML US, LLC**

#### **E. COMMUNICATIONS / REPORTS**

1. **Cannabis** – Schedule public hearing on cannabis prohibition – current prohibition ends October 29, 2023
2. **Nissan Dealership – 978 Danbury Road** – Noise complaint/review of conditions of Approval
3. **Outdoor Dining** – Discussion of permanent regulation

[permanent\\_outdoor\\_dining\\_memo\\_sept\\_26.pdf \(wiltonct.org\)](#)

**F. FUTURE AGENDA ITEMS**

**J. APPROVAL OF MINUTES**

1. September 11, 2023 – Regular Meeting

**K. ADJOURNMENT**

**UPCOMING MEETINGS**

1. Thursday, September 28, 2023 – Planning & Zoning Commission Special Meeting – Review of Wilton Center Master Plan & Zoning
2. Tuesday, October 10, 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.