

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  
REVISED AGENDA (as of Nov 21, 2018)**

RECEIVED FOR RECORD  
TOWN OF WILTON  
2018 NOV 21 A 10 22  
BY: LK

DATE: Monday, November 26, 2018  
TIME: 7:15 P.M.  
PLACE: Wilton Town Hall Annex, Meeting Room A, 238 Danbury Road, Wilton, CT 06897

**PUBLIC HEARINGS**

At this time interested persons may be heard after being recognized by the Chair of the Commission. See last page of this Agenda for more information on the Public Hearing process.

- 1. SP#449: Applicant:** Wilton Heights, LLC **Application:** To allow stores and shops for the conduct of retail business, pursuant to Section 29-6.C.3.a of zoning regulations; and to allow dwelling units located above street level stores/offices pursuant to Section 29-6.C.4.b of zoning regulations, for property located at 300 Danbury Road and at 3, 7 and 11 Whitewood Lane, and additional properties on Whitewood Lane known as Assessor's Map #58, Lots #37 and #39

Date of Commission Receipt:	9/10/2018
Initial Public Hearing Opening Date:	10/22/2018
Public Hearing Status:	Public comment period is open. Public hearing must close by 11/26/2018 unless applicant consents to extension.

- 2. SP#450: Applicant:** Black Gold Wilton, LLC **Application:** to convert existing motor vehicle service station and 3-bay auto repair to a service station and convenience store per Section 29-6.B.3.p and Section 29-6.E; Parking per Section 29-8.B.5.c.(3) and Off-street loading per Section 29-8.B.7.a; for property located at 210 Danbury Road; in a General Business (GB) Zoning District; Assessor's Map #57, Lot #65-1; consisting of 0.52+/- acres; owned by Power Test Realty Company Limited Partnership.

Date of Commission Receipt:	10/22/2018
Initial Public Hearing Opening Date:	11/13/2018
Public Hearing Status:	Public comment period is open. Public hearing must close by 12/10/2018 unless applicant consents to extension.

**REGULAR MEETING**

**A. CALL TO ORDER  
SEATING OF MEMBERS**

**B. APPROVAL OF MINUTES**

1. November 8, 2018 – Special Meeting (POCD)
2. November 13, 2018 – Regular Meeting

**C. ACCEPTANCE OF NEW APPLICATIONS**

1. **REG#18373: Applicant:** Millstone Property Holdings, LLC **Application:** Proposed text amendments to Sections 29-2.B, 29-5.A.3 and 29-5.A.4 to allow Agritourism as a special permitted use in the Single-Family Residential Districts, and to allow offices accessory to a farm or riding stable as a permitted accessory use

**D. SITE DEVELOPMENT PLAN REVIEW**

**E. PENDING APPLICATIONS**

1. **SP#449: Applicant:** Wilton Heights, LLC **Application:** To allow stores and shops for the conduct of retail business, pursuant to Section 29-6.C.3.a of zoning regulations; and to allow dwelling units located above street level stores/offices pursuant to Section 29-6.C.4.b of zoning regulations, for property located at 300 Danbury Road and at 3, 7 and 11 Whitewood Lane, and additional properties on Whitewood Lane known as Assessor's Map #58, Lots #37 and #39  
*[Application status noted above]*
2. **SP#450: Applicant:** Black Gold Wilton, LLC **Application:** to convert existing motor vehicle service station and 3-bay auto repair to a service station and convenience store per Section 29-6.B.3.p and Section 29-6.E; Parking per Section 29-8.B.5.c.(3) and Off-street loading per Section 29-8.B.7.a; for property located at 210 Danbury Road; in a General Business (GB) Zoning District; Assessor's Map #57, Lot #65-1; consisting of 0.52+/- acres; owned by Power Test Realty Company Limited Partnership.  
*[Application status noted above]*

**F. COMMUNICATIONS**

1. **The Church of Jesus Christ of Latter Day Saints**, 241 Danbury Road and 23 Cricket Lane, Request for Commission interpretation of zoning regulations pertaining to a place of worship in the DRB Zone

2. **MR#148, Mandatory 8-24 Referral, Request from Board of Selectmen for Planning and Zoning Commission review/input concerning a proposal to purchase land in Town right-of-way at 2 Pimpewaug Road**

**G. PLAN OF CONSERVATION AND DEVELOPMENT (POCD) UPDATES**

1. Continuing discussion pertaining to the POCD (as needed)

**H. REPORT FROM PLANNER AND/OR COMMISSION MEMBERS**

**I. FUTURE AGENDA ITEMS**

**J. UPCOMING MEETINGS**

1. Monday, December 10, 2018 – Special POCD Meeting (Annex, Room A, 6:30 PM)
2. Monday, December 10, 2018 – Regular Meeting (Annex, Room A, 7:15 PM)

**K. ADJOURNMENT**

### **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 party are allowed to comment on 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 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.

*Continuances:* Public hearing matters are subject to requests for continuation or withdrawal at any time prior to a scheduled hearing. Inquiries regarding late changes may be made to the Planning and Zoning Department during business hours at (203) 563-0185.