

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: Monday, July 26, 2010  
TIME: 7:15 P.M.  
PLACE: Town Hall Annex, Meeting Room A, 238 Danbury Road, Wilton, CT 06897

**PUBLIC HEARINGS**

1. SP#332A, Polito, 490 Danbury Road, To allow professional offices for non-resident occupants and residential apartments
2. SP#45P, The Lake Club, Inc., 175 and 195 Thayer Pond Road, Add lighting to tennis courts 7 & 8
3. REG#10322, O'Brien Design, 118 Old Ridgefield Road, Amendment to Zoning Regulations Section 29-6.B.3.i to allow more residential units in GB zoning district within 1000 ft from a train station
4. SP#324A, Wilton Commons, 21 Station Road, Modifications to previously approved plans for senior housing
5. SP#190I, Teachers Insurance and Annuity Association of America, 10 Westport Road, To allow for the construction of 197 additional parking spaces

**REGULAR MEETING**

A. CALL TO ORDER  
SEATING OF MEMBERS

B. APPROVAL OF MINUTES

1. July 12, 2010 – Regular Meeting

C. SITE DEVELOPMENT PLAN REVIEW

D. ACCEPTANCE OF NEW APPLICATIONS

E. PENDING APPLICATIONS

1. SP#332A, Polito, 490 Danbury Road, To allow professional offices for non-resident occupants and residential apartments
2. SP#258D, Wilton Retirement Housing, 435 Danbury Road, 16 additional congregate housing units
3. SP#223E, Zackiewicz, 39 Danbury Road (Unit #11), Operation of package store
4. SP#45P, The Lake Club, Inc., 175 and 195 Thayer Pond Road, Add lighting to tennis courts 7 & 8
5. SP#351, Kim & Song Properties, LLC and Song Wilton Properties, LLC, 151 Old Ridgefield Road, Take-out restaurant
6. REG#10322, O'Brien Design, 118 Old Ridgefield Road, Amendment to Zoning Regulations Section 29-6.B.3.i to allow more residential units in GB zoning district within 1000 ft from a train station
7. SP#324A, Wilton Commons, 21 Station Road, Modifications to previously approved plans for senior housing
8. SP#190I, Teachers Insurance and Annuity Association of America, 10 Westport Road, To allow for the construction of 197 additional parking spaces

F. COMMUNICATIONS

1. Discussion pertaining to allowable size of temporary signs
2. Druzhinin/Voitkevich, 55 Pine Ridge Rd, Discussion pertaining to calculation of Har-Tru tennis courts toward site coverage
3. Lucci Electric, Inc., Request for administrative approval of Special Permit to relocate from 681 Danbury Road to 238 Danbury Road

G. REPORT FROM CHAIRMAN AND COMMISSION MEMBERS

H. REPORT FROM PLANNER

I. FUTURE AGENDA ITEMS

1. SP#352, Wood, 104 Olmstead Hill Road, Accessory dwelling unit/pool house  
[P.H. September 13, 2010]
2. SP#293A, Splash Wilton, LLC, 382 Danbury Road, Conversion of two detailing bays  
to oil change bays [P.H. September 13, 2010]

J. ADJOURNMENT