

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 13, 2010
TIME: 7:15 P.M.
PLACE: Town Hall Annex, Meeting Room A, 238 Danbury Road, Wilton, CT 06897

PUBLIC HEARINGS

1. SP#324A, Wilton Commons, 21 Station Road, Modifications to previously approved plans for senior housing
2. SP#190I, Teachers Insurance and Annuity Association of America, 10 Westport Road, To allow for the construction of 197 additional parking spaces
3. SP#352, Wood, 104 Olmstead Hill Road, Accessory dwelling unit/pool house
4. SP#293A, Splash Wilton, LLC, 382 Danbury Road, Conversion of two detailing bays to oil change bays

REGULAR MEETING

- A. CALL TO ORDER
SEATING OF MEMBERS
- B. APPROVAL OF MINUTES
 1. July 26, 2010 – Regular Meeting
- C. SITE DEVELOPMENT PLAN REVIEW
- D. ACCEPTANCE OF NEW APPLICATIONS
 1. SP#294C, Wilton 40/60, LLC, 40 Danbury Road, Antenna installation in stealth

flagpole housing, and telecom equipment cabinets on roof of existing building

2. SP#353, Polito/ROPO, LLC, 490 Danbury Road, To allow professional offices for non-resident occupants and residential apartments in Building #1 and to allow for adaptive use in Building #2
3. REG#10323, Gregory & Adams, To amend Section 29-4.D.1.g, regarding minimum lot size and yard requirements in connection with accessory dwelling units in R-2A single family residential districts for lots that were created by way of approved subdivisions in which undersized lots were created due to lot averaging
4. CHZ#10324, Florio, Request to change zoning at 87 Kent Road from a Residential “R-2A” zoning district to a Residential “R-1A” zoning district

E. PENDING APPLICATIONS

1. SP#332A, Polito, 490 Danbury Road, To allow professional offices for non-resident occupants and residential apartments – APPLICATION WITHDRAWN
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
6. SP#352, Wood, 104 Olmstead Hill Road, Accessory dwelling unit/pool house
7. SP#293A, Splash Wilton, LLC, 382 Danbury Road, Conversion of two detailing bays to oil change bays

F. COMMUNICATIONS

1. Discussion pertaining to allowable size of temporary signs
2. Wilton YMCA, Presentation of “A Community Collaboration to Prevent Childhood Obesity”
3. MR#130, 8-24 Mandatory Referral, Proposed sale of .12-acre Town-owned parcel to Wilton retirement Housing, LLC

- G. REPORT FROM CHAIRMAN AND COMMISSION MEMBERS
- H. REPORT FROM PLANNER
- I. FUTURE AGENDA ITEMS
- J. ADJOURN TO EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION
INVOLVING THE CASE OF GRUMMAN HILL MONTESSORI VS. TOWN OF WILTON
PLANNING AND ZONING COMMISSION