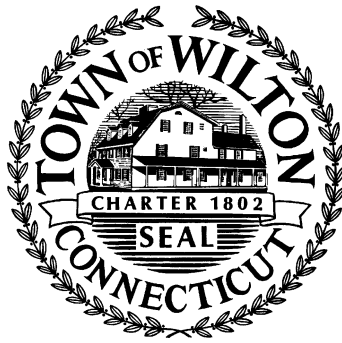


PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

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

DATE: Monday, September 27, 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#294C, MetroPCS NY, LLC, 40 Danbury Road, Antenna installation in stealth flagpole housing, and telecom equipment cabinets on roof of existing building
4. 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

REGULAR MEETING

- A. CALL TO ORDER
SEATING OF MEMBERS
- B. APPROVAL OF MINUTES AND 2011 MEETING SCHEDULE
 1. September 13, 2010 – Regular Meeting
 2. 2011 Meeting Schedule
- C. SITE DEVELOPMENT PLAN REVIEW

D. ACCEPTANCE OF NEW APPLICATIONS

1. SP#354, MetroPCS New York, LLC, 187 Danbury Road, Antenna installation in stealth flagpole housing, and telecom equipment cabinets on roof of existing building

E. PENDING APPLICATIONS

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
5. SP#294C, MetroPCS NY, LLC, 40 Danbury Road, Antenna installation in stealth flagpole housing, and telecom equipment cabinets on roof of existing building
6. 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

F. COMMUNICATIONS

1. Discussion pertaining to allowable size of temporary signs

G. REPORT FROM CHAIRMAN AND COMMISSION MEMBERS

H. REPORT FROM PLANNER

I. FUTURE AGENDA ITEMS

1. 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 [P.H. October 12, 2010]

2. 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
[P.H. October 12, 2010]

J. ADJOURN TO EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION INVOLVING THE CASE OF GRUMMAN HILL MONTESSORI VS. TOWN OF WILTON PLANNING AND ZONING COMMISSION