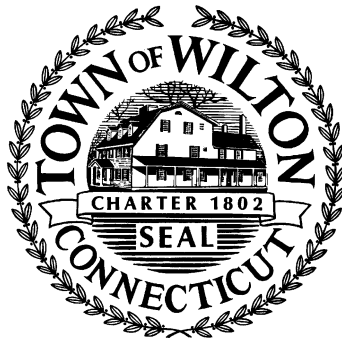


PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

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

DATE: Monday, May 9, 2011
TIME: 7:15 P.M.
PLACE: Town Hall Annex, Meeting Room A, 238 Danbury Road, Wilton, CT 06897

PUBLIC HEARINGS

1. SP#360, Plan B Retail Design, 920 Danbury Road, Expand existing shopping center
2. CHZ#11329, Gueron, Extend Cannon Crossing Overlay District (CXD) on underlying R-2A Zone for property known as Assessor's Map 34, Lot 42
[Continued until May 23, 2011]
3. REG#11330, Gueron, Amendments to Sections 29-2.B.13 and portions of Section 29-6 to establish additional regulatory criteria for the Cannon Crossing (CXD) District
[Continued until May 23, 2011]
4. SP#364, ECS Transportation, 390-392 Danbury Road, Restaurant use
5. SP#365, Building Blocks Early Learning Center, LLC, 59 Danbury Road, Refitting of portion of interior for child day care center

REGULAR MEETING

- A. CALL TO ORDER
SEATING OF MEMBERS
- B. APPROVAL OF MINUTES
 1. April 25, 2011 – Regular Meeting
- C. SITE DEVELOPMENT PLAN REVIEW

D. ACCEPTANCE OF NEW APPLICATIONS

1. SP#368, Standard Petroleum of CT, 287 Danbury Road, Modifications to existing service station and replacement of underground fuel storage tanks within an aquifer protection district
2. SP#369, JP Morgan Chase Bank, 920 Danbury Road, Bank with drive-through facilities
3. SUB#905, Ruddy, 95 Old Boston Road, 2-lot subdivision

E. PENDING APPLICATIONS

1. SP#360, Plan B Retail Design, 920 Danbury Road, Expand existing shopping center
2. CHZ#11329, Gueron, Extend Cannon Crossing Overlay District (CXD) on underlying R-2A Zone for property known as Assessor's Map 34, Lot 42
3. REG#11330, Gueron, Amendments to Sections 29-2.B.13 and portions of Section 29-6 to establish additional regulatory criteria for the Cannon Crossing (CXD) District
4. SP#361, ROPO, LLC, 490 Danbury Road, Professional offices and residential apartments in Building #1, and professional office in Building #2
5. SP#362, ROPO, LLC, 490 Danbury Road, Adaptive use of Building #2 for professional offices
6. SP#364, ECS Transportation, 390-392 Danbury Road, Restaurant use
7. SP#365, Building Blocks Early Learning Center, LLC, 59 Danbury Road, Refitting of portion of interior for child day care center

F. COMMUNICATIONS

1. Meeting with PZC's SWRPA representative, Richard M. Murphy
2. Mandatory Referral (MR#132) pertaining to a gift of land for open space at 5 Dirksen Drive
3. Mandatory Referral (MR#133) pertaining to a scenic road designation for Wampum Hill Road

G. REPORT FROM CHAIRMAN AND COMMISSION MEMBERS

H. REPORT FROM PLANNER

I. FUTURE AGENDA ITEMS

1. REG#11331, Greyrock of Wilton, Amendments to Section 29-5.B.10 of zoning regulations pertaining to affordable housing [P.H. May 23, 2011]
2. SP#366, Teachers Insurance and Annuity Association of America, 10 Westport Road, Construction of 202 surface parking spaces [P.H. May 23, 2011]
3. SDP, Lupinski, 53 Sugar Loaf Drive, Import 1000 yards of fill material to level yard area and build 5' stone wall [Discussion June 13, 2011]
4. SP#367, Wilton Auto Park, LLC, 380 Danbury Road, Automotive sales and service facility [P.H. June 13, 2011]

J. ADJOURNMENT