

From: Contact form at Wilton CT <cmsmailer@civicplus.com>

Sent: Sunday, October 10, 2021 11:00 AM

To: planningzoningcomm <planningzoningcomm@WILTONCT.ORG>

Subject: [Wilton CT] Dangers of Unequal Application Accessory Dwellings (Sent by Lisa Pojano, pojano@yahoo.com)

Hello the Planning and Zoning Commission,

Lisa Pojano (pojano@yahoo.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/203/contact>) at Wilton CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.wiltonct.org/user/203/edit>.

Message:

Esteemed Commissioners of Planning and Zoning,

I am writing you with regard to Accessory Dwellings (ADU's), which can be a great vehicle for providing multi-generational housing. That said, in order to protect the homeowner (now and future), potential renters, and neighbors, ADU's should not be built indiscriminately. I point you to the Town Ordinance related to Accessory Dwellings. Most importantly section g:

"Minimum Lot Size and Yard Requirements: Accessory units shall be located only in structures on lots which are in conformance with minimum area and dimensional requirements of the zoning district within which they are located with the exception that accessory dwelling units may be located on any undersized lot within a two-acre zone that was approved for subdivision or re-subdivision by the Planning and Zoning Commission at a time when lot averaging was permitted under the zoning regulations and the lot was created as a result of lot averaging. The structure which contains the principal accessory unit shall meet all current applicable setback, coverage and bulk requirements. Said exception shall not apply to conservation subdivisions or undersized lots created by way of variance. The undersized lot must be at least 1.8 acres.* "

The exception limitations are clear. Allowing a variance to every rule, would open the door to unequal application of the regulations and a dangerous precedent.

Warm Regards,
Lisa Pojano
59 Range

▪