

ZONING BOARD OF
APPEALS
Telephone (203) 563-0185
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TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

**WILTON ZONING BOARD OF APPEALS
REGULAR MEETING
AGENDA**

DATE: Monday, September 20, 2021
TIME: 7:15 PM
PLACE: **ELECTRONIC MEETING**

Special Notice About Procedures For This Electronic Meeting:

Pursuant to CT Senate Bill 1202, Sections 163-167, there is no physical location for this meeting, as it will be held electronically. To view a live stream of this meeting, go to the Town of Wilton website and follow the link:

<https://us02web.zoom.us/j/85135694294?pwd=MWFpR1RTUGk2bUFPY2F5SzBkU1VGQT09>

Members of the public can submit written comments to Michael.Wrinn@wiltonct.org by noon on September 20, 2021. To participate in the public hearing, public comments can be made by Zoom at the appropriate time by raising one's hand to notify the host of the intent to provide comments. Public participants will be promoted one at a time to provide comments live on Zoom.

A. CALL TO ORDER

B. PUBLIC HEARINGS

1. 21-09-16 CUTLER (APPEAL) 24 DANBURY ROAD

Appeal by Douglas Cutler of Zoning Enforcement Officer's Cease and Desist Order in connection with accessory storage use in the DRB zone. Said property is owned by Douglas Cutler – Better Environments, LLC and consists of .75+/- acre in a Design Retail Business (DRB) Zoning District as shown on Assessor's Map #83, Lot #17.

See the following link for application materials:

[ZBA#21-09-16 - FILE DOCUMENTS | Wilton CT](#)

2. 21-09-18 PERESE (APPEAL) 235 CANNON ROAD

Appeal by Dogan Perese of Zoning Permit #2021-70321 issued on July 14, 2021 for a new single-family residence with 3-car garage, patio with outdoor kitchen, and screened porch. Said property is owned by Kara Kuchar and consists of 3.195+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #7, Lot #23-1.

See the following link for application materials:
[ZBA 21-09-18 - FILE DOCUMENTS | Wilton CT](#)

3. 21-07-15 BRINA 455 THAYER POND ROAD

Request a variance of Section 29-5.D to allow side yard setbacks of 20 feet and 34.3 feet in lieu of the required 40 feet; and to allow building coverage of 12.2% and site coverage of 12.5% in lieu of the permitted coverages of 7% and 12%, respectively; for the construction of a new single-family residence. Said property is owned by Monica C. & Robert Brina & SV and consists of .99+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #128, Lot #18.

See the following link for application materials:
[ZBA 21-07-15 - FILE DOCUMENTS | Wilton CT](#)

4. 21-09-17 MEI 20 FAIRVIEW LANE

Request a variance of Section 29-5.D to allow building coverage of 10.5% and site coverage of 15% in lieu of the permitted coverages of 7% and 12%, respectively. Said property is owned by Tommy Mei and consists of 1.00+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #35, Lot #15.

See the following link for application materials:
[ZBA 21-09-17 - FILE DOCUMENTS | Wilton CT](#)

5. 21-09-19 O'BRIEN/RING'S END INC. 53 DANBURY ROAD

Request a variance of Section 29-5.D to allow a mini split A/C condenser with a 38-foot side yard setback in lieu of the required 50 feet. Said property is owned by Ring's End Incorporated and consists of 0.825+/- acre in a Design Enterprise (DE-5) Zoning District as shown on Assessor's Map #84, Lot #39.

See the following link for application materials:
[ZBA 21-09-19 FILE DOCUMENTS | Wilton CT](#)

C. APPLICATIONS READY FOR REVIEW/ACTION

- | | | | |
|-----------|-----------------|--------------------------------|-----------------------------|
| 1. | 21-09-16 | CUTLER (APPEAL) | 24 DANBURY ROAD |
| 2. | 21-09-18 | PERESE (APPEAL) | 235 CANNON ROAD |
| 3. | 21-07-15 | BRINA | 455 THAYER POND ROAD |
| 4. | 21-09-17 | MEI | 20 FAIRVIEW LANE |
| 5. | 21-09-19 | O'BRIEN/RING'S END INC. | 53 DANBURY ROAD |

D. OTHER BUSINESS

- 1. Approval of Minutes – July 19, 2021**

E. ADJOURNMENT