

PLANNING & ZONING
COMMISSION
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

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

DATE: **Tuesday, February 20, 2024**
TIME: **7:15 PM**
PLACE: **Electronic Meeting**

Special Notice About Procedures For This Electronic Meeting:

Pursuant to Public Act No. 22-3, Remote Meetings, 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/84560806225?pwd=djVFRjNWRV1UitKa2pnTkt1eTJyUT09>

Members of the public can submit written comments to Michael.Wrinn@wiltonct.org by noon on February 20, 2024. 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.

REGULAR MEETING

- A. CALL TO ORDER**
- B. ELECTIONS OF OFFICERS (CHAIR, VICE-CHAIR, AND SECRETARY)**
- C. PUBLIC HEARINGS**

1. #24-1-1 Price 166 Old Huckleberry Road

Request a variance of Section 29-5.1.5.d to allow five stepped retaining walls in a series, in lieu of the maximum number of three stepped retaining walls, and to allow a 4' wide shelf for each shelf in lieu of a 10' wide shelf minimum. Said property is owned by Barry and Jennifer Price and consists of 4.282+/- acres in a Residential (R-2A) Zoning District, as shown on Assessor's Map #126, Lot #6.

See the following links for application materials:

[166 Old Huckleberry Road - Price - ZBA#24-1-1](#)

2. #24-1-2

Perry

1 Dudley Road

Request a variance of Section 29-4.D.1.g and for Section 29-5.D to allow an accessory dwelling unit with a 0.1' front-yard setback of in lieu of the required 40', and to allow a variance of Section 29-4.D.1.a to allow an accessory dwelling unit of 1,237 SF in lieu of one-fourth of the gross floor area of the primary building, which is greater than the 3,017 SF building. Said property is owned by Elizabeth B. Perry and consists of 1.0+/- acres in a Residential (R-1A) Zoning District, as shown on Assessor's Map #55, Map#25.

See the following links for application materials:

[1 Dudley Road - Perry - ZBA#24-1-2](#)

3. #24-1-3

Jones and Hilgeman

14 Nutmeg Lane

Request a variance of Section 29-5.D. to allow a building addition with a roof overhang/eave with a 34.6' side-yard setback in lieu of the required 40', to allow a variance of Section 29-5.D to allow a roof overhang/eave over second floor with a 35.5' side-yard setback in lieu of the required 40' and to allow a variance of Section 29-5.D to allow an awning/overhang over a garage with a 37.5' side-yard setback in lieu of the required 40'. Said property is owned by Gregg Jones and Jan Hilgeman, and consists of 3.39+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #118, Lot #8.

See the following links for application materials:

[14 Nutmeg Lane – Jones and Hilgeman - ZBA#24-1-3](#)

4. #24-2-4

Brewster and Soyland

1086 Ridgefield Road

Request a variance of Section 29-5.D to allow an oil tank with a 4.16' side-yard setback in lieu of the required 40'. Said property is owned by Victoria Brewster and Kristopher Soyland, and consists of 0.53+/- acres in a Residential (R-2A) Zoning District, as shown on Assessor's Map #109, Lot #22.

See the following links for application materials:

[1086 Ridgefield Road – Brewster & Soyland – ZBA#24-2-4](#)

D. APPLICATIONS READY FOR REVIEW/ACTION

- | | | |
|------------|--------------------|--------------------------|
| 1. #24-1-1 | Price | 166 Old Huckleberry Road |
| 2. #24-1-2 | Perry | 1 Dudley Road |
| 3. #24-1-3 | Jones and Hilgeman | 14 Nutmeg Lane |
| 4. #24-1-4 | Brewster & Soyland | 1086 Ridgefield Road |

D. OTHER BUSINESS

Approval of Minutes – January 16, 2024

E. ADJOURNMENT