PLANNING & ZONING COMMISSION Telephone (203) 563-0185 Fax (203) 563-0284



TOWN HALL ANNEX 238 Danbury Road Wilton, Connecticut 06897

# WILTON ZONING BOARD OF APPEALS REGULAR MEETING AGENDA

DATE: Tuesday, January 16, 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=djVFRjNWRVV1UitKa2pnTkt1eTJyUT09

Members of the public can submit written comments to <u>Michael.Wrinn@wiltonct.org</u> by noon on January 16, 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. ELECTION OF OFFICERS
- 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 | wiltonct

# 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 front yard setback of 0.1' 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 | wiltonct

# 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 34.6' setback in lieu of the required 40', and allow a variance of Section 29.5.D to allow a trellis with a 34.5' 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 | wiltonct

### 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

## E. OTHER BUSINESS

Approval of Minutes – December 18, 2023

## E. ADJOURNMENT