

ZONING BOARD  
OF  
APPEALS  
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TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

**WILTON ZONING BOARD OF APPEALS MINUTES \*  
ELECTRONIC REGULAR MEETING (VIA ZOOM)  
MAY 18, 2020**

**PRESENT:** Anthony Cenatiempo, Chairman; Monty Du, Vice-Chairman; Tom Gunther, Secretary; Libby Bufano; Jaclyn Coleman, Alternate; Gerald Holdridge, Alternate

**ABSENT:** Sunila Kapur

**A. CALL TO ORDER**

Mr. Cenatiempo called the Zoom electronic meeting to order at approximately 7:15 P.M.

**B. PUBLIC HEARINGS**

**1. 20-03-02 CAMPBELL 2 LENNON LANE**

Hearing was called to order at approximately 7:15 P.M. Members seated were Bufano, Cenatiempo, Du, Gunther and Coleman.

Present were Steve Campbell and Sonia Stephens.

Hardships were cited, including topographical conditions, specifically that the house is located on top of an elevated slope requiring significant earth manipulation and retaining walls for any other garage siting; location of septic tank on the back side of the house; and the need for more paving if located on the side. It was noted that there would not be any footprint change in connection with the second story addition that is also proposed for the house.

No public comment was received. The Board acknowledged receipt of information submitted by neighbor Meg Sullivan, in opposition to the application.

Hearing closed at approximately 7:39 P.M.

**2. 20-03-03 ROTH/O'BRIEN 249 CHESTNUT HILL RD**

Hearing was called to order at approximately 7:40 P.M. Members seated were Bufano, Cenatiempo, Du, Gunther and Holdridge.

Present were Kevin O'Brien, applicant; and Kate Roth, homeowner.

Ms. Roth explained the family's need for a proposed pool on the property, including the need for physical rehabilitation for one of her children in connection with a recent, serious injury and continuing surgeries, as well as limitations involving another of her children. She referenced 3 letters of support from surrounding neighbors, receipt of which was confirmed by staff.

Hardships were cited by Mr. O'Brien, including the nonconforming nature of the one-acre parcel which is located in a two-acre zone. He explained that the homeowner has reduced the size of the proposed pool so as to minimize building coverage on the plot, and plans to remove portions of the driveway and replace with gravel to reduce overall site coverage on the parcel. He noted that the parcel would be fully compliant with zoning requirements for one-acre lots.

No public comment was received.

Hearing closed at approximately 7:51 P.M.

**C. APPLICATIONS READY FOR REVIEW AND ACTION**

**1. 20-03-02 CAMPBELL 2 LENNON LANE**

Discussion ensued among Board members. It was the consensus of the Board that adequate hardship was not demonstrated, citing available alternative locations on the property that would not require a zoning variance, as well as the option for a smaller-sized garage; in addition to the neighbor's submitted opposition to the application.

**MOTION** was made by Mr. Cenatiempo, seconded by Mr. Gunther, and carried unanimously (5-0) to **deny** the variance(s) as requested, on grounds that sufficient hardship was not demonstrated per hearing testimony and submitted documentation.

**2. 20-03-03 ROTH/O'BRIEN 249 CHESTNUT HILL RD**

Discussion ensued, with the application ultimately being approved as follows:

MOTION was made by Mr. Cenatiempo, seconded by Mr. Gunther, and carried unanimously (5-0) to grant the variance(s) as requested, on grounds that sufficient hardship was demonstrated per hearing testimony as cited earlier. The Board specifically noted the application's compliance with all four required findings per Section 29-13.B.6 of zoning regulations noting, in particular, for the record, the applicant's agreement to reduce existing site coverage on the property.

**D. OTHER BUSINESS**

**1. Minutes – February 18, 2020**

MOTION was made by Ms. Bufano, seconded by Mr. Gunther, and carried (5-0-1) to approve the minutes of February 18, 2020 as written, with Mr. Holdridge abstaining.

**E. ADJOURNMENT**

MOTION was made by Mr. Gunther, seconded by Mr. Cenatiempo, and carried unanimously (6-0) to adjourn at approximately 8:05 P.M.

Respectfully submitted,

Lorraine Russo  
Recording Secretary