

ZONING BOARD  
OF  
APPEALS  
Telephone (203) 563-0185  
Fax (203) 563-0284



TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

**WILTON ZONING BOARD OF APPEALS MINUTES \*  
JUNE 17, 2019 – REGULAR MEETING**

**PRESENT:** Gary Battaglia, Chairman; Anthony Cenatiempo, Vice-Chairman; Tom Gunther, Secretary; Libby Bufano; Tracy Serpa; Rem Bigosinski, Alternate; Jaclyn Coleman, Alternate; Gerald Holdridge, Alternate

**ABSENT:**

**A. CALL TO ORDER**

The meeting was called to order at 7:15 P.M.

**B. PUBLIC HEARINGS**

**1. 19-03-01 1&25 PIMPEWAUG RD, LLC 1&25 PIMPEWAUG RD**

**Withdrawn** at request of applicant.

**2. 19-06-07 DANYLYUK 81 KENSETT DRIVE**

Hearing was called to order at approximately 7:16 P.M.  
Members seated were Battaglia, Bufano, Cenatiempo, Gunther and Serpa.

Present were Mykhaylo and Anna Danylyuk, applicants.

Hardships were cited, including the pre-existing nonconforming nature of the under-sized property, and significant wetlands which limit usability of the parcel. It was further noted that the proposal is to just restructure the roof line, resulting in no change to the existing footprint.

No public comment was received.

Hearing closed at approximately 7:25 P.M.

**3. #19-06-08 UNGER 415 THAYER POND ROAD**

Hearing was called to order at approximately 7:25 P.M.  
Members seated were Battaglia, Bufano, Cenatiempo, Gunther and Serpa.

Present were Bradley and Caroline Unger, applicants.

Hardships were cited, including significant wetlands on the site, topology/slope constraints, location of septic and a buried propane tank, and safety considerations; all of which significantly limit potential locations for the play set. It was further noted that the structure would not be visible from the street and would be located at a substantial distance from adjacent neighbors.

No public comment was received.

Hearing closed at approximately 7:30 P.M.

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

**1. 19-03-01 1&25 PIMPEWAUG RD, LLC 1&25 PIMPEWAUG RD**

**Withdrawn** at request of applicant.

**2. 19-06-07 DANYLYUK 81 KENSETT DRIVE**

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

MOTION was made by Mr. Gunther, seconded by Mr. Cenatiempo, and carried unanimously (5-0) to **grant** the variance as requested, on grounds that sufficient hardship was demonstrated per hearing testimony. The Board specifically noted the application's compliance with all four required findings per Section 29-13.B.6 of zoning regulations.

**3. #19-06-08 UNGER 415 THAYER POND ROAD**

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

MOTION was made by Mr. Cenatiempo, seconded by Ms. Bufano, and carried unanimously (5-0) to **grant** the variance as requested, on grounds that sufficient hardship was demonstrated per hearing testimony. The Board specifically noted the application's compliance with all four required findings per Section 29-13.B.6 of zoning regulations.

**D. OTHER BUSINESS**

**1. Minutes – May 20, 2019**

MOTION was made by Mr. Gunther, seconded by Mr. Cenatiempo, and carried (6-0-2) to approve the minutes of May 20, 2019, with Board members Holdridge and Serpa abstaining.

**E. ADJOURNMENT**

MOTION was made by Mr. Gunther, seconded by Mr. Cenatiempo, and carried unanimously (8-0) to adjourn at approximately 7:45 P.M.

Respectfully submitted,

Lorraine Russo  
Recording Secretary