

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 *
NOVEMBER 18, 2019 – REGULAR MEETING**

PRESENT: Anthony Cenatiempo, Vice-Chairman; Tom Gunther, Secretary; Libby Bufano;
Rem Bigosinski, Alternate; Gerald Holdridge, Alternate

ABSENT: Gary Battaglia (notified intended absence); Jaclyn Coleman, Tracy Serpa

A. CALL TO ORDER

Mr. Cenatiempo, acting as Chair in the absence of Chairman Battaglia, called the meeting to order at 7:15 P.M.

B. PUBLIC HEARINGS

1. #19-11-11 COSTA 43 ST. JOHN'S ROAD

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

Present was Felix Costa, applicant/owner.

An error in the legal notice was corrected for the record such that the incorrect phrase 'of 4.5 feet' was removed from the variance request, correcting the notice to read as follows: "Request a variance of Section 29-5.D to allow a 2nd floor building addition with a 33.1' side yard setback in lieu of the required 40 feet."

Hardships were cited by the applicant, including the pre-existing nonconforming nature of the 1967 property and the desire to convert dead space into livable, heated space by raising the roof line/peak over the garage. Applicant explained that a dormer would be added to the front but there would be no expansion of the existing footprint, noting that a number of nearby properties utilize such space over the garage similarly.

No public comment was offered.

Hearing closed at approximately 7:23 P.M.

**2. #19-11-12 MILLSTONE PROPERTY HOLDINGS, LLC
180 MILLSTONE ROAD**

Hearing was called to order at approximately 7:23 P.M. Members seated were Bigosinski, Bufano, Cenatiempo, Gunther and Holdridge.

Reference was made to the applicant's request to continue the hearing until December 16, 2019.

No public comment was received.

MOTION was made at approximately 7:15 PM by Mr. Gunther, seconded by Mr. Cenatiempo, and carried unanimously (5-0) to continue the hearing until December 16, 2019.

C. APPLICATIONS READY FOR REVIEW AND ACTION

1. #19-11-11 COSTA 43 ST. JOHN'S ROAD

The Board briefly discussed the application, noting hardships including the pre-existing nonconforming nature of the structure which was built closer to the lot line than is currently permitted, and which was sited irregularly on the property.

MOTION was made by Mr. Gunther, seconded by Mr. Holdridge, 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, and the fact that no neighbor objections were raised.

D. OTHER BUSINESS

1. Minutes – October 21, 2019

MOTION was made by Ms. Bufano, seconded by Mr. Gunther, and carried unanimously (5-0) to approve the minutes of October 21, 2019.

E. ADJOURNMENT

MOTION was made by Mr. Gunther, seconded by Ms. Bufano, and carried unanimously (5-0) to adjourn at approximately 7:35 P.M.

Respectfully submitted,

Lorraine Russo, Recording Secretary