

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

**WILTON ZONING BOARD OF APPEALS
REGULAR MEETING
AGENDA (Revised May 13, 2021)**

DATE: Monday, May 17, 2021
TIME: 7:15 PM
PLACE: **ELECTRONIC MEETING**

Special Notice About Procedures For This Electronic Meeting:

Pursuant to the Governor's Executive Order No. 7B, 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/85136993383>

Public comments for Public Hearing agenda items will only be read aloud at the meeting if they (i) are sent to Michael.Wrinn@Wiltonct.org, (ii) state your full name and address, (iii) identify the Public Hearing agenda item to which your comment relates, and (iv) are received during the Public Hearing and before the public comment session on that agenda item ends. Comments on Public Hearing items that do not meet these requirements will be placed in the public file but will not be read aloud during the meeting. Comments not pertaining to Public Hearing items will not be read aloud during the meeting. If you would like to give your Public Hearing comments by participating in real time in the meeting, please send an email by noon on Monday, May 17, 2021 to Michael.Wrinn@Wiltonct.org, stating your name and address and the Public Hearing agenda item to which your comments will relate, and meeting participation details will be emailed to you to enable you to participate in real time in the Public Hearing. Meeting materials are available at www.wiltonct.org on the Zoning Board of Appeals web page under "Current and Upcoming Public Hearings."

**A. CALL TO ORDER
B. PUBLIC HEARINGS**

1. 21-05-07 SMITH 51 OLD HIGHWAY

Request a variance of Section 29-5.D to allow a bluestone patio with a 24-foot rear yard setback in lieu of the required 25 feet; and to allow a patio kitchen counter with a sink and gas grill with a 42-foot rear yard setback in lieu of the required 50 feet; and to allow a patio gas fire pit with a 42-foot rear yard setback in lieu of the required 50 feet. Said property is owned by Linda Smith and consists of 0.74+/- acre in a Residential (R-2A) Zoning District as shown on Assessor's Map #57, Lot #13.

**2. 21-05-08 O'BRIEN/ 250 CANNON RD
CANNONWOODS, LLC**

Request a variance of Section 29-4.B.8.e to allow a 5th driveway on a common driveway in lieu of the maximum of 4 driveways allowed. Said property is owned by Cannonwoods, LLC and consists of 3.04+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #21, Lot #13/7.

3. 21-05-09 GASTON/DWYER 87 OLMSTEAD HILL RD

Request a variance of Section 29-5.D to allow the placement of two 30" square HVAC condensing units with a 42" side yard setback in lieu of the required 50 feet; and to allow a screened porch with a 41'2" side yard setback in lieu of the required 50'. Said property is owned by Alexander Gaston and James Dwyer and consists of 2.17+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #77, Lot #3.

4. 21-05-10 RUSIN 30 HOLLOW TREE PLACE

Request a variance of lot area to allow an accessory dwelling unit – 2 acres required, 1.44+/- acres existing. Said property is owned by Thomas and Katrina Rusin and consists of 1.44+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #128, Lot#28/3.

C. APPLICATIONS READY FOR REVIEW/ACTION

1. 21-05-07 SMITH 51 OLD HIGHWAY

**2. 21-05-08 O'BRIEN/
CANNONWOODS, LLC 250 CANNON RD**

3. 21-05-09 GASTON/DWYER 87 OLMSTEAD HILL RD

4. 21-05-10 RUSIN 30 HOLLOW TREE PL

D. OTHER BUSINESS

- 1. Approval of Minutes – April 19, 2021**
- 2. Discussion of Remote Zoom meetings vs. Hybrid**

E. ADJOURNMENT