

ZONING BOARD OF  
APPEALS  
Telephone (203) 563-0185  
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TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

**WILTON ZONING BOARD OF APPEALS  
REGULAR MEETING  
AGENDA**

**DATE:** Monday, June 21, 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](mailto: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, June 21, 2021 to [Michael.Wrinn@Wiltonct.org](mailto: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](http://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. 21-05-09 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-ft front yard setback in lieu of the required 50 feet; and to allow a screened porch with a 41-ft 2-inch front 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.

**2. 21-06-11 BALASUBRAMANIAM 25 OVERIDGE LN**

Request a variance of Section 29-4.E.2 to allow roof projection of 3.7 ft (north side) and 1.5 ft (south side) in lieu of 1 ft. projection permitted into required setback. Said property is owned by Vikeneswaran Balasubramaniam and consists of 2.02+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #4, Lot #34/1.

**3. 21-06-12 TURNER 69 OLD KINGS HIGHWAY**

Request a variance of Section 29-5.D to allow a building addition with an 18-ft side yard setback in lieu of the required 30 ft. Said property is owned by Nadine M. and Jeffrey W. Turner and consists of 1.02+/- acres in a Residential (R-1A) Zoning District as shown on Assessor's Map #136, Lot #43.

**4. 21-05-06 WILTON CONGREGAT'L CHURCH 70 RIDGEFIELD RD**

Request a variance of Section 29-5.D to permit an emergency generator with front and rear yard setbacks of 10 ft in lieu of the 50 ft required for both, and to permit an increase in maximum building coverage to 18.3% from the existing 17.8%, where a maximum of 7% is permitted, and a variance of Section 29-4.E.5 for a solid fence over 6 feet high from grade within the front and rear yard setback. Said property is owned by Wilton Congregational Church and consists of 1.25+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #74, Lot #18.

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

- |           |                 |                                  |                             |
|-----------|-----------------|----------------------------------|-----------------------------|
| <b>1.</b> | <b>21-05-09</b> | <b>GASTON/DWYER</b>              | <b>87 OLMSTEAD HILL RD</b>  |
| <b>2.</b> | <b>21-06-11</b> | <b>BALASUBRAMANIAM</b>           | <b>25 OVERIDGE LN</b>       |
| <b>3</b>  | <b>21-06-12</b> | <b>TURNER</b>                    | <b>69 OLD KINGS HIGHWAY</b> |
| <b>4.</b> | <b>21-05-06</b> | <b>WILTON CONGREGAT'L CHURCH</b> | <b>70 RIDGEFIELD RD</b>     |

**D. OTHER BUSINESS**

- 1. Approval of Minutes – May 17, 2021**

**E. ADJOURNMENT**