

**From:** [Wrinn, Michael](#)  
**To:** [Callahan, Rich](#)  
**Cc:** [White, Daphne](#)  
**Subject:** FW: second variance request 14 Grumann Avenue  
**Date:** Monday, October 16, 2023 1:53:41 PM  
**Importance:** High

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Pls post, thanks,

MEW

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**From:** Adrienne Saint-Pierre <aesaintpierre@hotmail.com>  
**Sent:** Monday, October 16, 2023 12:51 PM  
**To:** Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>; Barry.rosenberg@bar-curator.com  
**Subject:** Re: second variance request 14 Grumann Avenue

**CAUTION:** This email came from outside the Town network. Is it authentic? Don't click until you are sure.

Dear Mr. Wrinn,

As you know from our recent application, we had an as-built land survey prepared by Ryan and Fauld. The boundaries are the same as they have been since a property division was made in the 1970s, despite what Barbara Pape suggested to us, that we had had the surveyors take some of her land on paper, and that we were dumping material on her property. If she believes the boundaries are no longer the same, she never showed us in what way they are not. Comparing the former and current surveys shows the same boundary lines.

The surveyors marked a few points on our property lines with bright paint and tape. It is easy to see where one point connects to another along our west property line. Therefore, we can see that Ms. Pape is mistaken that the contractors dumped debris on her property. Nothing was put on her property. Frankly, the area behind the garage was a terrible mess when we bought the property, with a rusted lawn mower and other debris, heaps of old brush and branches, and a couple of big, messy piles of unusable stone with "junk" pieces of concrete tossed in. *We had all of that removed.* As we have continued to get rid of invasive weeds, dead limbs, and such on our property, we periodically have our lawn crew remove the pile of branches and brush, which is the responsible thing to do. We leave only good organic material that will break down. The area is now neat and orderly compared to the previous wreckage, and our "back of house" does not encroach upon Ms. Pape's property. In fact this past week the former owners visited and saw the barn and the area behind it and were excited to see it now cleaned up. We are amazed that Ms. Pape would prefer the mess and the heaps of debris and rusted tools.

In regard to the inverters on the rear wall of the barn, as our application explained, we had

initially planned to install baseboard heaters on the second floor of the barn, but then found that the contractor had not been forthcoming about the insulation in the roof and it would be absurdly inefficient and expensive to go that route. We had five heating contractors come out to explain options. It became clear that a mini-split system was the best solution and very efficient. The exterior units are out of view and are extremely quiet. One has to be standing near them to realize they are on—seeing the fan turning is the clue, since they are so quiet. Again, Ms. Pape is incorrect in saying that she is hearing these units. There are woods and understory growth between her property and ours which provide visual screening. We dispute her claims that the presence of the inverters are causing an adverse effect on her, and that we have been dumping material on her property.

We welcome you and or members of the ZBA to view the property.

Sincerely,

Adrienne Saint-Pierre  
Barry Rosenberg

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**From:** Wrinn, Michael <[Michael.Wrinn@WILTONCT.ORG](mailto:Michael.Wrinn@WILTONCT.ORG)>  
**Sent:** Monday, October 16, 2023 12:03 PM  
**To:** [Barry.rosenberg@bar-curator.com](mailto:Barry.rosenberg@bar-curator.com) <[Barry.rosenberg@bar-curator.com](mailto:Barry.rosenberg@bar-curator.com)>; Adrienne Saint-Pierre <[aesaintpierre@hotmail.com](mailto:aesaintpierre@hotmail.com)>  
**Subject:** FW: second variance request 14 Grumann Avenue

For your information

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**From:** BJ Pape <[bjpape@bjpapeandco.com](mailto:bjpape@bjpapeandco.com)>  
**Sent:** Monday, October 16, 2023 11:54 AM  
**To:** Bunting, Timothy <[Timothy.Bunting@WILTONCT.ORG](mailto:Timothy.Bunting@WILTONCT.ORG)>; Wrinn, Michael <[Michael.Wrinn@WILTONCT.ORG](mailto:Michael.Wrinn@WILTONCT.ORG)>  
**Subject:** FW: second variance request 14 Grumann Avenue  
**Importance:** High

**CAUTION:** This email came from outside the Town network. Is it authentic? Don't click until you are sure.

Re the e main below. The word lien should be line. The property line.

Thank you – sorry for the typo.

Barbara Pape, Practicing Affiliate, Appraisal institute  
Certified General Real Estate Appraiser  
President  
B J Pape & Co., Inc.

4 Erdmann Lane  
Wilton CT 06897  
V 203 762 7762  
M 203 984 5404  
[bjpape@optonline.net](mailto:bjpape@optonline.net)  
[bjpape@bjpapeandco.com](mailto:bjpape@bjpapeandco.com)

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**From:** BJ Pape <[bjpape@bjpapeandco.com](mailto:bjpape@bjpapeandco.com)>  
**Sent:** Monday, October 16, 2023 11:33 AM  
**To:** 'timothy.bunting@wiltonct.org' <[timothy.bunting@wiltonct.org](mailto:timothy.bunting@wiltonct.org)>; 'michael.wrinn@wiltonct.org' <[michael.wrinn@wiltonct.org](mailto:michael.wrinn@wiltonct.org)>  
**Subject:** second variance request 14 Grumann Avenue  
**Importance:** High

Dear Mr. Bunting;

There is a property lien dispute regarding 14 Grumman Avenue. The owners contractor over stepped the property line causing an encroachment. The owners indicated their concept of the property lien in violation of the recorded map TC 3100, for the division between 14 Grumman Avenue and my property, 4 Erdmann Lane. Despite attempts to have them correct the actions of their contractor, stones and debris were thrown onto my property and a stone marketing line over stepped the border. No effort to correct this has been forthcoming.

NO variance should be granted, for equipment that has been in place for months until their encroachment is corrected. Additionally, when I wrote in approval of the original variance I was not told I'd be looking at and hearing HVAC installations. I find this adverse to my property.

Thankyou.

Barbara Pape, Practicing Affiliate, Appraisal institute  
Certified General Real Estate Appraiser  
President  
B J Pape & Co., Inc.  
4 Erdmann Lane

Wilton CT 06897

V 203 762 7762

M 203 984 5404

[bjpape@optonline.net](mailto:bjpape@optonline.net)

[bjpape@bjpapeandco.com](mailto:bjpape@bjpapeandco.com)

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