

WILTON ZONING BOARD OF APPEALS - RESIDENTIAL VARIANCE APPLICATION -
ZBA# 23-10-18

Barry A. Rosenberg and Adrienne E. Saint-Pierre, owners
14 Grumman Avenue
WLR MAP# 3425
VOLUME 1996
PAGE 87
TAX MAP # 54
LOT # 20
ACREAGE 1.129

Attached is the information pertaining to a resolution of complaint by neighbor Barbara J. Pape that the mini-split inverters attached to the rear of a carriage barn at 14 Grumman Ave. negatively impact her property. ZBA requested that we discuss and agree on a plan for plantings along a length of the boundary line whereby the view of the inverters from Ms. Pape's pool will be screened, with the understanding that it was not necessary to purchase full-size mature plants, but rather chose types that will grow to the appropriate size.

Detail of Land Survey showing location of plants, and types, heights, and spacing. Planting was completed as of 11/4/23.

Page provided to Ms. Pape listing plant characteristics sought for a shaded woodland area, and the types of plants that best meet the requirements.

Compilation of emails, dated 10/29 and 10/30/23 between Ms. Paper and Ms. Saint-Pierre.

14 Grumman Ave.

(A-1)

1.129 ACRES

Plan of plantings to screen neighbor's view of mini-split inverters.

● = American Cranberry (*Viburnum Trilobum* 'Wentworth')
Grows to 10' x 10'

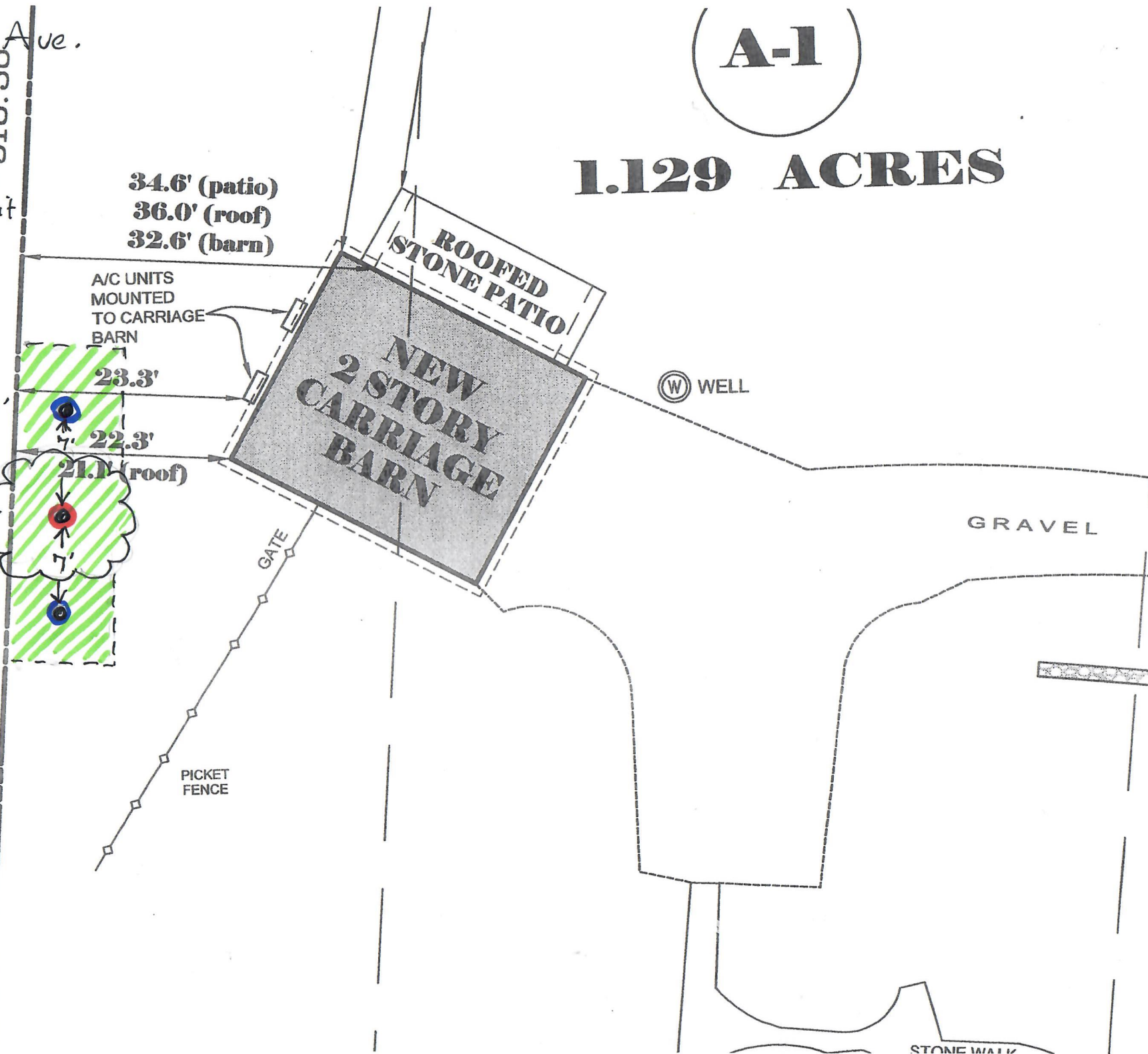
⊙ = Canadian Serviceberry (*Amelanchier Canadensis*)
Grows in vase shape to 20' H.

Spaced 7' apart,
5' feet east
of boundary line.

Serviceberry is
5' 4" H

Cranberries are
 $3\frac{1}{2} + 5\frac{1}{2}$ ' H x
 $3\frac{1}{2} + 4$ ' W,
one of them having
been pruned by the
nursery. Growth
rate = 12"-18" year

/// = area to be
screened



Re: Variance Request ZBA #23-10-18

Vegetative screening to cover approximately a 20-foot span at west property line between 14 Grumman Ave. and 4 Erdmann Lane

Plants should have the following characteristics:

- Grows in shade or filtered shade
- Grows relatively quickly
- Non-invasive
- Height of about 8 – 15 or more feet
- Width of about 6 – 10 feet
- Grows in this hardiness zone
- A native species that is beneficial to wildlife is preferred

Plants with these characteristics and are suited to the woody area include:

Canadian Service Berry, *Amelanchier canadensis* (aka Shadbush)

A native understory tree (or large multi-trunk shrub) that flowers in early spring (April). Grows to about 20-25' High x 10-15' Wide

Oakleaf Hydrangea, *Hydrangea Quercifolia*, various varieties

Has large, dark leaves. Produces large white flowers in summer that can last through winter. Will grow in full shade. Varieties like 'Alice' and 'Snowflake' grow to about 8-10' High.

American Cranberry, *Viburnum trilobum*, "Wentworth"

Produces white lacecap flowers in May, has bright red fruits from late summer into winter. Grows to 10-12' High x 10 -12' Wide
Will grow in partial shade; grows quickly. Makes an excellent choice for privacy screens and informal hedges

Other candidates to investigate further:

Kolkwitzia (aka Beauty Bush)-- may require more sun than that area gets

Schip Laurel, *Prunus laurocerasus* (aka Cherry Laurel)

Elderberry

Re: Variance Request for 14 Grumman Ave. ZBA# 23-10-18

Resolving complaint by neighbor at 4 Erdmann Lane that from her pool she can see the mini-split inverters on the rear of the barn, and her request to deny the variance.

Ms. Pape and I met on 10/29/23 to identify the area of the boundary line that needed to be planted to obscure her view of the inverters. At the meeting, I provided the attached page listing the growing characteristics required and desired, and a list of plants that fulfill these as closely as possible. The options were determined both by my research and by visiting three nurseries and speaking with their horticulturists.

Ms. Pape said she would look at these plants online and let me know. Ms. Pape responded by e-mail that afternoon and the next day, as noted below.

10/29/23

Barbara Pape <bjpape@optonline.net>

You

Adrienne,

The American Cranberry looks like a great choice. Oakleaf Hydrangea is a good second.

I am also a fan of shadbush.

Let me know, I know availability may be an issue.

Barbara

10/29/23

Adrienne Saint-Pierre

Barbara Pape

Great. Yes, "supply" is getting limited at this time of year but I should be able to get a couple decent sized American Cranberry, and Shadbush (Serviceberry) at Olivers, and Reynolds.

If you are okay with these options, I will go ahead and see about getting them soon. I'd prefer to get them in this fall rather than springtime if possible. I will see what I can do.

Adrienne

10/30/23

Barbara Pape <bjpape@optonline.net>

You

Sounds like a good plan. As backup you may try Shemins in Greenwich or Glendale in Milford (both off the Merit/Wilbur Cross.

Barbara

Re: Follow up to ZBA hearing

Adrienne Saint-Pierre <aesaintpierre@hotmail.com>

Mon 10/30/2023 1:50 PM

To: Barbara Pape <bjpape@optonline.net>

Thanks for the suggestions. I have a close colleague who lives in Milford and probably is familiar with Glendale.

Adrienne

From: Barbara Pape <bjpape@optonline.net>

Sent: Monday, October 30, 2023 8:21 AM

To: 'Adrienne Saint-Pierre' <aesaintpierre@hotmail.com>

Subject: RE: Follow up to ZBA hearing

Sounds like a good plan. As backup you may try Shemins in Greenwich or Glendale in Milford (both off the Merit/Wilbur Cross.

Barbara

From: Adrienne Saint-Pierre <aesaintpierre@hotmail.com>

Sent: Sunday, October 29, 2023 6:04 PM

To: Barbara Pape <bjpape@optonline.net>

Subject: Re: Follow up to ZBA hearing

Great. Yes, "supply" is getting limited at this time of year but I should be able to get a couple decent sized American Cranberry, and Shadbush at Olivers, and Reynolds.

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Adrienne

From: Barbara Pape <bjpape@optonline.net>

Sent: Sunday, October 29, 2023 11:10 AM

To: 'Adrienne Saint-Pierre' <aesaintpierre@hotmail.com>

Subject: RE: Follow up to ZBA hearing

Adrienne,

The American Cranberry looks like a great choice. Oakleaf Hydrangea is a good second.

I am also a fan of shadbush.

Let me know, I know availability may be an issue.

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From: Adrienne Saint-Pierre <aesaintpierre@hotmail.com>