

WILTON ZONING BOARD OF APPEALS - RESIDENTIAL VARIANCE APPLICATION - ZBA#
--

Please consult the Zoning Regulations when applying for a variance, particularly Section 29-13.

Please TYPE or print clearly... (See last 2 pages for brief explanation.)

FRANK C TOMAS	1 WAMPUM HILL ROAD, WILTON, CT 06897
APPLICANT'S NAME	ADDRESS
FRANK C TOMAS	1 WAMPUM HILL ROAD, WILTON, CT 06897
OWNER'S NAME	ADDRESS
1 WAMPUM HILL ROAD, WILTON, CT 06897	R-2A RESIDENCE
PROPERTY LOCATION	ZONING DISTRICT
2846 2423 656	7 8 2.129
WLR MAP# VOLUME PAGE	TAX MAP # LOT # ACREAGE

VARIANCE DESCRIPTION: In the space below, please state concisely the section(s) of the Zoning Regulations proposed to be varied and the specific variance requested (i.e: Request a variance of Section 29-__ to allow ____ (an addition, a pool, average lot width, or whatever) with ____ in lieu of the required _____. For instance, a variance request for a building addition that encroaches into the required fifty foot rear setback area by 7 feet would read as follows: "Request a variance of Section 29-5.D to allow a building addition with a 43 foot rear yard setback in lieu of the required 50 feet." ATTACH SEPARATE SHEETS AS REQUIRED.

Request a variance of Section 29-5.D to allow a building alteration with a 33.3 foot side yard setback in lieu of the required 40 feet.

HARDSHIP DESCRIPTION: In the space below, state the specific conditions pertaining to the perceived "exceptional difficulty or unusual hardship" with respect to the parcel of land, not generally encountered within the zoning district, which would make development in full accordance with the existing Zoning Regulations extremely difficult. ATTACH SEPARATE SHEETS AS REQUIRED.

THE EXISTING STRUCTURE IS PRESENTLY IN THE SIDE SETBACK. THE PROPOSED ALTERATION IS TO CHANGE THE PITCH OF THE EXISTING ROOF TO A STEEPER PITCH. THE EXISTING FOOTPRINT OF THE STRUCTURE WILL REMAIN AND THE BUILDING HEIGHT WILL BE CONFORMING TO THE ZONING REGULATIONS.

THE FOLLOWING MATERIAL SHALL BE ATTACHED: (see last 2 pages for brief explanation)

All submitted plans and documents shall bear the signature, seal and license number, as appropriate, of the professional responsible for preparing each item.

All plans shall be collated into sets (either clipped or stapled), with maps folded (not rolled).

SUBMIT TEN (10) **COLLATED** SETS (INCLUDING 1 ORIGINAL SET) OF THE FOLLOWING DOCUMENTS:

- ☒ APPLICATION FORM
- ☒ LIST OF OWNERS WITHIN 500' of the subject property as shown by Tax Map & Lot #.
- ☒ A-2 SURVEY of the subject property showing all existing building and site conditions.
- ☒ SITE DEVELOPMENT PLAN showing all proposed additions, amendments and/or site improvements, including building elevations, septic systems, wells, and all measurements pertaining to the application, such as location and distance(s) of proposed structures and/or improvements from the subject property lines.
- ☒ LOCATION MAP at a scale of 1"=800' or less. Said map shall identify the site location and shall show the surrounding area and streets.
- ☒ DIRECTIONS to subject property from Town Hall, 238 Danbury Road, Wilton, CT (e.g. hand-written, computer-generated or similar).

NONE LIST OF PREVIOUS ZONING VARIANCES describing any variances and the action taken.

- ☒ PHOTOGRAPHS of property showing building and site conditions from all geographic perspectives.

ALSO SUBMIT:

- ☒ ONE COPY OF DEED INCLUDED WITH ORIGINAL SET ONLY (Obtain in Town Clerk's Office)
- ☐ ONE #10 TOWN OF WILTON ENVELOPE, provided by the Town at time of application submission, addressed to each owner of real property within 500' (see attached instructions)
- ☒ TWO #10 (4"x 9.5") PLAIN ENVELOPES addressed to the applicant (No Return Address)
- ☒ \$310 FILING FEE payable to: Town of Wilton

IS THE SUBJECT PROPERTY LOCATED WITHIN 500 FEET OF THE MUNICIPAL BORDER? ☒ YES or NO

IS THE SUBJECT PROPERTY LOCATED WITHIN THE PUBLIC WATER SUPPLY WATERSHED BOUNDARY?
YES or NO [If YES, contact Planning & Zoning Dept for DPH Addendum Form.]

IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN? YES or ☒ NO


WHEN WAS THE SUBJECT PROPERTY PURCHASED? 2015


IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1955

SITE COVERAGE PROPOSED: 12.0%
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: 6.5%
(AS PERCENTAGE OF SITE)

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Board have been submitted.
THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

 5-26-2020 tomas landscape@yahoo.com 203 395-4545
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

 5-26-2020 203-395-4545
OWNER'S SIGNATURE DATE TELEPHONE

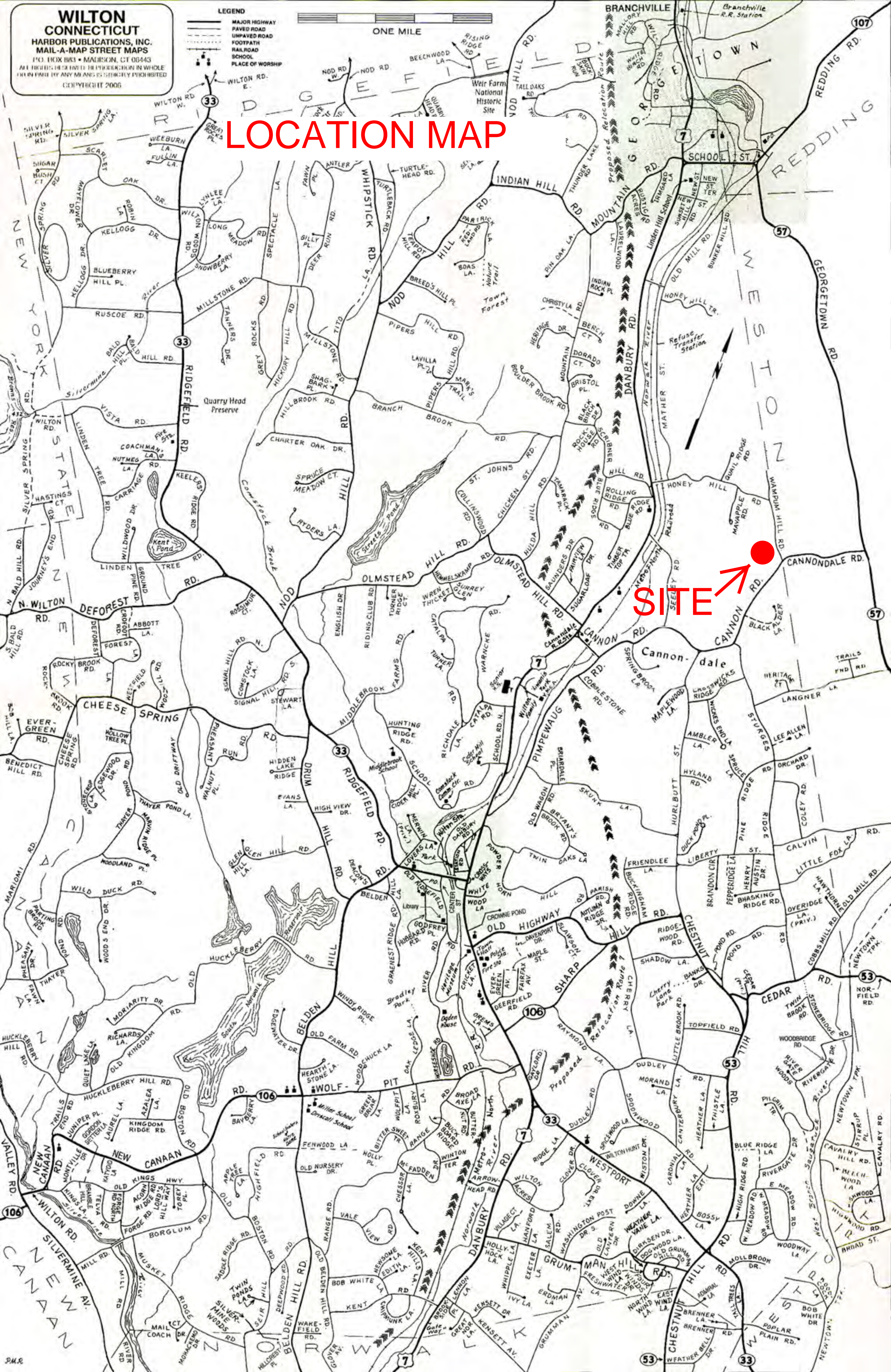
WILTON CONNECTICUT
HARBOR PUBLICATIONS, INC.
MAIL-A-MAP STREET MAPS
P.O. BOX 885 • WILTON, CT 06443
ALL RIGHTS RESERVED. REPRODUCTION IN WHOLE OR IN PART BY ANY MEANS IS STRICTLY PROHIBITED.
COPYRIGHT 2006

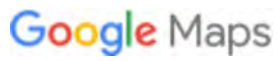
- LEGEND**
- MAJOR HIGHWAY
 - PAVED ROAD
 - UNPAVED ROAD
 - FOOTPATH
 - RAILROAD
 - SCHOOL
 - PLACE OF WORSHIP

ONE MILE

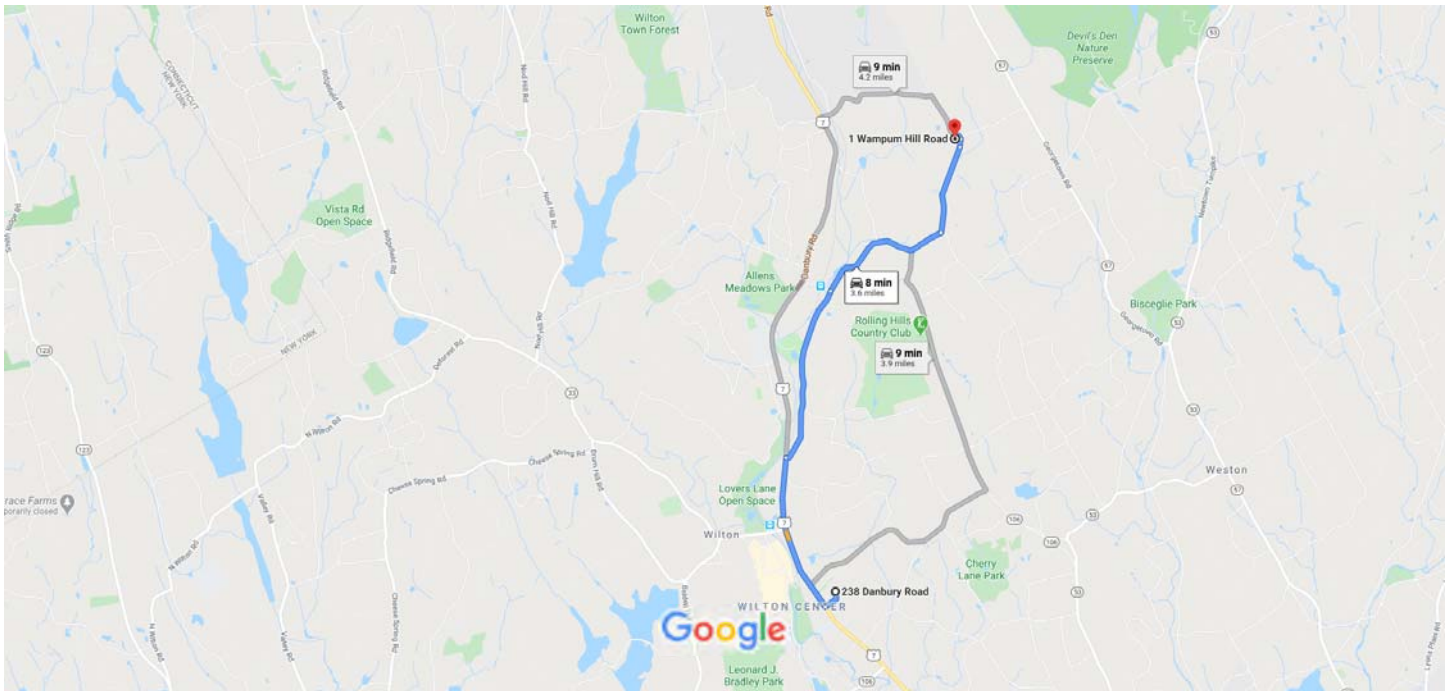
LOCATION MAP

SITE





238 Danbury Road, Wilton, CT to 1 Wampum Hill Rd, Drive 3.6 miles, 8 min
Wilton, CT 06897



Map data ©2020 2000 ft

238 Danbury Rd




Wilton, CT 06897

Continue to US-7 N

- 43 s (0.1 mi)
 - ↑ 1. Head southwest toward US-7 N
- 82 ft
 - ↶ 2. Turn left toward US-7 N
- 72 ft
 - ↷ 3. Turn right toward US-7 N
- 0.1 mi
 - ↷ 4. Turn right onto US-7 N
- 2 min (0.9 mi)

Follow Pimpewaug Rd and Cannon Rd to Wampum Hill Rd

- 5 min (2.5 mi)
 - ↷ 5. Turn right onto Pimpewaug Rd
- 1.1 mi
 - ↑ 6. Continue onto Cannon Rd
- 0.8 mi
 - ↶ 7. Turn left to stay on Cannon Rd
- 0.5 mi

-  8. Continue onto Cannondale Rd
-
- 279 ft
-  9. Turn left onto Wampum Hill Rd
-  Destination will be on the left
-
- 184 ft

1 Wampum Hill Rd

Wilton, CT 06897

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

OWNERS LIST
WITHIN 500' OF PROPERTY

Subject property: FRANK A. TOMAS
1 WAMPUM HILL ROAD
WILTON, CT

TOWN OF WILTON

TAX MAP	TAX BLK-LOT	OWNER
8	1	WAMPUM HILL, LLC c/o BARBARA BELKNAP 17 EAST 96 TH STREET, APT 16-C NEW YORK, NY 10128
7	7	MERN PALMER-SMITH 320 CANNON ROAD WILTON, CT 06897
7	6	HOWARD B. CORSA, JR. & JOAN CORSA 312 CANNON ROAD WILTON, CT 06897
7	4-2	RONALD DOBEY 298 CANNON ROAD WILTON, CT 06897
7	4	JONATHAN & BARBARA GEDDIS WOOTEN 296 CANNON ROAD WILTON, CT 06897
7	19	DAVID TOIVO REMES & PATRICIA SHE REMES 69 BLACK ALDER LANE WILTON, CT 06897
7	11	MICHAEL A. & ELIZABETH H. MARCEL 303 CANNON ROAD WILTON, CT 06897
7	24	SCOTT L. & ELIZABETH A. LUBLINER 313 CANNON ROAD WILTON, CT 06897

TOWN OF WESTON

TAX MAP	TAX BLK-LOT	OWNER
1	3-116	WAMPUM HILL, LLC c/o BARBARA BELKNAP 17 EAST 96 TH STREET, APT 16-C NEW YORK, NY 10128
13	1-1	ROBERT L. BELKNAP c/o BARBARA BELKNAP 17 EAST 96 TH STREET, APT 16-C NEW YORK, NY 10128
13	1-2	ARVID A. BRANDSTROM 85 ETHAN ALLEN HIGHWAY RIDGEFIELD, CT 06877
13	2-1	JAMES & CHRISTINE LOMUSCIO 42 CANNONDALE ROAD WESTON, CT 06883
13	2-2	WAYNE H. MILLER, II & RASHIDA MILLER 36 CANNONDALE ROAD WESTON, CT 06883
13	2-3	JOZEF WAWRZACZ 32 CANNONDALE ROAD WESTON, CT 06883
13	2-4	WILLIAM I. SWIDERGAL 7 BROOKWOOD LANE WESTON, CT 06883
13	2-42	SCOTT L. & ELIZABETH A. LUBLINER 48 CANNONDALE ROAD WESTON, CT 06883
13	2-41	MARC & STACY BARENBERG 15 BROOKWOOD LANE WESTON, CT 06883

INFORMATION TAKEN FROM TAX ASSESSOR'S RECORDS - TOWNS OF WILTON and WESTON
MAY 21, 2020

Return to:
Harvey Melzer, Esq.
51 Locust Avenue, Suite 306
New Canaan, CT 06840

00137151
VOL: 2423 PG: 656

WARRANTY DEED
(Statutory Form)

Joseph F. Tomas [Grantor], for the consideration of **One (\$1.00) Dollar and other valuable consideration** paid, grants to **Frank C. Tomas [Grantee]**, all that certain property situated in the Towns of Wilton and Weston, County of Fairfield and State of Connecticut, known as **1 Wampum Hill Road, Wilton, Connecticut**, with WARRANTY COVENANTS, more particularly described as follows:

ALL THAT CERTAIN piece, parcel or tract of land situated in the Towns of Wilton and Weston, County of Fairfield and State of Connecticut, together with the buildings and improvements thereon, and shown and designated as "Lot #1 2.13 Ac." on a map entitled "Map Prepared For Patrick A. and Aurore Fortin Wilton and Weston, Connecticut Two Acre Zone Total Area =4.259 Acres" which map is on file in the Town Clerks office of the Town of Wilton and therein numbered Map No. 2846, reference thereto hereby being made for a more particular description.

The premises are conveyed subject to the following:

1. Any restrictions or limitations imposed by governmental authority, including the zoning and planning rules and regulations of the Town of Wilton.
2. Any restrictions or limitations imposed by governmental authority, including the zoning and planning rules and regulations of the Town of Weston.
3. Taxes of the Town of Wilton next becoming due and payable.
4. Taxes of the Town of Weston next becoming due and payable.
5. Rights of others in and to any stream, pond, or other body of water located on, abutting or running through the premises.

No Conveyance Tax Collected
Lori A. Kaback
Town Clerk of Wilton

00137151

VOL: 2423 PG: 657

Signed this 7th day of May, 2015.

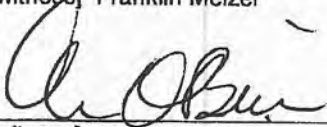
Witnesses



[witness] Franklin Melzer



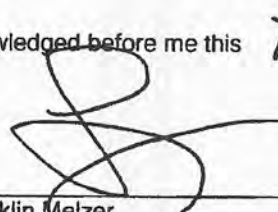
Joseph F. Tomas



[witness] Ann O'Brien

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss. New Canaan

The foregoing instrument was acknowledged before me this 7th day of May, 2015, by Joseph F. Tomas [Grantor].



Franklin Melzer
Commissioner of the Superior Court

Received For Record
May 15, 2015 AT 10:29A
Lori A. Kaback
Wilton Town Clerk

Record and return to:
Franklin Melzer, Esq.
Old Republic Title Insurance Company
75 Kings Highway Cutoff
Fairfield, CT 06824

000084385 Bk:01640
Pg:00071

EXECUTOR'S DEED

We, **PATRICK J. FORTIN** and **IRENE F. CARLSON**, duly qualified and authorized Co-Executors of the Last Will and Testament of **PATRICK A. FORTIN** and **AUORE M. FORTIN**, late of Wilton, Connecticut, for the consideration of **SEVEN HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$775,000.00)** paid, grant to **JOSEPH F. TOMAS** and **FRANK C. TOMAS**, of 39 Friendlee Lane, Wilton, Connecticut, AS TENANTS IN COMMON, WITH EXECUTOR'S COVENANTS

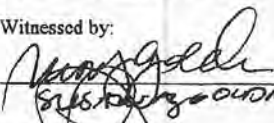
ALL THAT CERTAIN piece, parcel or tract of land, with the buildings and improvements thereon, situated in the Towns of Wilton and Weston, County of Fairfield and State of Connecticut, shown and designated as "Lot #1 2.13 Ac." on that certain map entitled "Map Prepared For Patrick A. and Aurore Fortin Wilton and Weston, Connecticut Two Acre Zone Total Area = 4.259 Acres" on file in the Office of the Town Clerk of the Town of Wilton as Map No. 2846, reference thereto being made for a more particular description.

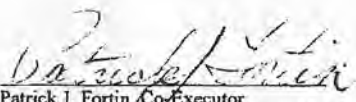
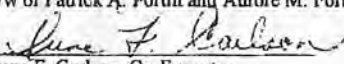
The Premises are subject to such liens and encumbrances as are set forth below:

1. Any restrictions or limitations imposed or to be imposed by governmental authority, including, but not limited to, laws and regulations pertaining to environment, toxic hazards, zoning and planning and inland wetlands and watercourses, of the Town of Wilton and the Town of Weston, State of Connecticut and United States of America and any agency thereof.
2. Taxes of the Town of Wilton and the Town of Weston hereafter due and payable.
3. Sewer maintenance charges, water rents, fire district taxes, special assessments, public improvement assessments and any unpaid installments thereof, hereafter due and payable.
4. Riparian rights of others in and to any stream, pond, or other body of water located on, abutting or running through the premises.

Signed this 24th day of November, 2003.

Witnessed by:

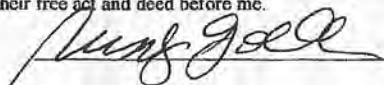

Franklin Melzer


Patrick J. Fortin, Co-Executor
u/w of Patrick A. Fortin and Aurore M. Fortin

Irene F. Carlson, Co-Executor
u/w of Patrick A. Fortin and Aurore M. Fortin

State of Connecticut)
County of ~~FAIRFIELD~~ ss: WILTON

November 29, 2003

Personally appeared Patrick J. Fortin and Irene F. Carlson, Co-Executors u/w of Patrick A. Fortin and Aurore M. Fortin, signers and sealers of the foregoing instrument, who acknowledged that they executed the same in the capacity and for the purpose therein stated, and that the same is their free act and deed before me.


Commissioner of the Superior Court
Notary Public
My commission expires: _____

RECEIVED FOR RECORD 11/24/2003
AT 02:39:43PM
ATTEST: Bettie Joan Rasognetti

TOWN CLERK

State:3875.00 TOWN:1937.50
Bettie Joan Rasognetti
Town Clerk of Wilton

Conveyance Tax Collected

SCHEDULE A

ALL THAT CERTAIN piece, parcel or tract of land situated in the Towns of Wilton and Weston, County of Fairfield and State of Connecticut, shown and designated as "Lot #1 2.13 Ac." on that certain map entitled, "Map Prepared for Patrick A. and Aurore Fortin Wilton and Weston, Connecticut Two Acre Zone Total Area 4.259 Acres" on file in the Office of the Town Clerk of the Town of Wilton as Map No. 2846, reference thereto being made for a more particular description.

Received For Record
Jul 21, 2008 AT 09:27A
ATTEST: Bettie J. Rasognetti
Wilton Town Clerk

F:\Litigation\Grenier, Marc\Domestic\Tomas, Daniela\Is pendens.doc

00137152

When recorded, return to:
Norwich Commercial Group, Inc. D/B/A Norcom Mortgage
Attn: Final Documents
38 Security Drive
Avon, CT 06001

VOL: 2423 PG: 658

Title Order No.: CT5247015CL-RH

LOAN #: 15030015073

[Space Above This Line For Recording Data]

OPEN-END MORTGAGE DEED

MIN 1004985-6637005046-7
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated May 11, 2015, together with all Riders to this document.
(B) "Borrower" is FRANK C TOMAS.

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is Norwich Commercial Group, Inc. D/B/A Norcom Mortgage.

Lender is a Corporation,
Connecticut
Avon, CT 06001.

organized and existing under the laws of
Lender's address is 38 Security Drive,

(E) "Note" means the promissory note signed by Borrower and dated May 11, 2015. The Note states that Borrower owes Lender **FOUR HUNDRED EIGHTY THREE THOUSAND AND NO/100****** Dollars (U.S. \$483,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **June 1, 2030**.

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [specify] |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |
| <input type="checkbox"/> V.A. Rider | | |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

CONNECTICUT—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3007 1/01
Ellie Mae, Inc.

Page 1 of 9

CTEDEED 0315
CTEDEED
05/11/2015 12:52 PM PST



LOAN #: 15030015073

Borrower to acceleration and foreclosure or sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke any of the remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

23. Release. Upon payment and discharge of all sums secured by this Security Instrument, this Security Instrument shall become null and void and Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

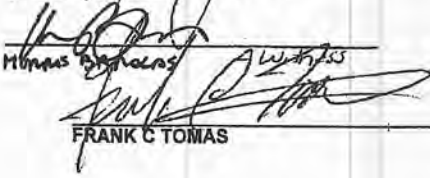
24. Waivers. Borrower waives all rights of homestead exemption in, and statutory redemption of, the Property and all right of appraisalment of the Property and relinquishes all rights of curtesy and dower in the Property.

25. Future Advances. Lender is specifically permitted, at its option and in its discretion, to make additional loans and future advances under this Security Instrument as contemplated by Section 49-2(c) of the Connecticut General Statutes, and shall have all rights, powers and protections allowed thereunder.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:


Harvey Melzer, Witness


FRANK C. TOMAS

5/11/15 (Seal)
DATE

State of CT SS: New Canaan
County of Fairfield

On this 11th day of MAY, 2015, before me, Harvey Melzer, the undersigned officer, personally appeared FRANK C. TOMAS, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.


HARVEY MELZER
Commissioner of the Superior Court

Lender: Norwich Commercial Group, Inc. D/B/A Norcom Mortgage
NMLS ID: 71655
Loan Originator: Manny Silva Gomes
NMLS ID: 105339



00137152

VOL: 2423 PG: 667

SCHEDULE A

1 Wampum Hill Road, Wilton, CT

ALL THAT CERTAIN piece, parcel or tract of land situated in the Towns of Wilton and Weston, County of Fairfield and State of Connecticut, together with the buildings and improvements thereon, and shown and designated as "Lot #1 2.13 Ac." on a map entitled "Map Prepared For Patrick A. and Aurore Fortin Wilton and Weston, Connecticut Two Acre Zone Total Area =4.259 Acres" which map is on file in the Town Clerks office of the Town of Wilton and therein numbered Map No. 2846, reference thereto hereby being made for a more particular description.

Received For Record
May 15, 2015 AT 10:29A
Lori A. Koback
Wilton Town Clerk

ZONING BOARD OF APPEALS
TOWN OF WILTON, CONNECTICUT
Town Hall Annex, 238 Danbury Road, Wilton, CT 06897

HELPFUL INFORMATION FOR VARIANCE APPLICATIONS

1. WHAT IS A VARIANCE? A VARIANCE is an exception granted by the Zoning Board of Appeals (ZBA) from the terms or standards of the Zoning Regulations for an individual property where, because of special conditions, a literal enforcement of the Regulations would result in exceptional difficulty or unusual hardship. However, a variance MUST still be in harmony with the general intent of the Town's Plan of Conservation and Development and not contrary to public welfare.
2. The granting of a VARIANCE is a fine balance between attempting to maintain the Town's Plan of Conservation and Development of uniformly regulated districts, and the need to provide relief from the terms or standards in individual circumstances. VARIANCES are granted only for individual parcels and for particular purposes.
3. It is the applicant's obligation to present and establish hardship. Financial impacts or self-created conditions or an inability to use a property at its maximum potential or reasons that the proposed change would not adversely affect the neighborhood are not considered a hardship in this context. Hardship is generally seen as a physical or restrictive imposition beyond the reasonable control of the owner.
4. The ZBA may attach conditions to a granted VARIANCE in order to make them more in harmony with the purpose of the Zoning Regulations. Typical conditions that could be attached to a setback variance might include the installation of a screen or buffer.
5. Prior to making an application for a residential or commercial variance, please consult with the office staff and become familiar with the current Zoning Regulations which apply towards the property or project in question. The office staff can help answer questions and guide you in finding the information required for a complete application. Professional land or Resource Planners and Land Use Attorneys may also be helpful.
6. Complete applications for either a RESIDENTIAL or COMMERCIAL PROPERTY VARIANCE are received in the ZBA Office, located within the Planning and Zoning (P&Z) Office in the Town Hall Annex, 238 Danbury Road, Wilton, CT, 06897. The office is open Monday through Friday, 8:00 A.M. to 4:00 P.M. Telephone: (203) 563-0185.
7. Please TYPE or print clearly all materials and application forms.
8. The deadline for receipt of a completed application is THE TWENTY FIFTH (25) of EACH MONTH; for eligibility for a PUBLIC HEARING the following month. Only a complete application can be accepted.
9. The ZBA has scheduled meetings on the third Monday of each month, excluding August and concurrent holidays. A copy of the official meeting schedule may be obtained in the Town Clerk's Office or the P&Z Office.
10. Much of the required information may be found by researching the land records located within the P&Z Office, the Town Clerk's Office and the Assessor's Office. A public access computer is available in both the P&Z Office and the Assessor's Office.

BRIEF EXPLANATION OF REQUIRED APPLICATION MATERIALS

<u>WLR MAP #</u>	Wilton Land Record map number filed in the Town Clerk's Office.
-------------------------	---

<u>VOLUME and PAGE</u>	Deed reference filed in the Town Clerk's Office.
-------------------------------	--

<u>TAX MAP #, LOT #</u>	Refers to Assessor map records.
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<u>ACREAGE</u>	Refers to the acreage of the subject parcel.
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<u>LOCATION MAP</u>	May be a photocopy of Town maps, indicating subject parcel.
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<u>CLASS A-2 SURVEY MAP</u>	Prepared by a licensed Connecticut Land Surveyor. Consult the Town Clerk's Office for filed surveys in the Wilton Land Records.
------------------------------------	---

<u>SITE DEVELOPMENT PLAN</u>	A map drawn to scale and in tandem with the above survey showing the existing and proposed conditions, including building elevations.
-------------------------------------	---

<u>LIST OF PREVIOUS ZONING VARIANCES</u>	Recorded in the Town Clerk's Office and with the P&Z Office.
---	--

<u>LIST OF OWNERS WITHIN 500'</u>	Name and <u>mailing</u> address of the owners of properties within 500 feet of the subject property, including public and semi-public parcels.
--	--

<u>ONE #10 ENVELOPE</u>	Based on the above list of owners, please leave the return address blank.
--------------------------------	---

INSTRUCTIONS FOR ENVELOPES:

Envelopes to listed property owners:

The Planning and Zoning Department will provide one (1) #10 TOWN OF WILTON envelope for each listed property owner. Approximately two weeks prior to your scheduled hearing, we will email you a copy of the legal notice, and you will need to include a photocopy of the notice in each envelope.

Please either highlight or circle your application number on the notice so that neighbors can easily identify the relevant application.

Completed envelopes MUST be mailed by the applicant with a “Certificate of Mailing” for each envelope no later than seven (7) business days prior to the hearing. The U.S. Postal Service can assist you with this process. The Certificate of Mailing verifications must be returned to the Planning and Zoning Department prior to the hearing.

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

ADDENDUM TO APPLICATION – NOTICE TO WATER COMPANY & CT DEPT. OF PUBLIC HEALTH

Section 8-31 of the Connecticut General Statutes states, in part, “When an applicant files with the Zoning Commission, Planning and Zoning Commission or Zoning Board of Appeals of any municipality an application, petition, request or plan concerning any project on any site which is within the watershed of a water company, as defined in Section 25-32a, the applicant shall provide written notice of the application, petition, request or plan to the water company...Such notice shall be made by certified mail, return receipt requested, and shall be made within seven days of the date of the application...”

The watershed map is located in the Planning and Zoning Office in the Town Hall Annex.

The certified letter should state the address of the property and the intention of the application. It is helpful to include a project plan, although not required.

The address is either:

SNEW
South Norwalk Electric and Water Company
164 Old Boston Road
Wilton, CT 06897
CT#1030021
South Norwalk Reservoir/City Lake
Pope’s Pond/Street’s Pond

First Taxing Dist. Water Department
12 New Canaan Avenue
Norwalk, CT 06851

CT#103011
Brown’s Reservoir

Public Water Supply Watershed or Aquifer Area Project Notification

Under the Public Act 06-53 notification requirement, applicants with projects in public water supply watersheds or aquifer protection areas must notify the CTDPH in addition to the project area water company.

The CT DPH Drinking Water Section prefers applicants use the listed website to satisfy the notification requirement. You may access the online PA 0653 Notification Form on the Source Water Protection Program website: http://www.dir.ct.gov/dph/water/web_form.htm

Correspondence to the Aquarion Water Company involving activates located within a state-designated aquifer protection district may be sent certified/return receipt mail to: Aquarion Water Company of Connecticut, Environmental Supervisor, Division of Environmental Management, 714 Black Rock Turnpike, Easton, CT 06612.

ZONING BOARD OF APPEALS

Telephone (203) 563-0185

Fax (203) 563-0284

www.wiltonct.org



TOWN HALL ANNEX

238 Danbury Road

Wilton, Connecticut 06897

ZONING BOARD OF APPEALS
MEETING SCHEDULE
2020

The regular meetings of the Zoning Board of Appeals are held on the third Monday of each month in the Town Hall Annex at 7:15 p.m. unless such meeting conflicts with a holiday. Regular meetings conflicting with a holiday shall be held in the Town Hall Annex on the Tuesday immediately following the holiday.

January 21, 2020*

February 18, 2020*

March 16, 2020

April 20, 2020

May 18, 2020

June 15, 2020

July 20, 2020

September 21, 2020

October 19, 2020

November 16, 2020

December 21, 2020

* Alternate night due to holiday.

Note: The Board does not meet during the month of August.

PLANNING & ZONING COMMISSION and ZONING BOARD OF APPEALS FEE SCHEDULE

EFFECTIVE JULY 1, 2015

<u>Applications</u>	<u>Fee</u>
Amend the Plan of Conservation and Development	\$400*
Amend the Zoning and/or Land Subdivision Regulations	\$460*
Amend the Zoning Map (Change of Zone)	\$460*
Site Development Plan	\$360* plus \$50/unit or \$50/2,000 s.f.
Special Permit	\$460* plus \$50/unit or \$50/2,000 s.f.
Special Permit for accessory apartment	\$260*
Subdivision and/or Resubdivision	\$460* plus \$100/lot
Subdivision and/or Resubdivision with road construction	\$460* plus \$100/lot

The Commission may require additional technical assistance in evaluating an application submitted, or a modification to an application, if it finds that the nature and intensity of development may have a significant impact on the site and its surrounding areas and that Town staff will not be able to complete a technical review of an application in the time period prescribed by State Statute or that the expertise required to review the application is outside that of Town staff. The expense of the additional technical assistance shall be estimated by the Commission, based on a preliminary estimate prepared by a qualified party or expert, and the estimated cost of reviewing the application times one hundred-fifty percent (150%) shall be paid by the applicant and deposited with the Commission or its designated agent. Such deposit shall be made prior to review of the application.

Upon completion of the technical review and final action by the Commission on the application, the Town shall determine the costs incurred for the review and refund the excess monies to the applicant. Applicants shall not be responsible for costs incurred for technical assistance which exceed one hundred-fifty percent (150%) of the Commission's estimate.

Zoning Pre-Application Review	No Fee
Variance to Zoning Regulations (Commercial)	\$460*
Variance to Zoning Regulations (Residential)	\$310*
Notice of Appeal	\$310*
Certificate of Zoning Compliance (when no zoning permit has been issued)	\$110* Residential \$210* Commercial
Sedimentation and Erosion Control Approval	No Fee
Sign Permit	\$100
Tag Sale Permit	No Fee
Temporary Permit	No Fee
Zoning Permit	\$110* Residential (sheds) \$160* Residential (additions) \$210* Residential(new residence) \$310* Commercial<4000 s.f. \$360* Commercial 4001-10,000 s.f. \$460* Commercial>10,000 s.f.

<u>Documents, Publications and Maps</u>	<u>Fee</u>
Plan of Conservation and Development	\$20 (online no fee)
Land Subdivision Regulations	\$10 (online no fee)
Maps (Pre-Printed)	\$6 (online no fee)
Photocopy (Photocopier)	\$.50/page
Zoning Regulations	\$15 (online no fee)
Oversized Photocopy (Plotter)	\$10/page

*includes \$60 State Permit Fee