

PLANNING & ZONING
COMMISSION
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

LEGAL NOTICE – POSTED ON TOWN WEBSITE - MAY 4, 2021
SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING

The Wilton Zoning Board of Appeals will hold a Public Hearing on Monday, May 17, 2021 beginning at 7:15 P.M. The meeting will be held electronically, pursuant to the Governor's Executive Order No. 7B, and may be viewed at the following 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."

The following application(s) will be considered:

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.

21-05-08 O'BRIEN/CANNONWOODS, LLC 250 CANNON ROAD

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.

21-05-09 GASTON/DWYER 87 OLMSTEAD HILL ROAD

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.

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.

Dated this 4th day of May, 2021

Zoning Board of Appeals

Tom Gunther, Secretary