

Hello mwrinn,

Melissa and Michael Elmasry (mcme@optonline.net) has sent you a message via your contact form (<https://www.wiltonct.org/user/3373/contact>) at Wilton CT.

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Message:

Wednesday September 16, 2021

Dear Michael Wrinn,

We purchased our home (461 Thayer Pond Road) in Wilton because we loved the wooded lot and the privacy it gave us. When the Brinas purchased the property next door (455 Thayer Pond Road) Monica Brina told us she was cutting down some trees and building a stone cottage. We were excited to see her vision. When she started cutting down the trees we were surprised she cleared the entire .99 acre of trees. It was disappointing to see the beautiful forest gone and much of our privacy lost. Monica C. and Robert Brina and SV purchased 455 Thayer Pond Road knowing it was zoned for 2 acre zoning. They also knew the setbacks 40 feet on the side and 50 feet in the back and building coverage of 7%. The proposed house is too large for the lot. We would like them to come back with an alternate plan. The proposed plan is a self created hardship.

Based on the plans submitted to the town for the new house, we are surprised such a large house with three car garage and additional guest suite above the garage would be allowed on a .99 acre lot. We would welcome a home that would be in keeping with the other homes in Wilton on a .99 acre in a two acre zone. A 5,265 sq ft raised foundation home would lessen our privacy. With all the trees cleared from the lot we will see it directly.

Our other concern is that the size of the new home proposed 5 bedrooms and 5 bathrooms would require a new septic and the leeching fields are only (15 feet) to our primary home and rental property (463 Thayer Pond Road). We do not want to run into any issues that would cause problems for our renters.

We are happy that the adjacent lot will be developed and are hopeful that the Brinas will build an attractive new home but the proposed home is much larger than the original stone cottage we anticipated on a .99 acre non confirming lot and we hope the Town of Wilton Planning and Zoning will continue to protect the 2 acre zoning on Thayer Pond Road and minimize the encroachment.

Respectfully submitted,

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