

Date: January 14, 2022

To: Michael Wrinn (Michael.Wrinn@wiltonct.org)

From: Thayer Pond Road Neighborhood

Subject: Planning and Zoning Application 21-12-24 BRINA 455 Thayer Pond Road

We are opposed to the building plans submitted for 455 Thayer Pond Road as shown in the 21-12-24 Application. The property owners purchased the home in October 2020, just 15 months ago. They are now asking the Zoning Board of Appeals for significant variances related to setback and coverage laws, claiming a 'hardship'.

The current Wilton laws regarding setback and coverage have been put in place to prevent the exact type of requested variance in the Application. The variances requested are dramatic, requesting an ungainly 12.2% coverage, which is 74.2% in excess of the 7% requirement. This Application calls for building coverage of 4,960 square feet on a .99 acre lot. Per the Wilton Zoning Regulations, the size of the proposed house would require a minimum of a 1.63 acre lot, making the current lot more than 60% too small. The Application calls for the side yard setbacks to range from 26.9ft to 36.6ft vs the 40ft required. The proposed house should keep not be allowed to extend past the existing house setbacks.

We believe that the size of the proposed home on the lot purchased by the owners does not fit the character of the neighborhood or the surrounding homes and would devalue the homes in the immediate area and allowing the variances requested in the application could set a dangerous precedent for future applications in the town.

Furthermore, the applicable setback and coverage laws have not changed since the owners willfully purchased the property, and we contend that this 'hardship' is not a valid basis on which to approve the requested Application.

We urge you to follow the Wilton Zoning Regulations and deny this application. We ask that you require the owners to submit a new application that is revises the architectural plans to comply with precedence, setbacks and coverage requirements on the current property, or to re-site the architectural plans to a property that accommodates the architectural plans within Wilton Zoning Regulations.

Sincerely,



455 Thayer Pond

I am against the proposed structure at 455 Thayer Pond road. As far as I am concerned they are trying to fit a Miami Beach McMansion into a lot that is less than 1 acre. This home would not fit in an area that is 2 acre zoned, and predominately Colonial 4 bedroom homes. If this site is approved it will allow the rest of the town to subdivide properties, Put up oversize structures and ignore zoning. The town will look like lower Darien with oversize homes on small lots.

Last February trees were clear cut at 455 Thayer Pond Rd. Nothing was left on property everything cut down including a neighbors trees. No Permit was pulled and Wetlands were encroached. A pile of wood chips 10 feet high and 40 ft long is still there. We now can see thru traffic on Thayer Pond Road drive by .

The Owners have track record of disregarding regulations.

29-2-B14 Buffer

29-2-B40 Drainage (groundwater supply)

29-2-B 146 Soil Erosion

29-2-B-175 Watertable

29-4A (1) (4) General Provisions Zoning regulations

29-5A (5) Conservation Developments

29-4 (b) (c) General Lot Developments General Requirements for buildings and structures

29-4 (D) Uses permitted

All these Codes are a factor in this proposal

R2 zoning on a .9 acre lot, A Variance requested for Setback limits. They want to build a 5 Bedroom house on less than an acre. With an "In law" apartment in front as well.

Is the Intent of owners in question? They have constantly avoided Town regulations.

By installing 5 BR leaching field on 1acre near a Wetland area there are groundwater issues

The In-law apartment could be used for a tenant, Thus becoming a Multi family zoning issue.

We have had Privacy for 50 years until now. We Now look at a blue tarp covering woodchips since last winter. We can now see traffic and possibly have a septic that could leach into wetlands. I understand they wish to back fill into an area which they encroached wetlands, to make a fence line level ?

The owners are trying to force a 5 BR home into less than 1 acre lot. Violating setbacks and endangering Wetlands via clearcutting and Leaching field not fit for the size of the property or location . Erosion becomes an issue.

Please enforce your local zoning. The owner is a Real Estate Attorney and should know the by-laws of the town. They should at least abide by them. Our Privacy has already been violated. Wetlands have been encroached and groundwater could be endangered .

Do not allow this to proceed. Once this is allowed the whole town could be in danger of subdivision And over building of lots.

Tom Raleigh

45 Old Driftway Road

Date: January 13, 2022

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From: Thayer Pond Road Neighborhood

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We, the undersigned, are opposed to the building plans submitted for 455 Thayer Pond Road as shown in the 21-12-24 Application. The property owners purchased the home in October 2020, just 15 months ago. They are now asking the Zoning Board of Appeals for significant variances related to setback and coverage laws, claiming a 'hardship'. The applicable setback and coverage laws have not changed since the owners purchased the property, therefore, we contend that this "hardship" is not a valid basis on which to approve the requested Application.

The current Wilton laws regarding setback and coverage have been put in place to prevent the exact type of requested variance in the Application. This Application calls for building coverage of 4,960 square feet on a .99 acre lot. Per the Wilton Zoning Regulations, the size of the proposed house would require a minimum of a 1.63 acre lot, making the current lot more than 60% too small. The Application calls for the side yard setbacks to range from 26.9ft to 36.6ft vs the 40ft required. The proposed house should not be allowed to extend past the existing house setbacks. Allowing the variances requested in this application could set a dangerous precedent for future applications.

We believe that the size of the proposed home on the lot purchased by the owners does not fit the character of the neighborhood or the surrounding homes, and further, would devalue the homes in the area. As stated in Revised Architectural plans (12-31-21), this house would include a kitchen, 5 bedrooms, 5 ½ baths, 2 offices, a library, 2 family rooms, a formal living room, a dining room, a mudroom, a 3-car garage, a partially finished basement, two terraces and a 2nd story wrap-around balcony. In addition, the "5th bedroom" is a 1,000 square foot room over the garage that would have the main access through the garage, and therefore, could be let-out as an apartment. This house would be far larger than what is needed to 'meet [the] needs of today's homeowners'. For comparison, the next largest house on Thayer Pond Road is #275 with 4,912 sqft of living space and sited on 2.21 acres. The house being proposed for #455 will be 2,400+ sqft bigger than the next largest home on a property site that is less than half (only 44.8%) as large.

Finally, we are concerned with the environmental impact on the wetlands surrounding the proposed house. The owners have already removed all the trees from the property and have begun re-grading. During the strong storms this fall the changes to the land caused excessive water runoff to the adjacent property. Further raising of the grade will potentially negatively impact the surrounding wetlands areas.

We urge you to follow the Wilton Zoning regulations and deny this application. We ask that you require the owners to submit a new application to build a house that will enhance, rather than detract, from our beautiful neighborhood.

Sincerely,

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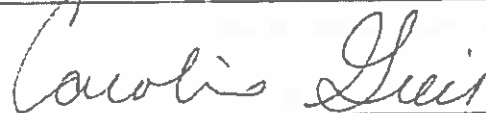

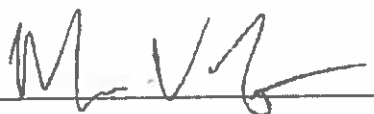


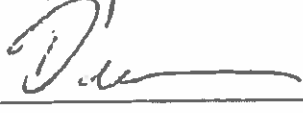
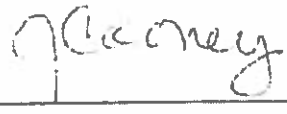

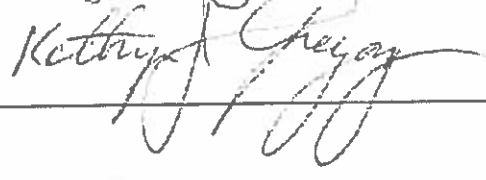
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Signature	Name and Address
1 <i>Jana M. Satrazemis</i>	Tara Satrazemis 275 Thayer Pond Rd Wilton, CT 06897
2 <i>Sheila & Jamie Lillis</i>	Sheila & Jamie Lillis 19 Ledgecroft Drive Wilton, CT 06897
3 <i>Corinne Lee</i>	Corinne Lee Wilton, CT 06897 45 Ledgecroft Dr. Wilton, CT 06897
4 <i>Emily DuBrock</i>	Emily DuBrock 116 Timberline W. 111 06897
5 <i>Alex Karpian</i>	Alex Karpian 15 Westfield Rd Wilton, CT 06897
6 <i>Julie Hughes</i>	Julie Hughes 51 Cheesepung Rd Wilton, CT 06897
7 <i>Mary Chila</i>	Mary Chila 150 Thayer Pond Road Wilton, CT 06897
8 <i>Christine Savignone & Paul Venti</i>	CHRISTINE SAVIGNONE & PAUL VENTI 505 THAYER POND RD WILTON, CT 06897
9 <i>Vanessa Beeson</i>	Vanessa Beeson 5 Ledgecroft Drive, Wilton, CT 06897
10 <i>Ryan Love</i>	225 Thayer Pond Rd RYAN LOVE WILTON, CT 06897
11 <i>Nancy Woods</i>	2 Hollow Tree Place Wilton, CT 06897
12 <i>Paul Woods</i>	2 Hollow Tree Place Wilton, CT 06897

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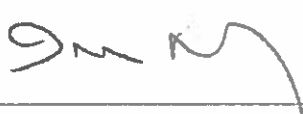
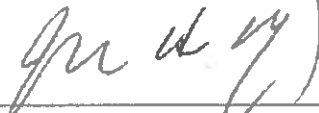
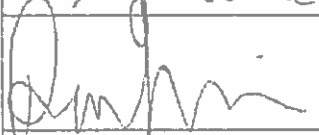

	Signature	Name and Address
13		LYNNE CALDWELL 174 THAYER POND RD WILTON, CT 06897
14		CAROLINE GREIS 216 Thayer Pond Rd Wilton, CT 06897
15		ANDREA FERRANTE 243 Cheese Spring Rd. Wilton, CT 06897
16		MARIO FERRANTE 243 Cheese Spring Rd WILTON, CT 06897
17		KAREN MURCHISON 489 THAYER POND RD WILTON, CT 06897
18		KELLY ULLMAN 427 Thayer Pond Rd. Wilton, CT 06897
19		DEREK YAN 410 THAYER POND RD WILTON, CT 06897
20		JESSICA + LIAM COONEY 421 Thayer Pond Road Wilton CT 06897
21		ALYSA FRIEDMAN-YAN 404 Thayer Pond Road Wilton, CT 06897
22		KATHRYN GREER 305 THAYER POND RD. WILTON, CT 06897

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	Signature	Name and Address
23		Liana B. Dickman 35 Ledge Wood Dr. Wilton, CT 06897
24	Linda M. Cannella	LINDA M. CANNELLA 41 LEDGEWOOD DRIVE WILTON CT 06897
25	Philip Cannella	PHILIP CANNELLA 41 LEDGEWOOD DR. WILTON CT 06897
26		Irane Rosenbeq 26 Ledge Wood Dr. Wilton
27		Joseph H. Hupf 26 Ledge Wood Dr Wilton
28	Gerard Lee	Gerard Lee 45 Ledge Wood Dr Wilton
29		PAUL LORENZONI 9 Stonecrop Lane 06897
30		Cara Lorenzoni 9 Stonecrop Lane

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	Signature	Name and Address
31	Peter Kobsa	Peter Kobsa 360 Thayer Pond Rd Wilton CT 06897
32	Lynn Kobsa	Lynn Kobsa 360 Thayer Pond Rd Wilton CT 06897
33	Joe Lussier	Joe Lussier 347 Thayer Pond Rd Wilton CT 06897
34	Janet Lussier	Janet Lussier 347 Thayer Pond Road Wilton CT 06897
35	Valerie Kirinich	Valerie Kirinich 140 Thayer Pond Rd, Wilton, CT 06897
36	Sandeep Bradoo	SANDEEP BRADOD 279, Thayer Pond Rd, WILTON CT 06897
37	Kimberly Tunvall	Kimberly Tunvall 495 Thayer Pond Rd, Wilton CT 06897