

ZONING BOARD  
OF  
APPEALS  
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TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

**WILTON ZONING BOARD OF APPEALS MINUTES \***  
**OCTOBER 15, 2018 – REGULAR MEETING**

**PRESENT:** Gary Battaglia, Chairman; Tracy Serpa, Vice-Chair; Tom Gunther, Secretary; Libby Bufano; Anthony Cenatiempo; Rem Bigosinski, Alternate; Jaclyn Coleman, Alternate; Gerald Holdridge, Alternate

**ABSENT:**

**A. CALL TO ORDER**

Mr. Battaglia called the meeting to order at 7:15 P.M.

**B. PUBLIC HEARINGS**

**1. 18-10-14 CONN-DOT/GRUMMAN SEVEN ASSOCS, LLC  
78 DANBURY RD**

Hearing was called to order at 7:15 PM. Members seated were Battaglia, Bufano, Cenatiempo, Gunther and Serpa.

Jason Boice of CT Department of Transportation represented the applicant, explaining the purpose of the taking (to widen the turning radius on the north side of Grumman Hill/Danbury Road intersection) and the inherent hardship of the undersized parcel.

Hearing closed at 7:25 P.M. with no comments from the public.

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**2. 18-10-15 MORI/48 W. NORWALK RD, LLC 33 LOVERS LANE**

Hearing was called to order at 7:25 PM. Members seated were Battaglia, Bufano, Cenatiempo, Gunther and Serpa.

Chris Mori and Jacqui Mori represented the applicant, 48 West Norwalk, LLC.

Hardships were cited including configuration and tightness of property, as well as significant wetland constraints and an underground power line.

Input/inquiry was received from Brad Scheller, representing 23 and 25 Lovers Lane residents.

Hearing closed at 7:35 P.M.

**C. APPLICATIONS READY FOR REVIEW AND ACTION**

**1. 18-10-14 CONN-DOT/GRUMMAN SEVEN ASSOCS, LLC  
78 DANBURY RD**

After a brief discussion, the application was approved as follows:

MOTION was made by Ms. Serpa, amended by Mr. Gunther, seconded by Mr. Cenatiempo, and carried unanimously (5-0) to **grant** the variances as requested, on grounds that sufficient hardship was demonstrated per hearing testimony, and reference to legal opinions submitted by applicant. The Board specifically noted the application's compliance with all four required findings per Section 29-13.B.6 of zoning regulations.

**2. 18-10-15 MORI/48 W. NORWALK RD, LLC 33 LOVERS LANE**

After a brief discussion, the application was approved as follows:

MOTION was made by Mr. Battaglia, amended by Mr. Gunther, seconded by Ms. Bufano, and carried unanimously (5-0) to **grant** the variances as requested, on grounds that sufficient hardship was demonstrated per hearing testimony. The Board specifically noted the application's compliance with all four required findings per Section 29-13.B.6 of zoning regulations.

**D. OTHER BUSINESS**

**1. Minutes – September 17, 2018**

MOTION was made by Mr. Battaglia, seconded by Ms. Serpa, and carried unanimously (5-0) to approve the minutes of September 17, 2018 as modified on page 1, under Nomination & Election of Officers, 3<sup>rd</sup> MOTION was made by *Mr. Battaglia* (not Mr. Gunther).

**E. ADJOURNMENT**

Meeting was adjourned at 7:48 P.M.

Respectfully submitted,

Lorraine Russo  
Recording Secretary