

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

**WILTON ZONING BOARD OF APPEALS MINUTES \***  
**SEPTEMBER 17, 2018 – REGULAR MEETING**

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

**A. CALL TO ORDER**

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

**B. NOMINATION & ELECTION OF OFFICERS**

**MOTION** was made by Mr. Gunther, seconded by Ms. Bufano, and carried (5-0), with all regular members voting, to nominate and elect Gary Battaglia as Chairman.

**MOTION** was made by Mr. Battaglia, seconded by Mr. Cenatiempo, and carried (5-0), with all regular members voting, to nominate and elect Tracy Serpa as Vice-Chairwoman.

**MOTION** was made by Mr. Gunther, seconded by Ms. Bufano, and carried (5-0), with all regular members voting, to nominate and elect Tom Gunther as Secretary.

**C. PUBLIC HEARINGS**

**1. 18-09-12 POULTNEY 279 CHEESE SPRING ROAD**

Hearing was called to order at 7:18 PM. Members seated were Battaglia, Bufano, Cenatiempo, Gunther and Serpa.

Applicant Joan Poultney presented the application, noting hardships of long narrow plot, rear wetlands and heavy woods, with proposed location being the only viable one due to electrical and propane hose access.

Hearing closed at 7:22 PM, with no comments from the public.

**2. 18-09-13 CH DANBURY RD ASSOCS, 249 DANBURY RD  
LLC & OSMAN WILTON, LLC**

Hearing was called to order at 7:22 PM. Members seated were Battaglia, Bufano, Cenatiempo,

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Gunther and Serpa.

Attorney Ed Schenkel represented the applicant, noting site constraints including obstruction by a DOT traffic signal pole and safety issues with traffic/circulation if setback variance is not granted. The applicant was advised that the sign must comply with the 3.3' setback variance as requested, and not 2.3' as drawn on submitted drawing.

Hearing closed at 7:30 PM, with no comments from the public.

### **D. APPLICATIONS READY FOR REVIEW AND ACTION**

#### **1. 18-09-12 POULTNEY 279 CHEESE SPRING ROAD**

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

**MOTION** was made by Mr. Gunther, seconded by Mr. Battaglia, 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.

#### **2. 18-09-13 CH DANBURY RD ASSOCS, 249 DANBURY RD LLC & OSMAN WILTON, LLC**

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

**MOTION** was made by Ms. Bufano, amended by Mr. Gunther, seconded by Mr. Battaglia, 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.

### **E. OTHER BUSINESS**

#### **1. Minutes – July 16, 2018**

**MOTION** was made by Mr. Gunther, seconded by Mr. Holdridge, and carried (4-0-4) to approve the minutes of July 16, 2018 as amended to reflect excused absence of Mr. Bigosinski. Members Battaglia, Bigosinski, Cenatiempo and Serpa abstained.

Meeting adjourned at 7:46 PM

Respectfully submitted,

Lorraine Russo, Recording Secretary

**\*MINUTES HAVE NOT BEEN REVIEWED BY THIS BOARD AND MAY BE SUBJECT TO  
REVISION IN FUTURE MINUTES. FULL AUDIO RECORDING OF MEETING IS  
AVAILABLE AT: [www.wiltonct.org/tv/index.html](http://www.wiltonct.org/tv/index.html)**