

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

**WILTON ZONING BOARD OF APPEALS MINUTES \***  
**OCTOBER 19, 2020 – REGULAR ELECTRONIC MEETING (VIA ZOOM)**

**PRESENT:** Anthony Cenatiempo, Chairman; Monty Du, Vice-Chairman; Tom Gunther, Secretary; Libby Bufano; Jaclyn Coleman, Alternate; Gerald Holdridge, Alternate

**ABSENT:** Sunila Kapur

**A. CALL TO ORDER**

Mr. Cenatiempo called the meeting to order at approximately 7:17 P.M. He briefly reviewed the hearing process for applications that come before the Zoning Board of Appeals.

**B. PUBLIC HEARINGS**

**1. 20-10-11 WILSON 157 CHEESE SPRING ROAD**

**MOTION** was made by Mr. Gunther, seconded by Mr. Holdridge, and carried unanimously (5-0) to **grant** the applicant's request for a postponement of the public hearing until November 16, 2020, with board members Du, Gunther, Bufano, Coleman, and Holdridge voting in favor, and Chairman Cenatiempo recused.

**2. 20-09-09 GARDNER 390 RIDGEFIELD ROAD**

Hearing was called to order at approximately 7:20 P.M. Members seated were Bufano, Cenatiempo, Coleman, Du, and Gunther.

Present was Sam Gardner, applicant.

Hardships were cited, including the pre-existing nonconforming nature of the lot and structure; the fact that the applicant had to make a quick construction decision when roof rot was discovered while the house was completely open to the elements; and the fact that the applicant was unaware of the need for a variance at that time and was not so advised during the permitting and approval process.

A neighbor letter of support was read into the record. No other comments were received.

Hearing closed at approximately 7:30 P.M.

**3. 20-10-12 SALINGER 77 OLMSTEAD HILL ROAD**

Hearing was called to order at approximately 7:30 P.M. Members seated were Bufano, Cenatiempo, Du, Gunther and Holdridge.

Present on behalf of the applicant were Attorney Jim Murphy and his associate, Peter Jenny; and Matt Salinger, applicant.

Hardships were cited, including the configuration of the structure on the lot, subjecting the applicant to a 50-foot front yard setback instead of 40 feet; the preexisting nonconforming nature of the 1810 property; its 210-year-old foundation, which was never updated to allow for more easily accessible utilities; and extensive ledge limiting access to the electrical panel from the other side.

No public comment was received.

Hearing closed at approximately 7:50 P.M.

**4. 20-10-13 SHAH/GLENGATE CO. 158 MATHER STREET**

Hearing was called to order at approximately 7:50 P.M. Members seated were Bufano, Cenatiempo, Coleman, Du, and Gunther.

Present was Cheryl Russ, landscape architect, on behalf of the applicant.

Hardships were cited, including several existing easements for neighboring properties that cross the site, location of well, septic and leaching fields, the heavily wooded nature of the site, and extensive ledge in the rear; all of which contribute to there being only one level area available on which to site a pool.

No public comment was received.

Hearing closed at approximately 8:05 P.M.

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

**1. 20-10-11 WILSON 157 CHEESE SPRING ROAD**

The application was postponed until November 16, 2020.

**2.      20-09-09                      GARDNER                      390 RIDGEFIELD ROAD**

Discussion ensued, with the application ultimately being approved as follows:

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

**3.      20-10-12                      SALINGER                      77 OLMSTEAD HILL ROAD**

Discussion ensued, with the application ultimately being approved as follows:

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

**4.      20-10-13                      SHAH/GLENGATE CO.      158 MATHER STREET**

Discussion ensued, with the application ultimately being approved as follows:

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

**D.      OTHER BUSINESS**

**1.      Minutes – September 21, 2020**

MOTION      was made by Mr. Gunther, seconded by Ms. Bufano, and carried unanimously (6-0) to approve the minutes of September 21, 2020.

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Mr. Wrinn reminded the Board of a Special Meeting scheduled for Tuesday, October 27, 2020 at 7:00 PM, with presentation from Town Counsel regarding the duties of board members and including a review of key recent cases.

### **E. ADJOURNMENT**

MOTION was made by Ms. Coleman, seconded by Mr. Cenatiempo, and carried unanimously (6-0) to adjourn at approximately 8:25 P.M.

Respectfully submitted,

Lorraine Russo  
Recording Secretary