

ZONING BOARD
OF
APPEALS
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

WILTON ZONING BOARD OF APPEALS MINUTES *
JANUARY 19, 2021 – REGULAR ELECTRONIC MEETING (VIA ZOOM)

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

ABSENT:

A. CALL TO ORDER

Mr. Cenatiempo called the meeting to order at approximately 7:15 P.M. He briefly reviewed the hearing process for applications that come before the Zoning Board of Appeals.

B. PUBLIC HEARINGS

1. 20-12-16 RUTOWSKI 106 POND ROAD

The previously continued hearing was called to order at approximately 7:16 P.M. Members seated were Bufano, Cenatiempo, Coleman, Du, and Gunther.

Present was Artur Rutowski, applicant/owner.

Hardships were cited, including the difficult/hilly topography, the undersized 1-acre lot constrained by 2-acre zoning requirements, as well as the limiting location of the septic system, well and driveway, making alternate locations impossible. The size of the pool was confirmed to be, at most, 10' x 20'.

No public comment was received.

Hearing closed at approximately 7:22 P.M.

ZBA Minutes – January 19, 2021 - Page 2

2. 21-01-01 GABRIELSON (LUCCI ELECTRIC) 52 NOD HILL RD

The hearing was called to order at approximately 7:23 P.M. Members seated were Bufano, Cenatiempo, Coleman, Du, and Gunther.

Present was Chris Reeb, Lucci Electric on behalf of the homeowner.

Hardships were cited, including the undersized nature of the lot which is constrained by 2-acre zoning requirements, resulting in a very minimal conforming area available for placement of a generator and propane tanks. It was noted that propane tanks, also proposed to be located within the setbacks, were not included or legally noticed as part of the application. As a result, the applicant decided to withdraw the application, with the understanding that a new application would be submitted which would include all required variances, and with no additional charge to the applicant.

No public comment was received.

Hearing was closed and application withdrawn at approximately 7:25 P.M.

C. APPLICATIONS READY FOR REVIEW AND ACTION

1. 20-12-16 RUTOWSKI 106 POND ROAD

Discussion ensued, with the application ultimately 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 Board specifically noted the application's compliance with all four required findings per Section 29-13.B.6 of zoning regulations.

2. 21-01-01 GABRIELSON (LUCCI ELECTRIC) 52 NOD HILL RD

Withdrawn.

D. OTHER BUSINESS

1. Minutes – December 21, 2020

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

E. ADJOURNMENT

MOTION was made by Mr. Cenatiempo, seconded by Mr. Gunther, and carried unanimously (6-0) to adjourn at approximately 7:40 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary