

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

WILTON ZONING BOARD OF APPEALS MINUTES *
FEBRUARY 16, 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. 21-02-02 ROTH/ROB SANDERS ARCHS 56 DEFOREST ROAD

Hearing was called to order at approximately 7:15 P.M. Members seated were Cenatiempo, Coleman, Du, Gunther and Holdridge.

Ms. Bufano recused herself from the matter due to a potential conflict of interest.

Present was Rob Sanders, architect, on behalf of the owners.

Hardships were cited, including the pre-existing nonconforming size of the lot due to prior lot-averaging regulations; existing buildings on the property which pre-existed current site coverage regulations; and the common driveway (over 400 feet in length and paved by the prior owners) which serves three additional lots. The inability to remove enough asphalt to render the subject property conforming, while not negatively impacting the other homeowners' rights-of-way was noted, as was the P&Z Commission's prior approval which did not call out the existing nonconformity at the time.

No public comment was received.

Hearing closed at approximately 7:31 P.M.

***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:**
<https://www.wiltonct.org/node/91/minutes-agendas>

2. 21-02-03 GABRIELSON/LUCCI ELECTRIC 52 NOD HILL ROAD

Hearing was called to order at approximately 7:31 P.M. Members seated were Bufano, Cenatiempo, Coleman, Du and Gunther.

Present were Chris Reeb, Lucci Electric; Jennifer Gabrielson, homeowner; and Patti Frisch, attorney, on behalf of the property owner.

Hardships were cited, including the undersized nature of the parcel, the pre-existing nonconforming location of the existing structures, the topography and restricting location of the septic and well, resulting in insufficiency of conforming land area on which to site the proposed generator and tanks.

Ms. Frisch briefly summarized the details of her previously submitted memorandum dated January 27, 2021.

No public comment was received.

Hearing closed at approximately 7:45 P.M.

C. APPLICATIONS READY FOR REVIEW AND ACTION

1. 21-02-02 ROTH/ROB SANDERS ARCHS 56 DEFOREST ROAD

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), with Mr. Holdridge seated in place of Ms. Bufano who was recused, 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, with the further understanding that granting of said variance would not authorize the applicant to make any change to site coverage as compared to what currently exists, and that the applicant shall stay within the confines of the current structure as is.

2. 21-02-03 GABRIELSON/LUCCI ELECTRIC 52 NOD HILL RD

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

MOTION was made by Mr. Cenatiempo, amended by Mr. Gunther, seconded by Mr. Du, 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 – January 19, 2021

MOTION was made by Mr. Cenatiempo, seconded by Mr. Gunther, and carried unanimously (6-0) to approve the minutes of January 19, 2021.

E. ADJOURNMENT

MOTION was made by Mr. Holdridge, seconded by Mr. Gunther, and carried unanimously (6-0) to adjourn at approximately 8 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary