

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

**WILTON ZONING BOARD OF APPEALS MINUTES \***  
**MARCH 15, 2021 – REGULAR ELECTRONIC MEETING (VIA ZOOM)**

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

**ABSENT:** Jaclyn Coleman (notified intended absence)

**A. CALL TO ORDER**

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

**B. PUBLIC HEARINGS**

**1. 21-03-04 RIPP 189 NOD HILL ROAD**

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

Present were James Crisp and Rachel Hutami, architects; and Tessa Jucaite, project engineer; on behalf of the applicant.

Hardships were cited, including the pre-existing nonconforming nature of the original structure built in the early 1900s; the minimal proposed setback intrusion of 2.88 plus 1.95 sq. ft., representing only 1% of the total proposed new build; the lack of any other logical location for the position of the proposed addition. Also noted was the fact that there would be no impact on neighbors nor would the proposed addition be visible from the roadway.

No public comment was received.

Hearing closed at approximately 7:30 P.M.

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

**1. 21-03-04 RIPP 189 NOD HILL 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) 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.

**D. OTHER BUSINESS**

**1. Minutes – February 16, 2021**

MOTION was made by Ms. Bufano, seconded by Mr. Holdridge, and carried (5-0-1) to approve the minutes of February 16, 2021, with Mr. Denning abstaining.

**E. ADJOURNMENT**

MOTION was made by Mr. Gunther, seconded by Ms. Bufano, and carried (6-0) to adjourn at approximately 7:38 P.M.

Respectfully submitted,

Lorraine Russo  
Recording Secretary