

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

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

PRESENT: Anthony Cenatiempo, Chairman; Monty Du, Vice-Chairman; Tom Gunther, Secretary; Libby Bufano; Jaclyn Coleman; Keith Denning, Alternate; Gerald Holdridge, Alternate (checked in but not needed).

ALSO PRESENT: Michael Wrinn, Town Planner

A. CALL TO ORDER

Mr. Cenatiempo called the meeting to order at approximately 7:17 P.M.

B. PUBLIC HEARINGS

1. 21-04-05 SAPIENTIA ASSN, INC. 33 & 37 CHURCH ST

Hearing was called to order at approximately 7:17 P.M. Members seated were Bufano, Cenatiempo, Coleman, Du and Gunther. Secretary Gunther read the public hearing agenda item #21-04-05 Sapientia Assn, Inc., 33 & 37 Church Street, requesting a waiver of the front yard setback.

Mr. John Burke presented the item for Sapientia Assn, Inc., explaining the proposed location of the HVAC unit on the north side of the church. He explained that the building does not have a basement that extends the full depth of the building. Other exterior locations were limited by the asphalt drives directly around the building.

Mr. Du confirmed with Mr. Burke that the pad was 3' x 3' and that there was a typo in the letter to the Historical Commission that said 9 x 9 square feet. Mr. Burke confirmed that it should have read 9 square feet.

Discussion on landscaping ensued. Mr. Burke stated that they felt the proposed inkberry would provide the best screening for the HVAC unit. He confirmed that they are going back to the Historical Commission for a final approval on the landscaping.

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The Chair asked Mr. Wrinn if anyone from the public wished to speak on the matter. Mr. Wrinn said no correspondence and no requests to speak were received.

The Chair closed the public hearing at approximately 7:32 P.M.

C. APPLICATIONS READY FOR REVIEW AND ACTION

1. 21-04-05 SAPIENTIA ASSN, INC. 33 & 37 CHURCH ST

The Board reviewed the case and Mr. Gunther said that the choice of landscaping should be left up to the Historical Commission as they have already started that review.

The Chair noted the age of the building; the actual construction of the building in that access to the basement was limited to the central portion of the building; that sufficient hardship was demonstrated that is unique to this parcel; and that the minimal variance would not be detrimental to the neighborhood or otherwise detrimental to the safety and welfare of the neighborhood.

This was offered by Mr. Cenatiempo as a Motion to approve, seconded by Mr. Gunther, and approved unanimously 5-0.

D. OTHER BUSINESS

1. Minutes – March 15, 2021

MOTION was made by Mr. Cenatiempo, seconded by Ms. Bufano, and carried (5-0-1) to approve the minutes of March 15, 2021, with Ms. Coleman abstaining.

E. ADJOURNMENT

MOTION was made by Mr. Cenatiempo, seconded by Ms. Bufano, and carried unanimously (6-0) to adjourn at approximately 7:42 P.M.

Respectfully submitted,

Michael Wrinn
Town Planner