

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

**WILTON ZONING BOARD OF APPEALS MINUTES \***  
**MAY 17, 2021 – REGULAR ELECTRONIC MEETING (VIA ZOOM)**

**PRESENT:** Anthony Cenatiempo, Chairman; Monty Du, Vice-Chairman; Tom Gunther, Secretary; Libby Bufano; Gerald Holdridge, Alternate; Keith Denning, 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. 21-05-07 SMITH 51 OLD HIGHWAY**

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

Present was Linda Smith, applicant.

Hardships were cited, including nonconforming size of lot (0.74 acre) which is located in a 2-acre zoning district; sloping topography; location of septic/leaching fields; and contractor error.

No public comment was received.

Hearing closed at approximately 7:22 P.M.

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**2. 21-05-08 O'BRIEN/CANNONWOODS, LLC 250 CANNON ROAD**

Hearing was called to order at approximately 7:22 P.M. Members seated were Cenatiempo, Du, Gunther, Denning and Holdridge.

Present was Kevin O'Brien, on behalf of the applicant.

Hardships were cited, including substantial excavation that will be required for the 5<sup>th</sup> driveway, as well as loss of a large portion of street-line wall. It was noted that the previously approved plan would result in 2 driveways less than 50 feet apart, resulting in safety issues on a busy roadway; and Lot #5 would not qualify as the alternate 2<sup>nd</sup> driveway due to lack of safe sight lines. Positive Police Department input was referenced.

Public comment was received from Barbara Geddis, 296 Cannon Road.

Hearing closed at approximately 7:50 P.M.

**3. 21-05-09 GASTON/DWYER 87 OLMSTEAD HILL ROAD**

Hearing was postponed until the next regularly scheduled meeting due to a discovered deficiency in the legal notice. Hearing will be continued and re-noticed.

At approximately 8:00 PM, the hearing was continued until June 21, 2021.

**4. 21-05-10 RUSIN 30 HOLLOW TREE PLACE**

Hearing was called to order at approximately 8:00 P.M. Members seated were Bufano, Cenatiempo, Du, Gunther, and Denning.

Present were Mr. and Mrs. Rusin, applicants.

Hardships were cited, including being deprived of reasonable use of the property. It was noted that the requested shower, which triggers definition of a structure as an accessory dwelling unit, would not have any impact on the town, road or neighboring properties. It was also noted that the applicant actually owns the additional acreage required for compliance, but the additional (conservation) acreage is not contiguous to the subject property and thus does not figure into the required acreage calculation.

No public comment was received.

Hearing closed at approximately 8:15 P.M.

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

**1. 21-05-07 SMITH 51 OLD HIGHWAY**

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 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.

**2. 21-05-08 O'BRIEN/CANNONWOODS, LLC 250 CANNON 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.

**3. 21-05-09 GASTON/DWYER 87 OLMSTEAD HILL ROAD**

MOTION was made by Mr. Gunther, seconded by Mr. Cenatiempo, and carried unanimously (5-0) to table discussion of the application and continue its public hearing until the next ZBA meeting on June 21<sup>st</sup> due to insufficiency of the public notice.

**4. 21-05-10 RUSIN 30 HOLLOW TREE PLACE**

Discussion ensued, with Ms. Bufano seated and Mr. Holdridge unseated for this application, with the application ultimately being approved as follows:

MOTION was made by Mr. Cenatiempo, seconded by Mr. Du, 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 – April 19, 2021**

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

**2. Discussion of Remote Zoom meetings vs. Hybrid**

Mr. Wrinn briefly reviewed options for holding meetings going forward. The consensus of the Board was to continue with Zoom meetings as long as legally possible.

**E. ADJOURNMENT**

MOTION was made by Mr. Gunther, seconded by Ms. Bufano, and carried unanimously (7-0) to adjourn at approximately 8:35 P.M.

Respectfully submitted,

Lorraine Russo  
Recording Secretary