

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

WILTON ZONING BOARD OF APPEALS MINUTES *
JUNE 21, 2021 – REGULAR ELECTRONIC MEETING (VIA ZOOM)

PRESENT: Anthony Cenatiempo, Chairman; Tom Gunther, Secretary; Libby Bufano; Jaclyn Coleman; Gerald Holdridge, Alternate; Keith Denning, Alternate

ABSENT: Monty Du

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. 21-05-09 GASTON/DWYER 87 OLMSTEAD HILL RD

Hearing was called to order at approximately 7:16 P.M. Members seated were Cenatiempo, Coleman, Gunther and Holdridge.

Present was Alexander Gaston, applicant.

Hardships were cited, including the pre-existing non conforming nature of the 1840s-built home; the construction of Riding Club Road after the home was built, resulting in a 50-ft required side yard setback where 40 feet would otherwise have been required; the presence of wetlands on the property; and the sloped/constraining topography of the site.

Mr. Denning arrived midway through the hearing and was seated; the applicant summarized the application and hardships again for his benefit.

No public comment was received.

Hearing closed at approximately 7:27 P.M.

ZBA Minutes – June 21, 2021 - Page 2

2. 21-06-11 BALASUBRAMANIAM 25 OVERIDGE LN

Hearing was called to order at approximately 7:27 P.M. Members seated were Cenatiempo, Coleman, Denning, Gunther and Holdridge.

Present were Vik Bala, applicant; and Thomas Lynch, attorney for applicant.

Hardships were cited, including builder error that the owner was unaware of; the narrowness of the only buildable area available on the lot; and the necessity of the overhang for both drainage and architectural design. The lack of any impact on neighboring properties was emphasized.

No public comment was received.

Hearing closed at approximately 7:43 P.M.

3. 21-06-12 TURNER 69 OLD KINGS HIGHWAY

Hearing was called to order at approximately 7:43 P.M.

Libby Bufano joined the meeting at approximately 7:43 PM.
Members seated were Bufano, Cenatiempo, Coleman, Gunther and Holdridge.

Present was Jeff Turner, applicant.

Hardships were cited, including the proposed side yard location being the only land available at the same grade as the main floor, and the sloping topography that limits the buildable envelope of the property.

Public comment in opposition to the variance was received from neighboring property owner David Bell.

Hearing closed at approximately 8:05 P.M.

4. 21-05-06 WILTON CONGREGAT'L CHURCH 70 RIDGEFIELD RD

Prior to opening of the hearing, Mr. Wrinn indicated receipt of an email at 7:53 PM from the applicant requesting that the application be withdrawn in light of the numerous letters of opposition received from neighbors.

The application was withdrawn at approximately 8:08 PM

C. APPLICATIONS READY FOR REVIEW AND ACTION

1. 21-05-09 GASTON/DWYER 87 OLMSTEAD HILL RD

Brief discussion ensued, with the application ultimately being approved as follows:

MOTION was made by Mr. Cenatiempo, seconded by Mr. Holdridge, 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. 21-06-11 BALASUBRAMANIAM 25 OVERIDGE LN

Brief discussion ensued, with the application ultimately being approved as follows:

MOTION was made by Mr. Cenatiempo, seconded by Mr. Holdridge, 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.

3. 21-06-12 TURNER 69 OLD KINGS HIGHWAY

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

MOTION was made by Mr. Cenatiempo, seconded by Mr. Gunther, and carried (4-0-1) to **deny** the variance as requested, on grounds that sufficient hardship was not demonstrated per hearing testimony. Mr. Holdridge abstained.

4. 21-05-06 WILTON CONGREGAT'L CHURCH 70 RIDGEFIELD RD

WITHDRAWN.

D. OTHER BUSINESS

1. Minutes – May 17, 2021

MOTION was made by Mr. Cenatiempo, seconded by Ms. Libby, and carried (5-0-1) to approve the minutes of May 17, 2021. Ms. Coleman abstained.

E. ADJOURNMENT

MOTION was made by Mr. Cenatiempo, seconded by Mr. Gunther, and carried unanimously (6-0) to adjourn at approximately 8:24 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary