

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

WILTON ZONING BOARD OF APPEALS MINUTES *
MAY 20, 2019 – REGULAR MEETING

PRESENT: Gary Battaglia, Chairman; Anthony Cenatiempo, Vice-Chairman; Tom Gunther, Secretary; Libby Bufano; Rem Bigosinski, Alternate; Jaclyn Coleman, Alternate

ABSENT: Tracy Serpa, Gerald Holdridge

A. CALL TO ORDER

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

B. PUBLIC HEARINGS

1. 19-03-01 1&25 PIMPEWAUG RD, LLC 1&25 PIMPEWAUG RD

CONTINUED to June 17, 2019 at request of applicant.

2. 19-05-03 KUMAR 45 BRANCH BROOK ROAD

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

Present was Vijay Kumar, applicant.

Hardships were cited, including the fact that the slight overage in building coverage (39 square feet) was due to contractor error; the lot is pre-existing nonconforming at 1.8+/- acre in a 2-acre zoning district; and the property would be in conformance if the property were the minimum 2-acre requirement.

No public comment was received.

Hearing was closed at approximately 7:25 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/home/pages/minutes-agendas-videosaudios>

3. 19-05-04 ALIBRANDI 109 KENSETT DRIVE

Hearing was called to order at approximately 7:25 P.M. Members seated were Battaglia, Bigosinski, Bufano, Cenatiempo, and Gunther.

Present was John Alibrandi on behalf of owners Patrick Carroll and Janet Lawless.

Hardships were cited, including the pre-existing nonconforming nature of the parcel which was built in the 1940s; the positioning of the house at an angle, resulting in the existing encroachment of the northeast corner into the setback; and the current state of disrepair of the structure/foundation. It was noted that there would be no expansion of the pre-existing nonconforming footprint at the easterly corner.

No public comment was received.

Hearing closed at approximately 7:35 P.M.

4. 19-05-05 GEIGER 9 SUNSET HILL ROAD

Hearing was called to order at approximately 7:35 P.M. Members seated were Battaglia, Bigosinski, Bufano, Cenatiempo, and Gunther.

Present were Derek and Atsuko Geiger, applicants.

The pre-existing nonconforming nature of the structure, which sits within the 40-foot front yard setback, was cited as the hardship. It was noted that the proposed dormer expansion would not change the footprint or the building/site coverage on the site.

No public comment was received.

Hearing closed at approximately 7:38 P.M.

5. 19-05-06 HICKEY

11 COACHMANS PLACE

Hearing was called to order at approximately 7:38 P.M. Members seated were Battaglia, Bufano, Cenatiempo, Coleman and Gunther.

Present was Jennifer Hickey, applicant.

Hardships cited were the pre-existing nonconforming nature of the deck, constructed when the setback requirement was only 40 feet versus the current 50 feet; impact of the neighbor's driveway easement on the parcel which effectively reduces the amount of available acreage/coverage; and the need to restore the deck from its existing rot and disrepair. It was noted that the stairs were proposed so as to be least intrusive with respect to the setback, and a portion of the driveway would be removed so that site coverage will be less than what currently exists.

No public comment was received.

Hearing closed at approximately 7:46 P.M.

C. APPLICATIONS READY FOR REVIEW AND ACTION

1. 19-03-01 1&25 PIMPEWAUG RD, LLC 1&25 PIMPEWAUG RD

Tabled.

2. 19-05-03 KUMAR 45 BRANCH BROOK ROAD

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

MOTION was made by Mr. Gunther, seconded by Mr. Cenatiempo, 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. 19-05-04 ALIBRANDI 109 KENSETT DRIVE

Brief discussion ensued, with the application ultimately 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.

4. 19-05-05 GEIGER 9 SUNSET HILL ROAD

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

MOTION was made by Mr. Battaglia, seconded by Mr. Cenatiempo, and carried unanimously (5-0) to **grant** the variance as requested, on grounds that sufficient hardship was demonstrated per hearing testimony. The Board referenced the application's compliance with all four required findings per Section 29-13.B.6 of zoning regulations.

5. 19-05-06 HICKEY 11 COACHMANS PLACE

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

MOTION was made by Ms. Bufano, 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 referenced the application's compliance with all four required findings per Section 29-13.B.6 of zoning regulations.

D. OTHER BUSINESS

1. Minutes – April 15, 2019

MOTION was made by Mr. Battaglia, seconded by Mr. Cenatiempo, and carried (5-0-1) to approve the minutes of April 15, 2019, with Ms. Coleman abstaining.

E. ADJOURNMENT

The meeting was adjourned at approximately 8:05 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary