

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

WILTON ZONING BOARD OF APPEALS MINUTES *
JULY 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

ABSENT: Gerald Holdridge

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. 21-07-13 WILSON 37 DANBURY ROAD

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

Present were Leland Wilson, applicant; and Kevin O'Brien, realtor, on behalf of the applicant.

Hardships were cited for the proposed 75 s.f. of stairs, stoop and canopy space, including the pre-existing nonconforming nature of the site which was built/developed primarily in the 1960s, and the inability to utilize other (existing) stairs on the property to satisfy building and fire code access requirements.

No public comment was received.

Hearing closed at approximately 7:31 P.M.

C. APPLICATIONS READY FOR REVIEW AND ACTION

1. 21-07-13 WILSON 37 DANBURY 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 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.

D. OTHER BUSINESS

1. Approval of Minutes – June 21, 2021

MOTION was made by Mr. Cenatiempo, seconded by Ms. Bufano, and carried (5-0-1) to approve the minutes of June 21, 2021, with Mr. Du abstaining.

2. Discussion of possible August meeting

It was determined that an August meeting is not required.

3. Discussion of new meeting guidelines

Mr. Wrinn briefly reviewed changes to public meeting/hearing guidelines received recently from Hartford, noting that additional details/clarification is anticipated prior to September.

E. ADJOURNMENT

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

Respectfully submitted,

Lorraine Russo
Recording Secretary