

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

WILTON ZONING BOARD OF APPEALS MINUTES *
JANUARY 18, 2022 – REGULAR ELECTRONIC MEETING (VIA ZOOM)

PRESENT: Anthony Cenatiempo, Chairman; Monty Du, Vice-Chairman; Jaclyn Coleman, Secretary; Libby Bufano; Justin Anderson; Gerald Holdridge, Alternate; Tom Gunther, Alternate; Tara Pagano, Alternate

ABSENT:

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. 22-01-01 MURPHY 106 SPECTACLE LA

Request a variance of Section 29-5.D to permit construction of structural additions and architectural features resulting in a front yard setback of 43.3 feet (to proposed roof eave) where 50 feet is required. Said property is owned by Philip M. Murphy & Nadia Schadlow Murphy and consists of 2.004+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #95, Lot #30.

Chairman Cenatiempo and Vice-Chair Du recused themselves from the hearing. Secretary Coleman acted as Chair in their absence.

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

Present were Kevin Quinlan, architect; and Philip Murphy, applicant.

The pre-existing nonconforming nature of the property was cited as the hardship. It was noted that a de minimis triangular portion of approximately 7 new square feet is required to connect the as-of-right portion of the proposed addition to what was currently a nonconforming cold storage area, resulting in a slightly smaller incursion overall into the front yard setback than what previously existed on the site.

No public comment was received.
Hearing closed at approximately 7:35 P.M.

2. 21-12-24 BRINA 455 THAYER POND RD

Request variances of Section 29-5.D for construction of a new, single-family dwelling with 13 side yard setbacks ranging from 26.9 feet to 36.8 feet where 40 feet is required, and with building coverage of 11.5% where 7% is permitted. Said property is owned by Robert and Monica Brina and consists of 0.99+/- acre in a Residential (R-2A) Zoning District as shown on Assessor's Map 128, Lot #18.

APPLICATION WAS WITHDRAWN.

3. 22-01-02 GAILLARD 274 CHESTNUT HILL ROAD

Request a variance of Section 29-5.D to allow (1) placing an HVAC condenser with a 21-foot 10-inch setback; (2) a raised porch with a 24-foot 4-inch setback; and (3) a dormer/door entrance to the proposed porch with a 19-foot 2 7/8-inch setback – all in lieu of the required 40-foot side yard setback. Said property is owned by Andrew P. & Kendal K. Gaillard and consists of 3.78+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #16, Lot #5.

Board members Cenatiempo and Du returned, and Mr. Cenatiempo resumed his role as Chair.

Hearing was called to order at approximately 7:37 P.M. Members seated were Bufano, Cenatiempo, Coleman, Du, and Anderson.

Present were Andrew & Kendal Gaillard, owners/applicants.

The primary hardship cited was the pre-existing nonconforming nature of the circa 1925 structure, which is located entirely within the side yard setback. It was further noted that the proposed site renovations/modifications would result in a generally less intrusive/more conforming structure.

No public comment was received.

Hearing closed at approximately 7:53 P.M.

C. APPLICATIONS READY FOR REVIEW AND ACTION

1. 22-01-01 MURPHY 106 SPECTACLE LA

Discussion ensued among seated members, with the application ultimately being approved as follows:

MOTION was made by Ms. Coleman, modified by Mr. Gunther, seconded by Ms. Bufano, and unanimously carried (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.

2. 21-12-24 BRINA 455 THAYER POND RD

WITHDRAWN.

3. 22-01-02 GAILLARD 274 CHESTNUT HILL ROAD

Discussion ensued among seated members, with the application ultimately being approved as follows:

MOTION was made by Mr. Cenatiempo, seconded by Mr. Du, and carried (4-1-0) to **grant** the variances as requested, on grounds that sufficient hardship was demonstrated per hearing testimony; reference being made to the application's compliance with all four required findings per Section 29-13.B.6 of zoning regulations. Board member Anderson opposed, citing a concern with the proposed non-compliant rear deck.

D. OTHER BUSINESS

1. Minutes – December 20, 2021

MOTION was made by Ms. Bufano, seconded by Mr. Holdridge, and carried (6-0-2) to approve the minutes of December 20, 2021, with Mr. Anderson and Mr. Gunther abstaining.

E. ADJOURNMENT

MOTION was made by Mr. Gunther, seconded by Mr. Cenatiempo, and carried unanimously (8-0) to adjourn at approximately 8:05 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary