

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

WILTON ZONING BOARD OF APPEALS MINUTES *
DECEMBER 19, 2022 – REGULAR ELECTRONIC MEETING (VIA ZOOM)

PRESENT: Anthony Cenatiempo, Chairman; Tom Gunther, Vice-Chairman; Libby Bufano;
Jaclyn Coleman

ABSENT: Justin Anderson; Tara Pagano

A. CALL TO ORDER – at approximately 7:15 PM.

B. ELECTIONS & ADOPTION OF 2023 MEETING CALENDAR

Officer Elections

MOTION was made by Mr. Gunther to nominate Anthony Cenatiempo for Chairman of ZBA.

There being no further nominations, the nominations for Chairman were closed.

MOTION was made by Mr. Cenatiempo to nominate Tom Gunther for Vice-Chair of ZBA.
There being no further nominations, the nominations for Vice-Chair were closed.

MOTION was made by Mr. Cenatiempo to nominate Jaclyn Coleman for Secretary of ZBA.
There being no further nominations, the nominations for Secretary were closed.

The Board voted unanimously (4-0) to elect the slate of officers for 2023 as nominated.

2023 Meeting Schedule

After a brief review of the proposed 2023 Meeting Schedule, the Board voted unanimously (4-0) to approve the schedule as proposed for 2023.

C. PUBLIC HEARINGS

1. 22-12-21 HUGHES LAMONICA 296 BELDEN HILL RD

Request variances of Section 29-5.D to allow an addition with a front yard setback of 30.3 feet in lieu of the required 50 feet. Said property is owned by Nicole Hughes LaMonica and consists of 0.783+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #100, Lot #27.

Hearing was called to order at approximately 7:18 P.M.
Members seated were Bufano, Cenatiempo, Coleman and Gunther.

Present was Nicki Hughes LaMonica, applicant/owner; and Dan Roe, Clark Construction.

Hardships were cited, including the pre-existing nonconforming nature of the 1400+/- square-foot structure built in 1940 and the inability to expand within the existing footprint to accommodate the applicant's growing family. It was noted that the proposed 144 square-foot additional coverage would not change the existing 30.3-foot nonconforming setback from the road.

No public comment was received.
Hearing was closed at approximately 7:28 P.M.

D. APPLICATIONS READY FOR REVIEW AND ACTION

1. 22-12-21 HUGHES LAMONICA 296 BELDEN HILL RD

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

MOTION was made by Mr. Cenatiempo, seconded by Mr. Gunther, and carried unanimously (4-0) 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.

E. OTHER BUSINESS

1. Approval of Minutes – October 17, 2022

MOTION was made by Mr. Gunther, seconded by Ms. Bufano, and carried unanimously (3-0-1), with Ms. Coleman abstaining, to approve the minutes of October 17, 2022.

E. ADJOURNMENT

MOTION was made by Mr. Gunther, seconded by Ms. Coleman, and carried unanimously (4-0) to adjourn at approximately 7:33 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary