

PLANNING & ZONING
COMMISSION
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

WILTON ZONING BOARD OF APPEALS MINUTES*
SEPTEMBER 18, 2023 MEETING
(CONDUCTED ELECTRONICALLY VIA ZOOM)

PRESENT: Anthony Cenatiempo, Chair, Jaclyn Coleman, Secretary, Libby Bufano, Tara Pagano, Justin Anderson. Notified intended absence: Tom Gunther

Also present was Town Planner, Michael Wrinn

REGULAR MEETING

A. CALL TO ORDER – Mr. Cenatiempo called the meeting to order at 7:15 PM.

B. PUBLIC HEARINGS

1. 23-9-16 David Wecker & Julie Rudnicki 73 Pipers Hill Road

Ms. Coleman read the details of the application as follows:

Request a variance of Section 29-5.D to allow the placement of four, 100-gallon propane tanks which would be above-ground with a 19' side-yard setback in lieu of the required 40'. Said property is owned by David Wecker and Julie Rudnicki, and consists of 1.846+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #63, Lot #24.

Mr. Wecker introduced himself to discuss the application. There are currently two existing propane tanks on the property which are used to fuel a pool heater and an indoor fireplace. He would like to put a generator in the backyard and would need additional tanks of propane to power it. The existing tanks would be moved to another location on the property, and two additional tanks would be added.

Mr. Cenatiempo asked if the tanks could be buried, but based on the ledge on the property, this would too difficult. Also, none of the neighbors have voiced an opinion about the proposed application. Ms. Bufano asked about the logistics of filling the tanks, and Mr. Wecker replied

that it was not an issue.

Mr. Cenatiempo opened the meeting to the public. Mr. and Ms. Iyer, residents at 77 Pipers Hill Road asked about the details of the application. Mr. Cenatiempo then detailed the logistics of the application. Ms. Iyer expressed safety concerns, which were dispelled when it was explained that the tanks would now be situated further away from the shared driveway.

Mr. Cenatiempo then closed the public hearing.

2. 23-09-17 Dimitra & Georgio Skroubelos 5 Wakefield Road

Ms. Coleman read the details of the application as follows:

Request a variance of Section 29-5.D to allow an addition on the first floor above an existing garage with 17.6' side-yard setback in lieu of the required 40'. Also requesting a variance of Section 29-5.D to allow a deck with 31.8' side-yard setback in lieu of the required 40'. Said property is owned by Dimitra and Georgio Skroubelos, and consists of 1.22+/- acres in a Residual (R-2A) Zoning District as shown on Assessor's Map #110, Lot #5.

Ms. and Mr. Skroubelos were present to discuss their application. They stated that they purchased the home, about a year ago, that needed a lot of work. They would like to add interior living space over the existing foundation, and add a deck on the same side of the house to provide access to the backyard. They then showed a survey and photos detailing the logistics of the proposed changes. A picture was shown illustrating the proximity of the adjacent property at 9 Wakefield Road.

Mr. Cenatiempo asked about the proposed addition of three arborvitaes, and if they were added to the application based on discussions with a neighbor and it was confirmed that they did discuss it. He then asked how far along the 187' property line with 9 Wakefield Road would they consider putting more arborvitaes for additional privacy. Mr. Skroubelos said that he is willing to work with the neighbor to discuss this issue.

The hearing was opened to the public. Mr. Pranav, the owner of 9 Wakefield Road, introduced himself. All of his concerns related to privacy, and he did say that he has spoken with Mr. Skroubelos. He started by saying that currently there are clear views into both homes. He also said that based on approved upon tree removal he has views to the 6 Wakefield Road property. He suggested that a hedgerow be planted along the full 187', as well as extending the trees an additional, short distance west. He then added that he would like to stipulate a 10' minimum height requirement of the arborvitaes. Mr. Skroubelos stated that the discussions he had with Mr. Pranav did not reflect what Mr. Pranav proposed during this discussion. Mr. Cenatiempo offered that the hearing could be put off until October's meeting to allow the applicant and neighbor to come to an agreement.

There was a brief recess during which time the Mr. and Ms. Skroubelos spoke with Mr. Pranav. Upon continuing, it was apparent nothing was resolved. It appeared that what could be agreed upon was the screening starting at the "oil fill" line of the propane tank, and extending to a point

to the east that would add privacy between 9 Wakefield Road and 6 Wakefield Road. It was also noted that Mr. Pranav spoke with the neighbor at #6 Wakefield Road who said that based on the tree removal they had sight into Mr. Pranav's property.

Mr. Cenatiempo then closed the meeting.

C. APPLICATIONS READY FOR REVIEW AND ACTION:

1. 23-09-16 Wecker and Rudnicki 73 Pipers Hill Road

Mr. Cenatiempo stated that he was in favor of approving the application because it was a pre-existing, non-conforming lot, less than two acres, ledge makes burying the tanks extremely difficult, and fencing will keep the tanks out of view. He then made a motion to approve the application. Ms. Coleman seconded the motion. The motion then passed unanimously.

2. 23-09-17 Skroubelos 5 Wakefield Road

Mr. Cenatiempo stated that he was inclined to take Mr. Pranav's concerns into account. He then recommended that there be a Thuja Green Giant arborvitae hedgerow starting north of the "oil fill" line noted on the A2 survey, moving 175' along the northern property line, and their size would be a minimum of 8', spaced 8' on center. He stated that he would approve the application with those conditions.

Mr. Cenatiempo then made a motion to approve the application with the conditions stated above, which was seconded by Ms. Bufano. The motion then passed 4-0.

D. APPROVAL OF MINUTES

1. July 17, 2023 – Regular Meeting – Mr. Cenatiempo made a motion to approve, seconded by Ms. Coleman, motion passed 4-0.

Mr. Wrinn then stated that Commissioners will need to take four hours of online training. Commissioners will also need to complete sexual harassment training, also online. Details will be provided.

E. ADJOURNMENT

Respectfully submitted by Rich Callahan – Recording Secretary

***MINUTES HAVE NOT BEEN REVIEWED BY THIS COMMISSION
AND MAY BE SUBJECT TO REVISION IN FUTURE MINUTES. FULL
AUDIO RECORDING OF MEETING IS AVAILABLE AT:
<https://www.wiltonct.org/node/91/minutes-agendas>**