

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

**ZONING BOARD OF APPEALS  
REGULAR MEETING  
APRIL 15, 2013  
7:15 P.M.  
TOWN HALL ANNEX - MEETING ROOM A**

**PRESENT:** Sally Poundstone, Chairwoman; Timothy Meyer, Vice-Chairman; John Comiskey, Secretary; Libby Bufano, Alternate; Joe Fiteni, Alternate

**ABSENT:** Steven Davidson; Brian Lilly; Albert Nickel (advised intended absence)

**A. CALL TO ORDER**

Ms. Poundstone called the meeting to order at 7:15 P.M.

**B. PUBLIC HEARINGS**

**1. #13-03-04 NORFLEET/McCHORD 29 DORADO COURT**

Ms. Poundstone called the Hearing to order at 7:15 P.M., seated members Bufano, Comiskey, Fiteni, Meyer, and Poundstone, and referred to Connecticut General Statutes, Section 8-11, Conflict of Interest. Mr. Comiskey read the legal notice dated March 5, 2013 and details of the application and the hardship as described on the application.

[The hearing was originally scheduled for the March 18, 2013 meeting, which was cancelled due to inclement weather.]

Present was Holt McChord, McChord Engineering; on behalf of the homeowner.

Referencing a posted site plan, Mr. McChord reviewed features of the subject lot. He cited significant constraints/hardships of the property, referring in particular to steep topography and boulders on the eastern portion of the lot, wetlands in the north central area, septic and heavy forestation in the south central area. He also noted that an alternative location on the western portion of the lot would not be practical for a generator

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location because of its large distance from the house.

Ms. Poundstone asked if anyone wished to speak for or against the application.

There being no further comments, the public hearing was closed at 7:20 P.M.

### **2. #13-04-05 LA MONTE/HOLUB 5 EDGEWATER DRIVE**

Ms. Poundstone called the Hearing to order at 7:20 P.M., seated members Bufano, Comiskey, Fiteni, Meyer, and Poundstone, and referred to Connecticut General Statutes, Section 8-11, Conflict of Interest. Mr. Comiskey read the legal notice dated April 2, 2013 and details of the application and the hardship as described on the application.

Present was Paul Holub, architect; on behalf of the homeowners.

Referencing a posted site plan, Mr. Holub noted constraints/hardships of the property. He cited the difficult location of the home in the lower southwest corner of the triangular-shaped parcel, very close to the side yard setback. He also noted the existence of wetlands, a brook and several drainage easements on the site.

Mr. Holub explained that the homeowner wishes to expand two bathrooms (off the hall and off the master bedroom) via a one-story addition on line with the main house. He noted further that the proposed expansion would not impact any surrounding properties or the neighborhood since a large portion of the property borders Second Taxing Water District land.

In response to a question from the Board, Mr. Holub confirmed that he had properly notified the Second Taxing Water District.

Ms. Poundstone asked if anyone wished to speak for or against the application.

There being no further comments, the public hearing was closed at 7:25 P.M.

## **C. APPLICATIONS READY FOR REVIEW AND ACTION**

Ms. Poundstone called the Regular Meeting to order at 7:25 P.M., seated members Bufano, Comiskey, Fiteni, Meyer, and Poundstone, and referred to Connecticut General Statutes, Section 8-11, Conflict of Interest.

**1. #13-03-04 NORFLEET/McCHORD 29 DORADO COURT**

The Board briefly discussed the application. It was the consensus of the Board that the variance request was reasonable given the topography of the site.

MOTION was made by Mr. Meyer, seconded by Mr. Fiteni, and carried unanimously (5-0) to **grant** a variance of Section 29-5.D to allow a new generator with a 30-foot side yard setback in lieu of the required 40 feet, as per submitted “Site Generator Plan” SE1, prepared by McChord Engineering Associates, Inc., dated February 25, 2013 and revised March 5, 2013; on grounds that sufficient hardship was demonstrated given the property’s steep topography/boulders and rock outcroppings, as well as wetlands and rolling land on the site.

**2. #13-04-05 LA MONTE/HOLUB 5 EDGEWATER DRIVE**

The Board briefly discussed the application. It was the consensus of the Board that the variance request was reasonable and sufficient hardship was demonstrated.

MOTION was made by Mr. Comiskey, seconded by Ms. Poundstone, and carried unanimously (5-0) to **grant** a variance of Section 29-5.D to allow a rear building addition with a 32-foot side yard setback in lieu of the required 40 feet, as per submitted “Zoning Location Survey, Proposed” prepared by Ryan and Faulds, dated March 18, 2013; on grounds that sufficient hardship was demonstrated given the position of the house on the property, its overall topography, and existing conditions on the site.

**D. OTHER BUSINESS**

**1. Minutes – February 19, 2013**

MOTION was made by Ms. Bufano, seconded by Ms. Poundstone, and carried unanimously (4-0-1) to approve the minutes of February 19, 2013. Mr. Meyer abstained.

**E. ADJOURNMENT**

MOTION was made by Mr. Meyer, seconded by Mr. Fiteni, and carried unanimously (5-0) to adjourn at 7:31 P.M.

Respectfully submitted,

Lorraine Russo  
Recording Secretary