

ZONING BOARD
OF
APPEALS
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TOWN HALL ANNEX
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**WILTON ZONING BOARD OF APPEALS MINUTES *
SEPTEMBER 18, 2017 – REGULAR MEETING**

PRESENT: Gary Battaglia, Vice-Chairman; Libby Bufano; Ray Tobiasen; Jaclyn Coleman, Alternate; Kenny Rhodes, Alternate; Tracy Serpa, Alternate

ABSENT: Joshua Cole, Brian Lilly [both notified intended absences]

A. CALL TO ORDER

Mr. Battaglia, acting as Chairman in the absence of Chairman Cole, called the meeting to order at 7:15 P.M. He briefly reviewed the hearing process for applications that come before the Zoning Board of Appeals.

B. PUBLIC HEARINGS

1. #17-09-13 GLEASON & ASSOC, LLC 9 HOLLYHOCK ROAD

Mr. Battaglia called the Hearing to order at approximately 7:15 P.M., seated members Battaglia, Bufano, Rhodes, Serpa and Tobiasen, and referred to Connecticut General Statutes, Section 8-11, Conflict of Interest.

Present were Michael Fujii, applicant; and Wilder Gleason, attorney, and Patricia Gill, architect, representing the applicant.

Mr. Gleason briefly reviewed the application for 9 Hollyhock Road, located in a Design Enterprise (DE-5) zoning district, noting that the applicant would like to establish a counseling service to family, couples and school-aged children who cannot drive. He referenced photos of the site, explaining that the applicant plans to take down the garage; expand the existing building to install a second story above the existing one-story structure; widen the handicapped ramp, which is required to meet code; and rebuild the existing second story staircase/emergency egress, also to meet code. He submitted a map delineating wetlands/flood zone issues on the site which impact almost a full third of the property; and he submitted a proposed survey delineating buildable area on the site, which is almost completely outside of where the existing structures are located.

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Addressing coverages, Mr. Gleason explained that both building and site coverages would be reduced by approximately 1%, and he noted that the application would still have to go to Inland Wetlands and Planning and Zoning Commissions if it is approved this evening.

Addressing the question of hardship, Mr. Gleason cited the shape and small size of the lot; subsequent adoption of wetland regulations which created a larger regulated area; the location of the house which was originally located in a conforming area of the site; and the need to bring the handicapped ramp and emergency second floor stairs up to code. He also noted that approval of the application would result in the additional benefit of reducing both building and site coverages.

In response to a Board question, Mr. Gleason confirmed that the use would be business and professional offices only.

Mr. Battaglia asked if anyone wished to speak for or against the application.

There being no further comments, at approximately 7:30 P.M. the public hearing was closed.

C. APPLICATIONS READY FOR REVIEW AND ACTION

Mr. Battaglia called the Regular Meeting to order at 7:30 P.M., seated members Battaglia, Bufano, Coleman, Rhodes, Serpa, and Tobiassen, and referred to Connecticut General Statutes, Section 8-11, Conflict of Interest.

1. #17-09-13 GLEASON & ASSOC, LLC 9 HOLLYHOCK ROAD

The Board briefly discussed the application. It was the consensus of the Board that the variance requests were reasonable given the hardships cited during the hearing, which preclude a conforming building on the site. The Board noted further that the applicant was moving in the right direction by proposing decreases in both building and site coverages.

Mr. Battaglia read into the record the legal notice dated September 5, 2017.

MOTION was made by Mr. Rhodes, seconded by Ms. Serpa, and carried unanimously (5-0) to **grant** the variances of Section 29.7.E. of the Zoning Regulations to permit a front yard setback of 39.0' to the roof of the proposed second floor addition in lieu of the required 50'; a side yard setback of 39.0' to the roof of the proposed second floor addition in lieu of the required 50'; a front yard setback of 20.3' to the expanded handicapped landing in lieu of the required 50' and a side yard setback of 13.5' to the roof of the emergency

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stairway from the second floor in lieu of the required 50.0'; as per submitted "Zoning Location Survey, Proposed" prepared by Ryan and Faulds, dated August 7, 2017; and drawings A-1 – A-4, EX-1 and EX-2 prepared by Gill & Gill Architects, LLC, dated August 23, 2017; on grounds that sufficient hardship was demonstrated given the shape and small size of the lot; subsequent adoption of wetland regulations which created a larger regulated area; the location of the house which was originally located in a conforming area of the site; and the need to bring the handicapped ramp and emergency second floor stairs up to code. The Board also noted that approval of the application would result in the additional benefit of reducing both building and site coverages.

D. OTHER BUSINESS

1. Minutes – June 19, 2017

MOTION was made by Mr. Tobiassen, seconded by Mr. Battaglia and carried unanimously (6-0) to approve the minutes of June 19, 2017.

E. ADJOURNMENT

MOTION was made by Mr. Tobiassen, seconded by Mr. Battaglia, and carried unanimously (6-0) to adjourn at approximately 7:33 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary

