

ZONING BOARD  
OF  
APPEALS  
Telephone (203) 563-0185  
Fax (203) 563-0284



TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

RECEIVED FOR RECORD  
TOWN OF WILTON  
2018 DEC 18 P 3 18  
BY: LK

**WILTON ZONING BOARD OF APPEALS MINUTES \*  
DECEMBER 17, 2018 – REGULAR MEETING**

**PRESENT:** Gary Battaglia, Chairman; Tracy Serpa, Vice-Chair; Tom Gunther, Secretary; Libby Bufano; Anthony Cenatiempo; Rem Bigosinski, Alternate; Jaclyn Coleman, Alternate; Gerald Holdridge, Alternate

**ABSENT:**

**A.** Mr. Battaglia scrambled the agenda to hold “Nomination & Election of Officers” at the end of the meeting, after Public Hearings and Review/Action.

**B. CALL TO ORDER**

**C. PUBLIC HEARINGS**

**1. #18-12-18 SCHAEFER/SANDERS 43 SHARP HILL ROAD**

The hearing was called to order at approximately 7:16 P.M.

Mr. Battaglia recused himself and left the meeting room. Ms. Serpa acted as Chair in his absence.

Members seated were Bufano, Cenatiempo, Coleman, Gunther and Serpa.

Present were Rob Sanders, architect; and Eric Schaeffer, homeowner.

Hardships were cited, including the pre-existing nonconforming nature of the 1920s house/property; the oddly shaped/configured parcel of land; the large area that is designated as public right-of-way; the layout of existing utilities/electrical hook-ups; and wetland constraints.

Homeowner Eric Schaeffer noted that neighbors were informed and expressed no opposition to the proposed site modifications.

**\*MINUTES HAVE NOT BEEN REVIEWED BY THIS BOARD AND MAY BE SUBJECT TO REVISION IN FUTURE MINUTES. FULL AUDIO RECORDING OF MEETING IS AVAILABLE AT: [www.wiltonct.org/tv/index.html](http://www.wiltonct.org/tv/index.html)**

## **ZBA Minutes – December 17, 2018 - Page 2**

No public comment was offered.

There being no further comments, at approximately 7:27 P.M. the public hearing was closed.

### **2. #18-12-19 TEVROW-SINCLAIRE 464 NOD HILL ROAD**

The hearing was called to order at approximately 7:27 P.M.

Members seated were Battaglia, Bufano, Cenatiempo, Gunther and Serpa.

Present were J. Casey Healy, attorney; and Jack Franzen, architect; on behalf of the applicant.

Hardships were cited, including the pre-existing nonconforming nature of the 1820 residence and the fact that any addition would require a front yard variance. It was noted that the proposed site modifications would be located farther from the road than the home's existing nearest point to the road.

Mr. Franzen elaborated further on the rationale behind the proposed placement of the addition, referencing in particular architecturally required differentiation of roof lines.

Public input/request for clarification was received from Haejean Yim, 42 Breeds Hill Road.

There being no further comments, at approximately 7:40 P.M. the public hearing was closed.

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

### **1. #18-12-18 SCHAEFER/SANDERS 43 SHARP HILL ROAD**

Mr. Battaglia recused himself and left the meeting room. Ms. Serpa assumed the role of Chair.

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

**MOTION** was made by Mr. Gunther, seconded by Mr. Cenatiempo, and carried unanimously (5-0) to **grant** the variances 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.

**\*MINUTES HAVE NOT BEEN REVIEWED BY THIS BOARD AND MAY BE SUBJECT TO REVISION IN FUTURE MINUTES. FULL AUDIO RECORDING OF MEETING IS AVAILABLE AT: [www.wiltonct.org/tv/index.html](http://www.wiltonct.org/tv/index.html)**

**2. #18-12-19 TEVROW-SINCLAIRE 464 NOD HILL ROAD**

Mr. Battaglia returned and assumed the role of Chairman.

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

**MOTION** was made by Mr. Gunther, seconded by Mr. Cenatiempo, and carried unanimously (5-0) to **grant** the variances 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. Minutes – November 19, 2018**

**MOTION** was made by Mr. Battaglia, seconded by Mr. Gunther, and carried (7-0-1), with Ms. Serpa abstaining, to approve the minutes of November 19, 2018, as modified on page 2 to reflect that Mr. Bigosinski (not Mr. Cenatiempo) opposed the Motion under Section C. (Applications Ready for Review and Action), Application #1 (18-11-16, Sharpe).

**A. NOMINATION & ELECTION OF OFFICERS**

Mr. Battaglia scrambled the agenda to first nominate/elect Secretary of the Board.

**SECRETARY:**

**MOTION** was made by Mr. Battaglia, seconded by Mr. Cenatiempo, and carried unanimously (5-0) to nominate and elect Tom Gunther as Secretary of the Zoning Board of Appeals.

**CHAIRMAN:**

**MOTION** was made by Mr. Cenatiempo, seconded by Ms. Bufano, and carried (4-0-1), with Mr. Battaglia abstaining, to nominate and elect Gary Battaglia as Chairman of the Zoning Board of Appeals.

**\*MINUTES HAVE NOT BEEN REVIEWED BY THIS BOARD AND MAY BE SUBJECT TO REVISION IN FUTURE MINUTES. FULL AUDIO RECORDING OF MEETING IS AVAILABLE AT: [www.wiltonct.org/tv/index.html](http://www.wiltonct.org/tv/index.html)**

**ZBA Minutes – December 17, 2018 - Page 4**

**VICE-CHAIRMAN:**

MOTION was made by Mr. Battaglia, seconded by Ms. Serpa, and carried unanimously (5-0) to nominate and elect Anthony Cenatiempo as Vice-Chairman of the Zoning Board of Appeals.

**E. ADJOURNMENT**

Meeting was adjourned at approximately 7:55 P.M.

Respectfully submitted,

Lorraine Russo  
Recording Secretary