

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

**WILTON ZONING BOARD OF APPEALS MINUTES \*  
NOVEMBER 19, 2018 – REGULAR MEETING**

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

**ABSENT:** Tracy Serpa

**A. CALL TO ORDER**

Mr. Battaglia called the meeting to order at 7:15 P.M.

**B. PUBLIC HEARINGS**

**1. 18-11-16 SHARPE 175 CANNON ROAD**

The hearing was called to order at approximately 7:16 P.M. Members seated were Battaglia, Bigosinski, Bufano, Cenatiempo, and Gunther.

Applicant/homeowner John Sharpe represented himself.

Hardships were cited, including the pre-existing nonconforming nature of the 1921-built residence, which limits conforming areas on which to place the proposed A/C units; entrance and usage that is from the rear, i.e. no road access to the front by foot or vehicle; as well as numerous doorway entrances around the property; such that placement of the A/C units anywhere else would impede the homeowner's ability to reasonably use the property.

Hearing closed at approximately 7:24 P.M., with no comments from the public.

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**\*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. 18-11-17 SCHOOL SISTERS OF NOTRE DAME, 331 BELDEN HILL RD**

Hearing was called to order at approximately 7:24 P.M. Members seated were Battaglia, Bufano, Cenatiempo, Coleman, and Gunther.

Ed Schenkel, attorney, Gregory and Adams, represented the applicant.

Hardships were cited including the need to upgrade the previously existing 500-gallon oil tank to a code-compliant 1300-gallon tank; the existence of underground utility, oil and electrical lines in the location previously approved by variance #16-12-15, which would have resulted in potential safety issues and eventual compromising of said lines; lack of alternate locations that would allow compliant installation of the tank, primarily due to gravity flow issues on the relatively level land; and installation of said tanks having already been completed, based on installer assessment of safety factors.

Hearing closed at approximately 7:39 P.M., with no comments from the public.

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

**1. 18-11-16 SHARPE 175 CANNON ROAD**

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

MOTION was made by Ms. Bufano, amended by Mr. Gunther, seconded by Mr. Battaglia, and carried (4-1) 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. Mr. Cenatiempo opposed.

**2. 18-11-17 SCHOOL SISTERS OF NOTRE DAME, 331 BELDEN HILL RD**

After a brief discussion, the application was approved as follows:

MOTION was made by Mr. Cenatiempo, amended by Mr. Gunther, seconded by Ms. Bufano, 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.

**D. OTHER BUSINESS**

**1. Minutes – October 15, 2018**

MOTION was made by Mr. Cenatiempo, seconded by Mr. Battaglia, and carried unanimously (7-0) to approve the minutes of October 15, 2018 as drafted.

**E. ADJOURNMENT**

MOTION was made by Mr. Cenatiempo, seconded by Ms. Bufano, and carried unanimously (7-0) to adjourn at approximately 8 P.M.

Respectfully submitted,

Lorraine Russo  
Recording Secretary