

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



TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

**WILTON ZONING BOARD OF APPEALS MINUTES \***  
**JULY 20, 2020 – REGULAR ELECTRONIC MEETING (VIA ZOOM)**

**PRESENT:** Anthony Cenatiempo, Chairman; Monty Du, Vice-Chairman; Tom Gunther, Secretary; Libby Bufano (arrived approximately 8:20 PM); Gerald Holdridge, Alternate

**ABSENT:** Jaclyn Coleman (notified intended absence); Sunila Kapur

**A. CALL TO ORDER**

Mr. Cenatiempo called the meeting to order at approximately 7:25 P.M. He briefly reviewed the hearing process for applications that come before the Zoning Board of Appeals.

**B. PUBLIC HEARINGS**

**1. 20-06-04 TOMAS 1 WAMPUM HILL ROAD**

Hearing was called to order at approximately 7:26 P.M. Members seated were Cenatiempo, Du, Gunther and Holdridge.

Present was Bill Achilles, architect, on behalf of the applicant.

Hardships were cited in connection with the proposed site modifications/additions, including the fact that the existing structure is sited within the side yard setback and is thus pre-existing nonconforming, and the proposed change in roof pitch will not exceed permitted building height. It was also noted that existing lot coverage will be reduced by removing certain nonconforming structures on the lot as well as some driveway asphalt, thereby reducing existing nonconformance on the property.

No public comment was received.

Reference was made to a letter submitted by neighbor Barbara Geddis-Wooten, which all members received.

Hearing closed at approximately 8 P.M.

**2.      20-07-05                      HELLER                      8 FORGE ROAD**

Mr. Holdridge noted that he needed to recuse himself from the application due to a conflict of interest.

It was determined that the application would therefore need to be continued since the Board did not have the necessary quorum of members to proceed.

MOTION      made by Mr. Cenatiempo, seconded by Mr. Du, and approved by all regular members present (3-0), excluding Mr. Holdridge who was recused, to continue the application until the next regular meeting on September 21, 2020.

**3.      20-07-06                      TURNER                      69 OLD KINGS HWY**

Hearing was called to order at approximately 8:05 P.M. Members seated were Cenatiempo, Du, Gunther and Holdridge.

Present was Jeffrey Turner, owner/applicant.

Hardships were cited, including the sloping topography of the property, both north to south and west to east, which significantly limits the building envelope, with the side yard being the only area of the site that is at the same grade as the main floor.

No public comment was received.

Hearing closed at approximately 8:15 P.M.

**4.      20-07-07                      OSTERMANN                      93 E. MEADOW ROAD**

Hearing was called to order at approximately 8:19 P.M.

Ms. Bufano joined the Zoom meeting at approximately 8:23 PM.

Members seated were Bufano, Cenatiempo, Du, Gunther and Holdridge.

Present was Robert Ostermann, owner/applicant; and Joseph Lazarcheck, architect, on behalf of the applicant.

Hardships were cited, including the pre-existing nonconforming nature of both the lot (which is a 0.98-acre lot in an R-2A zoning district) and the structure (which was built in 1935), and for which a number of variances were required/granted over the years. It was noted that the addition would not extend beyond the existing building footprint, and

### **ZBA Minutes – July 20, 2020 - Page 3**

building coverage would increase by .8% due to a proposed covered terrace in rear.

No public comment was received.

Hearing closed at approximately 8:40 P.M.

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

##### **1. 20-06-04 TOMAS 1 WAMPUM HILL ROAD**

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

MOTION was made by Mr. Cenatiempo, seconded by Mr. Holdridge, and carried unanimously (4-0) to **grant** the variance(s) 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.

##### **2. 20-07-05 HELLER 8 FORGE ROAD**

Tabled.

##### **3. 20-07-06 TURNER 69 OLD KINGS HWY**

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

MOTION was made by Mr. Cenatiempo, seconded by Mr. Gunther, and carried unanimously (4-0) to **grant** the variance(s) 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.

##### **4. 20-07-07 OSTERMANN 93 E. MEADOW ROAD**

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

MOTION was made by Mr. Cenatiempo, seconded by Mr. Holdridge, and carried unanimously (5-0) to **grant** the variance(s) as requested, with Ms. Bufano seated and included in the vote, 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 – May 18, 2020**

MOTION was made by Mr. Gunther, seconded by Mr. Du, and carried unanimously (5-0) to approve the minutes of May 18, 2020.

**E. ADJOURNMENT**

MOTION was made by Mr. Gunther, seconded by Mr. Holdridge and carried unanimously (5-0) to adjourn at approximately 9 P.M.

Respectfully submitted,

Lorraine Russo  
Recording Secretary