

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

WILTON ZONING BOARD OF APPEALS MINUTES *
SEPTEMBER 21, 2020 – REGULAR ELECTRONIC MEETING (VIA ZOOM)

PRESENT: Anthony Cenatiempo, Chairman; Monty Du, Vice-Chairman; Tom Gunther, Secretary; Libby Bufano; Jaclyn Coleman, Alternate; Gerald Holdridge, Alternate

ABSENT: Sunila Kapur

A. CALL TO ORDER

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

B. PUBLIC HEARINGS

1. 20-07-05 HELLER 8 FORGE ROAD

Hearing was called to order at approximately 7:16 P.M. Members seated were Bufano, Cenatiempo, Coleman, Du, and Gunther.

Present were Kevin O'Brien, realtor, on behalf of the applicant; and Glen and Sandy Heller, owners/applicants.

Hardships were cited, including the pre-existing nonconforming nature of the 1926 property (with respect to both lot size and the structure's placement on the property), its steep topography and ledge, location of septic, stone walls, basement stairs, and utilities. It was noted that the site would be brought into compliance with site coverage by removing a large portion of the existing paved driveway.

No public comment was offered.

Hearing closed at approximately 7:24 P.M.

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2. 20-09-08 GRAHAM 55 GRUMMAN HILL ROAD

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

Present were Ian and Priscilla Graham, owners/applicants.

Hardships were cited, referencing the original variance application from 2018, including pitch of existing stairs requiring a dormer to comply with current building code, as well as code requirements for egress windows. It was noted that a data error on the part of the architect resulted in an 8-inch height discrepancy in the final construction as compared with the original approved 2018 variance, but it was also noted that construction was compliant in all other aspects.

No public comment was offered.

Hearing closed at approximately 7:30 P.M.

3. 20-09-10 CHILINGARASHVILI 28 CONNERY STREET

Hearing was called to order at approximately 7:30 P.M. Members seated were Bufano, Cenatiempo, Coleman, Du, and Gunther.

Present were Roin Chilingarashvili, owner/applicant; and Dariusz Kulinski, architect.

Hardships were cited, including the pre-existing nonconforming nature of the 1935 property, both with respect to the siting of the structure (already encroaching on three sides) as well as the small 0.41-acre size of the lot. It was noted that alternate locations were not feasible for various architectural/construction reasons and, further, that no additional expansion of the existing footprint is being proposed.

No public comment was offered.

Hearing closed at approximately 7:41 P.M.

C. APPLICATIONS READY FOR REVIEW AND ACTION

1. 20-07-05 HELLER 8 FORGE ROAD

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

MOTION was made by Mr. Cenatiempo, seconded by Mr. Gunther, and carried unanimously (5-0) to **grant** the variance 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. 20-09-08 GRAHAM 55 GRUMMAN HILL ROAD

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

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

3. 20-09-10 CHILINGARASHVILI 28 CONNERY STREET

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

MOTION was made by Mr. Cenatiempo, seconded by Mr. Gunther, 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 – July 20, 2020

MOTION was made by Mr. Cenatiempo, seconded by Ms. Bufano and carried (5-0-1) to approve the minutes of July 20, 2020. Ms. Coleman abstained.

2. Determination if Minor Change – REVIEW/ACTION
19-10-10 LUPPINO 18 SURREY GLEN
Determine if converting peaked roof area to flat deck area is minor change

Town Planner Wrinn reviewed details of the requested roof configuration change. After a brief discussion, the Board determined the proposed change to be of a minor nature, and thus not requiring the applicants to submit a second variance application.

MOTION was made by Mr. Cenatiempo, seconded by Mr. Gunther, and carried (5-0-1) confirming the Board's determination that conversion of the peak roof to a flat roof with deck is a minor change and therefore does not trigger the need to submit a second variance application to the Board. Mr. Du abstained.

Mr. Cenatiempo advised the Board of plans to have a representative from Town Counsel's office provide a presentation on land use law and Zoning Board of Appeals cases to the Board during its October 19th regular meeting. The Board was amenable to the proposal.

E. ADJOURNMENT

MOTION was made by Ms. Bufano, seconded by Mr. Gunther, and carried unanimously (6-0) to adjourn at 8:12 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary