

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

WILTON ZONING BOARD OF APPEALS MINUTES *
DECEMBER 20, 2021 – REGULAR ELECTRONIC MEETING (VIA ZOOM)

PRESENT: Anthony Cenatiempo, Chairman; Monty Du, Vice-Chairman; Libby Bufano;
Jaclyn Coleman; Gerald Holdridge, Alternate; Tara Pagano, Alternate

ABSENT: Justin Anderson

A. CALL TO ORDER & SEATING OF MEMBERS

Chairman Cenatiempo called the meeting to order at approximately 7:20 PM.
He seated Board members Bufano, Cenatiempo, Coleman, Du and Holdridge (as
Alternate).

Mr. Cenatiempo welcomed new Board members, Justin Anderson and Tara Pagano, to
the Zoning Board of Appeals and thanked departed members, Tom Gunther and Keith
Denning, for their service and insight.

B. ELECTION OF OFFICERS

Chairman:

Mr. Du nominated current Chairman Anthony Cenatiempo as Chairman for the upcoming year.
No further nominations were proffered and the nominations were closed.
Board members voted unanimously (5-0) to elect Anthony Cenatiempo as Chairman for the
upcoming year.

Vice-Chair:

Mr. Cenatiempo nominated current Vice-Chairman Monty Du as Vice-Chair for the upcoming
year. No further nominations were proffered and the nominations were closed.
Board members voted unanimously (5-0) to elect Monty Du as Vice-Chairman for the upcoming
year.

Secretary:

Mr. Cenatiempo nominated Jaclyn Coleman as Secretary for the upcoming year.
No further nominations were proffered and the nominations were closed.
Board members voted unanimously (5-0) to elect Jaclyn Coleman as Secretary for the upcoming
year.

C. APPROVAL OF 2022 ZBA MEETING SCHEDULE

Mr. Cenatiempo noted that the proposed scheduling is the same as last year - for the 3rd Monday of the month unless there is a holiday, in which case it is scheduled for the Tuesday following the holiday.

Mr. Holdridge confirmed with staff that there are no anticipated conflicts with Wilton's school schedule.

MOTION was made by Mr. Cenatiempo, seconded by Mr. Du, and carried unanimously (5-0) to **approve** the 2022 ZBA Meeting Schedule as proposed.

D. PUBLIC HEARINGS

1. 21-11-22 GAILLARD 274 CHESTNUT HILL ROAD

Mr. Cenatiempo noted that the subject application was **WITHDRAWN**.

2. 21-12-23 ROSENBERG/ST. PIERRE 14 GRUMMAN AVE

Request for a variance of Section 29-5.D to allow the replacement of a non-conforming 2-car garage with a 2-story carriage barn with rear yard setbacks of 21.1 feet and 32.1 feet where 40 feet are required; and to allow an attached covered porch with rear yard setback of 32.1 feet and 34.8 feet where 40 feet are required. Said property is owned by Barry Rosenberg & Adrienne Saint-Pierre and consists of 1.129+/- acres in a Residential (R-1A) Zoning District as shown on Assessor's Map #54, Lot #20.

Hearing was called to order and Ms. Coleman read the description and details of the project.

Presenting the project were applicants/owners Mr. Rosenberg and Ms. St. Pierre.

They stated that there are many historic trees on the site, noting that it is very difficult to keep the existing garage with 3 redwoods growing directly adjacent to the garage.

They explained that alternate sites were reviewed but the septic is located close to the house and a large black oak is located in what appears to be an open space to the north of the driveway.

Ms. St. Pierre stated that the second floor would be her art studio; a stairway would be constructed inside; and no plumbing will be installed.

The public was invited to comment but no one requested to speak.

The hearing was then closed.

E. APPLICATIONS READY FOR REVIEW/ACTION

1. 21-11-22 GAILLARD 274 CHESTNUT HILL ROAD

WITHDRAWN.

2. 21-12-23 ROSENBERG/ST. PIERRE 14 GRUMMAN AVE

Board members discussed the application. During discussion, Mr. Du noted that he felt all alternate locations had not been explored. He thought that the side yard location was viable, even if it meant taking the black oak tree down.

After further discussion, Mr. Cenatiempo made a motion to **approve** as follows:

Motion to approve application 21-12-23 (read application from agenda). There are special circumstances, namely: the home and garage predate the current zoning regulations and are preexisting non-conforming uses; the topography, that is the placement of mature tree plantings, the well cap location and the sloping nature of the property to the north of the garage, are peculiar to the structure and lot and does not apply generally to lots or structures in the neighborhood and has not resulted from any willful act of the applicant subsequent to the date of adoption of the regulations from which the variance is sought.

That for the reasons set forth these conditions are such that the particular application of the provisions of these regulations would deprive the applicant of the reasonable use of the lot or structure, that the granting of the variance is necessary for the reasonable use of the lot and structure, and that the variance as granted by the ZBA is the minimum adjustment necessary to accomplish this purpose.

The granting of the variance is in harmony with the general purposes and intent of the zoning regulations and the town's plan of development and is not injurious to the neighborhood or otherwise detrimental to the public health, safety and welfare. The application seeks to preserve the mature plantings that are part of a historically significant site.

The granting of the variance is not based upon the nonconformity of neighboring lots, uses, buildings or structures nor upon a financial or economic hardship.

The motion was seconded by Ms. Coleman, and carried (4-0-1), with Mr. Du abstaining.

F. OTHER BUSINESS

1. Approval of Minutes – October 18, 2021

Minutes were approved (4-0-1), with Mr. Du abstaining as he was not at the meeting.

Mr. Cenatiempo asked if a refresher course could be held for new Board members. Town Planner Wrinn said that since such a course was recently held for ZBA, the new Board members could watch the video of that meeting and be apprised of the training. He stated that he would provide the date that said training meeting was held.

G. ADJOURNMENT

Meeting was adjourned at approximately 7:52 PM.

Respectfully submitted,

Lorraine Russo
Recording Secretary