

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

**WILTON ZONING BOARD OF APPEALS  
MARCH 21, 2016 MEETING**

**PRESENT:** Chairwoman Gary Battaglia, Vice Chairman Joshua Cole, Secretary Brian Lilly, Commissioners Kenny Rhodes, Tracey Serpa and Ray Tobiassen

**ABSENT:** Commissioners Andrew McNee and Libby Bufano

**ALSO**

**PRESENT:** Robert Nerney, Town Planner; members of the press; and interested residents.

**A. CALL TO ORDER**

Mr. Battaglia called the meeting to order at 7:15 P.M. He welcomed new member, Ray Tobiassen, who would be replacing Andrea Preston.

**B. OTHER BUSINESS**

**1. Approval of Minutes - December 21, 2016**

**MOTION** was made by Mr. Battaglia, seconded by Ms. Serpa, and carried (5-0-1) to approve the minutes of December 21, 2015. Mr. Tobiassen abstained.

**C. PUBLIC HEARING**

**1. 16-03-02 HONEY HILL RD SO, LLC/QUINLAN HONEY HILL RD**

Mr. Battaglia called the Hearing to order at approximately 7:16 P.M., seated members Battaglia, Cole, Lilly, Rhodes, Serpa, and Tobiassen, and referred to Connecticut General Statutes, Section 8-11, Conflict of Interest.

Mr. Battaglia told members of the public that the Commission had only learned that afternoon that the applicant would not be present and the application would be continued

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until the April meeting. He apologized to the audience and told them the Commission would still listen to their testimony.

Mr. Rhodes and Mr. Tobiassen recused themselves from the proceedings and left the meeting room.

Discussion was held regarding the fact that there were only four seated members at this meeting. Mr. Nerney suggested that any fifth member who might be seated should listen to any comments that were made at this meeting.

In addition, Mr. Nerney recommended that all correspondence that had been received regarding this application should be formally read into the record. Because there were many letters and emails, it was decided only the name and date of each one would be read into the record.

The case was read into the record. This is an application requesting a variance of Section 29-5.D to allow construction of a new home with a front yard setback of 16 feet in lieu of the required 50 feet and a rear yard setback of 25 feet in lieu of the required 50 feet. The property is owned by Honey Hill Road South, LLC and consists of 0.261 ± acres in a residential R-2A zoning district. It is shown on Assessor's Map No. 8, lot No. 3.

The following correspondence was read into the record:

- Letter from Gregory and Adams Law Firm dated March 21, 2016 regarding Honey Hill Road South, LLC, application for variance 16-03-02 signed by J. Casey Healy.
- A six-page letter dated March 21, 2016 to the Zoning Board of Appeals regarding application 16-03-02, Honey Hill Road/South Quinlan Honey Hill Road and signed by Michael Dragunat.
- From Donna Harakas, 782 Ridgefield Road, dated March 21, 2016 regarding variance application at Honey Hill Road without the required setbacks.
- An email from Joan Star dated March 21, 2016 and sent to Robert Nerney. It was stamped received March 21, 2016 by Planning and Zoning.
- An email to Robert Nerney from Kim Melin dated March 20, 2016 regarding 211 Hurlbutt Street.
- A letter from Colleen Fawcett, Chair of the Historic District Commission, dated March 7, 2016.
- A letter from the Wilton Historical Society dated March 16, 2016 regarding variance application, Honey Hill Road, ZBA file 16-03-02, and signed by Leslie Nolan, Executive Director, Wilton Historical Society.
- A letter to Robert Nerney from Kim Hall at 300 Thayer Pond Road sent March 18, 2016.
- An email interchange between Kevin Quinlan and Lorraine Russo dated March

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- 18, 2016.
- A letter dated March 19, 2016 to Members of Town of Wilton Planning and Zoning Board of Appeals. The undersigned respectfully request variance application ZBA 16-03-02 be denied on the following grounds and it listed several reasons why over several pages. This was signed by multiple residents: Edward and Lisa Benison, 91 Honey Hill Road; Michael and Natalie Dragunat of 7 Mayapple Road; J. W. and Randi Logan at 34 Quail Ridge Road; Gail and Mark Hanny of 32 Mayapple Road; Kevin and Robin Quinn of 36 Quail Ridge Road; Joseph S. and Rosalie Turi of 30 Mayapple Road; Chris Gardner of 48 Quail Ridge Road; Scott and Cara Schwartz of 37 Mayapple Road; and Marie McCormick of 43 Quail Ridge Road.

It was noted that any further testimony received between this meeting and the next would be read into the record at the next hearing.

Mr. Battaglia invited members of the public to speak. He stated that even though the application would not be discussed at this meeting, the Commission would hear testimony and it would be in the record if they chose not to attend next month's hearing.

Ms. Grazia Bocelo [sp?] of 75 Honey Hill Road stood and asked whether she could ask questions regarding information she had received as her family had just moved to the area. She was told that the applicant would be speaking at next month's hearing and she could ask questions of them afterwards.

Mr. Battaglia requested that Town Counsel be present at the next meeting.

**D. APPLICATION READY FOR REVIEW**

**1. 16-03-02 HONEY HILL RD SO, LLC/QUINLAN HONEY HILL RD**

This was continued until the April 18<sup>th</sup> meeting.

**E. ADJOURNMENT**

MOTION was made by Mr. Lilly, seconded by Mr. Cole, and carried unanimously (4-0) to adjourn at approximately 7:40 P.M.

Respectfully submitted,

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