

Neil Faiman, Chairman  
Wilton Zoning Board of Adjustment

April 8, 2025

**Re: William Ryan's Opposition to Case 3/11/2025-2      Lot A-47-1; 74 Stagecoach Road**

I did not attend the site walk on March 15, but from the transcript it is apparent that the entirety of the proposed nature trail was not examined during the site walk. Although the construction of a bridge for the crossing of Mill Brook is the primary matter before the ZBA, since the proposed nature trail is a continuation of the bridge and was part of the site walk, it should now be regarded when reviewing the bridge itself. I do not see how the ZBA can offer a decision either for or against the proposed bridge and trail without being made aware of the exact route the path will take. More detailed information should be submitted before this issue can be considered.

More to the point, the scope of this bridge is in question. During the site walk, the transcript records Mattison stating that the bridge will take up to a "small tractor." If this "nature trail" requires a bridge of sufficient capacity to accommodate vehicular traffic at least up to a "small tractor," what is the true purpose of this proposal? Neither heavy weight-bearing bridges nor vehicular traffic are within the scope of a "nature trail." If the resident wants an access road for the purpose of conveying mechanized vehicles across Mill Brook and further up into Parcel B, then they should apply for such a road. It hardly seems right to apply for a nature trail and bridge and then design, build, and use them for a different purpose.

Since the ZBA considers "hardship" as one of the points for which the ZBA bases a decision, it seems relevant at this point to address the issue of access to Parcel B. It needs to be understood that the deed and all restrictions pertaining to the property of 74 Stagecoach have been in place since before the Dawn Ryan Revocable Trust purchased the property. Nothing regarding access has changed. If the borders and restrictions were unacceptable to the Trust at the time of purchase, then the Trust should have considered the purchase of another property. Purchase of a property is considered implicit acceptance of the terms of the deed. An appeal for a variance can of course be applied for, but not on the basis of "hardship," since the conditions were known and acceptable at time of purchase.

Until the full scope and intent of this proposed bridge and nature trail is disclosed and examined, and the specific dimensions of the bridge clearly disclosed, I do not believe the ZBA has sufficient information to grant approval to this project.

Thank you for your attention.

Sincerely,

William Ryan (Lot A-47-1)  
54 Stagecoach Road, Wilton