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5 **TOWN OF WILTON**
6 **ZONING BOARD OF ADJUSTMENT BOARD MEETING**
7 **DRAFT MINUTES**
8

9 **DATE:** March 11, 2015
10 **TIME:** 7:30 PM
11 **PLACE:** Wilton Town Hall Courtroom
12

13 **PRESENT:** ZBA Board Members: Chairman Neil Faiman, Vice-Chairman Andy
14 Hoar, Paul Levesque, Joanna Ekstrom, Bob Spear, Secretary Sorrell Downing.
15 Applicants: Chris Guida from Fieldstone Land Consultants and Douglas Lang,
16 Representative from the Wilton Conservation Commission William Mahar.
17

18 **PUBLIC HEARING**
19

20 Chairman Faiman opened the meeting at 7:33 PM.
21

22 **Board Membership Changes**
23

24 Mr. Carnduff resigned and Mr. Levesque will fill the role as Board Member.
25 Ms. Nichols resigned and Ms. Downing will fill the role as Secretary.
26

27 **Application for Special Exception. Case #3/11/15-1**
28

29 Douglas Lang has applied for special exception under section 11.4(a) of the Wilton
30 Zoning Ordinance, to permit the construction of a driveway, which will cross a wetland
31 area on Lot H-103-2, 722 Abbot Hill Road.
32

33 Mr. Guida from Fieldstone Land Consultants represents Mr. Lang in this case.
34

35 Mr. Faiman outlined the procedure for the hearing:
36

- 37
- 38 • The Applicant will state the case
 - 39 • The Board will ask questions
 - 40 • The members of the public will ask questions
 - Everyone will respect each other's right to speak

- 1 • According to 11.4(a), a decision will not be made until the following hearing after
2 the Board has had an opportunity to walk the property
3 • Ms. Ekstrom asked that members of the public, who speak, identify themselves.
4

5 Mr. Guida introduced himself to the Board as a Certified Soil Scientist and a Certified
6 Wetland Scientist representing Douglas Lang for the application to construct a driveway
7 that will cross wetlands on 722 Abbot Hill Road. Mr. Lang currently has a shared
8 driveway which is equal in length to proposed driveway and the current driveway also
9 crosses a wetland. The current shared driveway serves two houses, Mr. Lang's being the
10 second. Mr. Lang would like to have his own driveway for privacy as well as for
11 alleviating the closeness of the first house to the driveway. Mr. Lang would relinquish
12 the existing driveway easement he currently holds upon completion of the proposed
13 driveway.
14

- 15 • The driveway requires 2950 SF of wetland impact.
16 • The proposed driveway crossing has been located at the narrowest portion of the
17 wetland in order to minimize wetland impact.
18 • The proposed driveway will comply with the Section 4.6 standards.
19 • The proposed driveway is similar to others and will not change the traffic pattern
20 nor the attractiveness of the area.
21 • The proposed wetland impact areas are in located in a previously disturbed and
22 farmed area.
23 • The proposed driveway construction grading will help improve proper drainage.
24

25 Mr. Levesque asked if the proposed driveway will be paved. The existing shared
26 driveway is mostly paved. Mr. Guida stated that if the Board wished the driveway to be
27 paved, it could be but the original plan for the driveway was to be mostly gravel.
28

29 Ms. Ekstrom asked how long the current driveway is. Mr. Lang stated it was about ¼
30 mile long.
31

32 Mr. Faiman will review the original subdivision plan and meeting minutes from 1990 to
33 see if anything was addressed regarding an additional driveway to access the second
34 house. Mr. Lang stated the original owners were brothers. Mr. Lang understood that the
35 original plan had two driveways approved.
36

37 Mr. Hoar asked about road frontage. It appears it is around 200'.
38

39 Mr. Guida stated the driveway would be constructed during "low flow" conditions in the
40 mid to late summer. The wetland is located in a former farm field which typically is
41 completely dry between the months of July – October. The appropriate erosion control
42 will be installed. All disturbed areas will be restored and stabilized upon completion of
43 the project.
44

45 Mr. Hoar questioned why would a HDPE 24" (plastic) pipe be used instead of box culvert
46 (concrete). Mr. Guida stated the box culvert not warranted. The plastic pipe adequate

1 and there likely to be no flow. The plastic pipe is often preferred because it is cost
2 effective and has a more natural bottom.

3
4 Mr. Spear asked if the stone wall depicted in the drawing a heritage stone wall and then
5 determined that there are only regulations for boundary stone walls. Mr. Mahar agreed
6 that there was not a need to address the internal stone wall regarding this driveway
7 application.

8
9 Mr. Guida stated the next driveway is 83' from the proposed driveway.

10 Mr. Guida has previously presented this proposal to the Wilton Conservation
11 Commission.

12 Mr. Guida will follow up with a wetland permit from the state.

13
14 Mr. Faiman scheduled a site walk/public hearing for the property on Saturday, April 11,
15 2015 at 9:00 AM at the property. Board Members and Members of the public should
16 park at the house of the applicant. This will allow people to see the current driveway.
17 Mr. Guida will have the proposed driveway's centerline marked. People interested in
18 seeing the proposed driveway on site should wear boots and prepare for some difficult
19 terrain.

20
21 Mr. Faiman stated that discussion at the site should be confined to what we see on the
22 ground. It was also stated the ordinance states the special exemptions can be granted if
23 the question of if the application "essential for the use of the property" needs to be
24 answered. The board does not need to be hyper sensitive to the word but the question
25 needs to be addressed. Mr. Guida believes that after a site walk, it would be clear that a
26 separate driveway for the application would be beneficial to both owners.

27
28
29 *A MOTION was made by Mr. Hoar and SECONDED by Mr. Levesque to continue the*
30 *Public Hearing for Wilton ZBA Case #3/11/15-1 to April 11, 2015 at 9:00 AM at 722*
31 *Abbot Hill Road.*

32
33 *Voting: 5 ayes, motion carried unanimously*

34
35 **Other Business**

36
37 Chairman Faiman stated this typically is a time for reappointments. Ms. Roberts up for
38 reappointment. Mr. Hoar needs to apply for reappointment.

39
40 *A MOTION was made by Mr. Hoar and SECONDED by Mr. Spear to adjourn the*
41 *meeting.*

42 *Voting: 5 ayes, motion carried unanimously.*

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44
45 Chairman Faiman declared the meeting adjourned at 8:10 PM.

- 1 Respectfully Submitted,
- 2 Sorrell Downing
- 3 Secretary
- 4

DRAFT