



**TOWN OF WILTON
ZONING BOARD OF ADJUSTMENT BOARD MEETING
DRAFT MINUTES**

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DATE: August 9, 2016
TIME: 7:30 PM
PLACE: Wilton Town Hall Courtroom

PRESENT: ZBA Board Members: Chairman Neil Faiman, Vice-Chairman Andy Hoar, Joanna Eckstrom, Alternate, Bob Spear, Secretary, Elizabeth Morison.
Applicant: Rev. Robin Lunn

PUBLIC HEARING

Chairman Faiman opened the meeting at 7:30 PM.

Case #8/9/16-3 – Rev. Lunn

Rev. Robin R. Lunn (applicant) and Diocese of Manchester (owner) have applied for variances to sections 5.1, 5.2.1, 5.3.3(b), 16.2.1.2, and 16.2.1.3 of the Wilton Zoning Ordinance, and a special exception under section 17.3 of the Ordinance, to enable a proposed redevelopment of the historic church and rectory on Lot K-72, 47 Maple Street. Specifically, the variances would allow for a mix of permitted and not-permitted uses (duplex residence, café, food pantry, co-working space and event space) in the Residential District, for two dwelling units on a half-acre lot served by public water and sewer, for off-street parking closer to the lot lines than permitted by the Ordinance, and for signs larger than permitted in the District. The special exception would allow the construction of an accessible entryway that would be closer to a lot line than permitted by the Ordinance.

Rev. Robin Lunn (read letter asking for a continuance of hearing due to not having a five person

board present. Letter has been placed in file.

A Motion was made by Ms. Eckstrom and seconded by Mr. Spear to grant a continuance until Tuesday, August 16, 2016 at 7:30 pm.

Voting: 4 ayes, motion was carried unanimously

Continuance meeting will be held on Tuesday, August 16, 2016 at 7:30 PM with a full board present.

Case # 8/9/16-1 – Sanders

Rodney A. and Penelope J. Sanders have applied for a variance to sections 4.2.1 and 6.2.5 of the Wilton Zoning Ordinance, to allow construction of a replacement septic system on Lot F-10, 575 Gibbons Highway, whose leach field would be closer to a lot line and a wetland than allowed by the Ordinance.

Dawn B. Tuomala, PE, LLS, CWS presented on behalf of the Sanders.

- Ms. Tuomala referenced property and explained shape of property and need of septic replacement.
- Since property was built in 1953, property predates town septic zoning regulations.
- Proposed new location of new septic system is in the best location according to lot configuration.

Board asked several questions to Ms. Tuomala referencing proposed new septic plan disposal system.

A motion was made by Ms. Eckstrom and seconded by Mr. Spear to approve proposed sewage disposal system plan for reasons sited according to plan placed in file for Lot F10.

Voting: 4 ayes. Motion carried unanimously.

Case #8/9/16-3 – Mansfield

Sylvia L. Mansfield has applied for a special exception under section 11.4(a) of the Wilton Zoning Ordinance, to allow the construction of a driveway which will cross a wetland area on Lot H-124, 326, Captain Clark Highway.

Sylvia Mansfield presented and requested a continuance due to not being prepared to answer technical questions that her engineer firm would be better qualified to answer.

Mr. Faiman explained the procedure of the hearing. Also pointed out that although variance had been approved in the past, it would be treated as a brand new application due to the time lapse. Mr. Faiman proposed a site walk to the property. Ms. Mansfield welcomed to do site walk and was very flexible as to when.

A motion was made by Mr. Faiman and seconded by Ms. Eckstrom to hold a site walk on

Saturday August 27, 2016 at 9:00 am.

Voting: 4 ayes, motion carried unanimously.

Questions were opened up to the public and Abutters, Dov Jaffe and Michelle Jaffe of 326 Captain Highway came forward and expressed concerns of the construction of proposed driveway. Mr. Jaffe presented concerns in the form of a letter and pictures that have been placed in file. Mr. Jaffe's main concern was the recent clear cutting, resulting in poor storm drainage and storm water and snow melt run off onto their property. Mr. Faiman commented that this is not a productive discussion and abutters concerns have been heard and noted in file.

A Motion was made by Mr. Spear and seconded by Mr. Hoar to adjourn the meeting.

Voting: 4 ayes, motion carried unanimously.

The next meeting will be held on Tuesday, August 16, 2016. At 7:30 PM.

Chairman Faiman declared the meeting adjourned at 8:30 PM.

Respectfully Submitted,

Elizabeth Morison
Secretary