



**Town of Wilton
Zoning Board of Adjustment
MINUTES**

Saturday, April 13, 2024

9 AM

Site Visit, Michaelann Murphy, 292 Captain Clark Highway

Tax Map H Lot 132-01

ATTENDANCE

Board Members Present:	Neil Faiman (chairperson); Andy Hoar; Jeff Stone; Judith Klinghoffer; Linda Jennings (alternate); P Duggan (alternate)
Board Members Absent:	Joanna Eckstrom (vice chairperson)
Zoning Board of Adjustment Secretary:	Caryn Case
Attendees:	Michaelann Murphy; Thomas Ryan; Bonnie Cos; Todd Sowa; Vincenza Farman

TABLE of CONTENTS

1. Call to Order
2. Michaelann Murphy, 291 Captain Clark Highway
3. Adjournment

SITE VISIT MINUTES

1. Call to Order

Chairman Faiman called the site visit to order at 9:00 a.m. by reading of the public notification. He stated that the site visit is a continuation of the public hearing and open to the public. He stated the purpose of the site visit is to assist Board members and other interested parties to become familiar with the property involved with the application. He stated that Board members and other interested parties may, through the Board chairperson, ask questions and the Applicant may point out site details pertaining to the application. He stated that no other testimony would be taken, and no other discussion should occur, the latter being unlikely to be included in the meeting minutes.

Chairman Faiman recognized that additional parties were arriving and waited for them to join the meeting.

2. Michaelann Murphy, 291 Captain Clark Highway

Case #01/09/2024-01

40 *Michaelann Murphy has requested special exceptions under sections 5.3.1 and 6.6.1 of the Wilton*
41 *Zoning Ordinance to operate a licensed family group care as a home occupation at Tax Map H Lot H-*
42 *132, 292 Captain Clark Highway.*
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44 Chairman Faiman said the site visit was part of the hearing process for M Murphy's application for a
45 licensed family group care as a home occupation. He stated the visit allows the Board to see the things
46 helpful to making a judgement on the case and is not an opportunity for general discussion about the case.
47 He announced that the follow-up meeting would be held on April 30, 2024, at 7 p.m. in the conference
48 room at the Town of Wilton Fire Station. He emphasized that there is no parking allowed at the fire
49 station.

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51 Chairman Faiman reminded everyone to direct questions and/or comments to him to be repeated for the
52 record.

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54 Chairman Faiman asked M Murphy to show and describe the things she had invited us to her property to
55 view. M Murphy explained that the orange flagged stakes represent the proposed layout of the 20' wide
56 driveway and would meet with the driveway regulations and life/safety concerns of the Fire Chief.

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58 T Ryan, abutter, interrupted the Applicant's presentation to say he has seen two site plans and wanted to know
59 which site plan was being discussed. Chairman Faiman explained the site plan in review was the revised site plan
60 submitted at the last Zoning Board of Adjustment meeting to which T Ryan had received a copy.

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62 T Ryan insisted the plan in review should be the one submitted with the application and reflected in the
63 minutes. P Duggan confirmed the plan in review was the site plan the Board requested of the Applicant showing
64 the details of the proposed driveway which was submitted to the Board at their last meeting.

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66 Chairman Faiman informed T Ryan that if he felt the Board has incorrectly treated the process, he could submit a
67 complaint, then asked M Murphy to continue her presentation.

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69 M Murphy urged the parties to follow the layout of the proposed driveway as outlined by the orange flagged
70 stakes indicating that the parking spaces would be within the loop. Chairman Faiman summarized what the
71 Applicant had described that the proposed driveway layout was shaped like the letter 'P' and the limits of the
72 proposed driveway were the orange flagged stakes.

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74 M Murphy added that the proposed driveway would be gravel and that all existing pavements would be
75 removed with the exception of the pad in front of the garage/barn.

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77 Chairman Faiman observed a break in the stone wall across from Potter Road and wondered if consideration
78 been given that location for the proposed driveway.

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80 T Ryan described Captain Clark Highway as a single land road and made additional comments about the road.
81 Chairman Faiman reminded him that matters outside the scope of the site visit could be raised at the April 30,
82 2024, hearing.

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Chairman Faiman asked the Applicant to explain how the flow of traffic was intended. M Murphy explained that vehicle traffic in the proposed driveway would move in one direction around the loop and whatever parking was necessary would occur just as the Board parked for the site visit.

J Klinghoffer asked how the simultaneous arrival and departure of children would be managed by the proposed driveway. M Murphy pointed out that the driveway would be 20' wide with ample space for two vehicles to be side by side without incident to each other or within the right-of-way.

B Cox, abutter, commented on the number of parking spaces. Chairman Faiman that the points could be brought to the attention of the Board at the April 30, 2024, hearing.

C Case announced that too many conversations were taking place at one time making it impossible to include in the meeting minutes.

Chairman Faiman asked for any final questions.

T Ryan asked to know any intended changes to the proposal and commented on the legality of having a daycare in an 'out' building. Chairman Faiman reminded him that matters outside the scope of the site visit could be raised at the April 30, 2024, hearing.

L Jennings asked where employee parking would be staged. M Murphy indicated the spaces in front of the garage/barn would be dedicated for employees.

J Klinghoffer asked where residential parking would be. M Murphy pointed to the area within the proposed driveway location.

B Cox made comments about other uses of the property and about the Zoning Board. Chairman Faiman reminded her that matters outside the scope of the site visit could be raised at the April 30, 2024, hearing. B Cox left the premises.

T Ryan made comments about the driveway, the parking, the Zoning Board, and the case hearing process. Chairman Faiman reminded him that matters outside the scope of the site visit could be raised at the April 30, 2024, hearing.

Chairman Faiman reminded everyone of the purpose of the site visit. He also urged the Board to view the break in the stone wall across from Potter Road before leaving.

T Sowa asked about safety issues and access to the barn. Chairman Faiman noted the State Education Department and other town departments have regulations that apply to childcare and that safety would be covered there.

Chairman Faiman reminded everyone the hearing will continue April 30, 2024, at the Fire Station.

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3. Adjournment

Chairman Faiman called the meeting to an end at 9:35 a.m.

Approved XX.XX.2024

DRAFT