

Board of Adjustment Members Present: Greg Bohosiewicz, Tom Mitchell, Gail Proctor, Steve Collins, Herb Hodge

Gail Proctor summarized the request by Richard and Marilyn Greeley to convert their house from a one-family to two-family dwelling on less than a 2-acre lot.

Richard Greeley said that for the present his son will live in the second unit. Eventually, he will be moving out and his son will take over. His son will need help to work on the farm and the only way to obtain farm help is to provide room and board or living quarters. The lot is one acre, more or less. There is no problem with sewage disposal. The house has had two bathrooms for 12-15 years and the only changes will be to add a kitchen upstairs, an outside stairway plus a room at the top of the stairway, to leave outside clothing, etc. He felt that in the future it would be better to have an apartment available for possible farm help than to set up trailers.

Mr. Greeley already has a building permit for the stairway and additional room. A variance would not be necessary at this time since it will be only family living there. However, he wishes to obtain a variance now in view of the possibility of separate families living there later.

In answer to questions, Mr. Greeley said that the square footage of the apartments will be approximately 1410 feet each. The downstairs will have four rooms and a bath; the upstairs, five rooms. The small office on the first floor will remain there. Each apartment will have two exits. He did not plan on installing a smoke alarm device. (The office is in addition to the four rooms on the first floor.)

After a short executive session, the Board asked Mr. Greeley whether he would be willing to install smoke alarm devices and whether the second exit for the upstairs, which would be the stairway entering the first floor apartment, might not be locked if two separate families were living there; also whether he would be willing to provide a sketch of the two apartments.

Mr. Greeley said that building codes actually require only one exit for a second story apartment. On the smoke alarm device, he questioned whether the Board could properly require it since this in effect would be writing building code rules where there are none at present. He also questioned whether the Board could require that a particular floor plan be adhered to, so long as the size of each apartment was adequate to meet building code standards. At some future date, it might be desirable if there were a large family upstairs and only a couple down, for instance, to allow the large family to use one of the downstairs rooms. However, he said he would be willing to install the fire alarm devices and submit a rough floor plan. After some discussion on these points, a motion was made by Tom Mitchell and seconded by Steve Collins:

Be it resolved that the variance requested by Richard and Marilyn Greeley of Temple Road, West Wilton, for a two-family dwelling be granted in accordance with plans that shall be submitted for that dwelling, and that smoke detectors be installed in each apartment and that two fire exits will be available for each apartment.

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David and Patricia Gilmartin were not present to present their case. An abutter, Adrian Gentes was present. He was uncomfortable about having still another apartment added. The barn is within 3 or 4 feet of the property line. On the other side there is already a two-family apartment house. It is hard to do anything without feeling eyes -- an uncomfortable feeling.

Since the Gilmartins were not present, a letter was composed by Greg Bohosiewicz and approved by the Board as follows:

Your application was not considered because no one appeared in its behalf. If you wish the Board to consider the case, we should go through the entire application process once more.

Question was raised as to whether the Gilmartins had paid the costs of the hearing. Helen Ring was asked to ascertain this and if not to add that it must be paid.


Helen Ring