

Cases 85-5, 85-6, 85-7

Wilton Town Hall

June 6, 1985

Board members present:

Chairman Greg Bohosiewicz, Gail Proctor, Gary Crooker, Tom Mitchell, and Steve Collins

Meeting was called to order by the Chairman at 7:30 p.m. Case 85-5 was tabled momentarily.

Property owner Edward Abbott inquired about his Seagroves Road piece of property. The board suggested to him that he get legal advice for they didn't know the wording of his deed.

At 7:45 p.m. Case 85-5 commenced.

Applicant Michael Crosson or assignee of Lot #4

Donna Hoover, agent for the applicant was present.

Discussion: Donna stated the tax maps now state the road legally as Dale Road.

Motion was made by Gail Proctor to grant Michael Crosson or assignee of Dale Road a variance to the terms of Article VI Section C-1 to build a residential home as court ordered.

Motion was seconded by Gary Crooker.

Vote passed 5-0

At 7:50 p.m. Case 85-6 commenced.

Applicant Romona H. Jones

Discussion: Romana explained lot and board discussed hardship due to wetland.

Motion was made by Gail Proctor to grant Romona H. Jones a variance to the terms of Article VIII Section C-3 to permit less than required sideyard distance, not less than 5 feet, in an Industrial Zone, to erect a garage, approx. 22 x 22 in size.

June 6, 1985

Motion was seconded by Tom Mitchell.

Vote passed 5-0

Case 85-7 commenced at 8:00 p.m.

Applicant: Wilton Center Baptist Church

Agents: Rev. Snook and Jim Miller, trustee

Before meeting several members of the zoning board inspected property in question on Wilton Center Road.

Discussion opened with Rev. Snook explaining he was limiting enrollment to 20 students, Grades 2 thru 7 (age 7-12).

Gail then read the article in question and the board decided to go through the list involved.

1. Traffic Conjestion

Rev. Snook explained 3 or 4 vehicles would be parked in the church parking lot. The lot accomodates approx. 20 vehicles and the students would be transported privately.

2. Fire Lane

Basically the same route taken by the church. Rev. Snook said the school rooms were waiting for re-inspection by the Fire Chief. Mr. Miller felt in an overall view the board should treat the church and school as one. The board explained the school was the only item in question therefore the rules for a school must be followed. Mr. Snook also added that the school hours would be 8:00 a.m. to 2:30 p.m. Board felt it important to see proof of inspection for fire laws.

3. Noise

Rev. Snook stated the noise would not be offensive. He plans to have an outside play area (section of parking lot roped off) with

June 6, 1985

adult supervision. Lighting was also discussed but use of existing outside lights should be sufficient as this is for daytime services.

4. Property Valuation Decrease

Donna Hoover, interested party voiced her opinion but no abutters to property in question were present. Donna's concern was more on noise, parking and the road hazards it could introduce.

5. Water-Sewer

Rev Snook said they would use the existing supply of water and that their septic had been inspected by Arthur Gagnon for the state health and Safety Environmental Program. Location of the septic is behind the building. On October 3, 1973 a tank and dry well were installed. Mr. Miller added that they plan only to install a hot water heater. Gary Crooker suggested a regular septic cleaning be added to their program of maintainance.

Water was tested last summer an well gives 4 gallons per minute.

Open discussion:

Steve Collins' main concern was the play area. Rev. Snook stated that there was no other feesiabile place.

Gail Proctor was also concerned with the play area. She felt the children's safety was inconsideration. She also felt the play area was too close to the road and would the school consider limiting the number of children outside.

Greg Bohosiewicz was more concerned with the size allotted for the play area. 30 x 30

Gail Proctor made a motion to recess. Greg Bohosiewicz seconded.

Meeting recessed at 8:48 p.m.

Meeting re-opened at 9:04 p.m.

June 6, 1985

More discussion involved the concerns of the board members.

Verification from the fire inspector, adequate sewer and water verification, Gail and Tom took personal concern over the outside play area suggesting no parking on the street and limiting the school to 20 students.

Gail then questioned resolution or contingency. Greg suggested tabling the case until all info was in within a 2 week period.

Mr. Miller questioned approval with contingency.

Greg explained the sewer verification would have to be for total usage of the building (church, its activities, school, its activities).

Gail Proctor then made a motion to be it resolved that the request of the Wilton Center Baptist Church to establish a Private Christian Day School for no more than 20 students be granted in accordance to the terms of Article V Section C-1 providing the following conditions are met:

1. Verification from the Fire Chief that fire laws are met for a school.
2. Verification Waste and Disposal System is adequate for total usage of the building.
3. Verification Water quality is suitable for human consumption

Greg motioned to vote - Gary seconded

Motion passed 5-0 with conditions

Tom Mitchell made a motion to adjourn the meeting.

Gary Crooker seconded.

Meeting adjourned at 9:40 p.m.