

Both properties involved were visited prior to the meeting.

July 24th 1985

Case # 85-11 Natalie C. Parker  
Case# 85-12 David W. and Julie A. Bursey

Board members present: Chairman Greg Bohosiewicz, Gail Proctor, Gary Crooker, Tom Mitchell, and Arlene Laurenitis

Meeting opened at 7:30 p.m. in the Selectmen's Rm of the Wilton Town Hall. Case # 85-11 was first on the docket.

Applicant: Natalie C. Parker Represented by Grayson Parker and Atty. Bill Keefe.

Abutters present: Irene Gordon and David Schmidt

Member Gail Proctor read the application from Natalie C. Parker. The re-hearing then began with a full board present. This was determined on July 10, 1985 when the board handed down a decision of a 2-2 tie.

Member Gary Crooker who was not present at the last meeting was given all evidence of the case.

Member Gail Proctor then explained to the public why the Parker's had asked for a variance.

Atty. Keefe explained "hardship" due to the uniqueness of the building. The property holds two separate deeds to two sections of the home. He also stated the character of the neighborhood would not be affected.

Mr. Parker answered some questions on his own. He said he had checked the water and sewer adequacy and found new lines had been added a few years back. This home is serviced by the town. He also stated that footage for the proposed apartments on the west side of the property involved was downstairs - 1000 sq. ft., upstairs - 1000 sq. ft., and the third floor consists of 400 sq. ft.

Member Gail Proctor then made the motion to grant the request of Natalie C. Parker, of Pead Hill Road, a variance concerning Article V.- Section D-1 of the Zoning Ordinance for the conversion of an eleven room wood frame house into a duplex, consisting of one five room apartment and one six room apartment on property formerly known as the Catherine McCarthy house, located on Forest Road in a residential zone.

Member Arlene Laurenitis questioned whether the section in the motion should be modified to only D. Gail Proctor made the motion to modify to Section D. Tom Mitchell seconded the modification. Board passed unanimously the modification.

Abutters had no problems with this variance. Gary Crooker seconded the motion involved.

Board passed 3-2. In favor Chairman Greg Bohosiewicz, Gail Proctor, and Gary Crooker. Against Arlene Laurenitis and Tom Mitchell

Business was then taken up. Questions about the Pearl McKay property were answered.

A letter from Samuel G. Proctor Jr. was recieved and read. He had requested a rehearing on the G&P Construction denial.

At 8:00 p.m. Case # 85-12 was heard.

Applicant: David W. Bursey present

Member Gail Proctor read the application for a variance from David W. and Julie A. Bursey to the terms of Article VII - Section B-1 of the Zoning Ordinance.

Discussion opened with Mr. Bursey explaining the Planning Board had sent him to the Zoning Board as they felt he was making major renovations to his seasonal existing roadside produce stand with two feet more toward Route 101. He explained his hardship. He needs more space for traffic flow inside the building and enough room to place coolers on an outside wall. He is now grandfathered for the space he has now. He also plans to add parking the west side, approx. 10 feet.

Gail Proctor then read the zoning criteria.

Gail Proctor then made the motion to grant the request of David W. and Julie A. Bursey a variance to the terms of Article VII - Section B-1 of the Zoning Ordinance to permit the renovations of seasonal existing roadside produce stand located on Route 101 as per plans submitted.

Tom Mitchell seconded the motion.

Motion passed unanimously 5-0.

Business was then brought back to the G&P Construction case. It was decided to send G&P Construction a letter. (copy attached)

The Richard Greeley application was then accepted and scheduled for August 7 in the Court Room at 7:30 p.m.

Tom Mitchell then made the motion to adjourn the meeting.

Gail Proctor seconded the motion.

Motion passed unanimously.

Meeting adjourned at 8:50 p.m.

Respectfully submitted,



Sue Crooker, Clerk