

TOWN OF WILTON

ZONING BOARD OF ADJUSTMENT MINUTES

AUGUST 14, 1991

VOTING BOARD: Chairman Neil Faiman; members Steve Blanchard & Herb Klein
and alternates Joanna Eckstrom & Roger Wellington.

CLERK: Diane Nilsson

AGENDA: Wilton Falls Associates - Application for a variance.
Tim and Jane Farrell - Application for a Special Exception.

Mr. Faiman called the meeting to order at 7:30 p.m. and announced that there were two cases on the agenda. Wilton Falls Asso. agreed to allow the Board to hear the Farrell case first.

Case # 8/14/91-1 FARRELL

Timothy & Jane Farrell, Isaac Frye Highway, Lot F-096 in the Residential/Agricultural District, requested a Special Exception under the terms of Section 16.3 of the Wilton Zoning Ordinance to permit reduced setbacks where the dimensions of a non-conforming lot would otherwise prevent compliance with the setback requirements of the underlying district.

Mr. Faiman stated that all members with the exception of Mr. Blanchard had viewed the property prior to the meeting. Mr. Blanchard stated that he was familiar with the property.

Ms. Farrell stated that she has no choice but to build-on to her house within the setback because of her non-conforming lot. She is planning a 16' X 24' addition. The driveway will be unchanged.

MOTION: Mr. Blanchard moved to approve the Special Exception, seconded by Ms. Eckstrom with all in favor.

Mr. Faiman stated that the Selectmen, any party to the action or proceedings, or any person affected thereby may apply for a rehearing of this decision. A request for a rehearing must be filed in writing with the Zoning Board of Adjustment on or before September 4, 1991, and must fully specify all grounds on which the rehearing is requested.

Case # 7/16/91-3 WILTON FALLS ASSOCIATES (continuation)

Wilton Falls Associates (applicant), E.J. Abbott, Inc. (owner), Route 31 Wilton Village, Lot J-104 in the Industrial District, requested a Variance in the terms of Section 8.2.4 d of the Wilton Zoning Ordinance to permit a parking area within the front setback.

Wil Sullivan, Atty for the applicant, presented the plan and explained that the applicant is asking for a reduction in setback requirement from 75' to 20'. The lot size is 3 acres. As currently zoned, there is .79 usable acres. If the variance request is granted, 117 parking spaces are planned. With a 75' setback, 20 spaces would be lost.

Mr. Sullivan reviewed criteria for variance. (See file.)

Mr. Faiman read a letter from Gail and Stephen Proctor requesting a traffic safety study. (See file.)

The Board noted that the Planning Board Site Plan Review process would review the traffic impact of the project and that the Planning Board was the appropriate Board to do so.

The entrance to the parking lot was discussed. Mr. Sullivan stated that a blinking light would be installed at the entrance.

MOTION: Mr. Blanchard moved to approve the Variance with the location and width of the setback to be determined by the Planning Board.
Mr. Klein seconded the motion with all in favor.

Mr. Faiman stated that the Selectmen, any party to the action or proceedings, or any person affected thereby may apply for a rehearing of this decision. A request for a rehearing must be filed in writing with the Zoning Board of Adjustment on or before September 4, 1991, and must fully specify all grounds on which the rehearing is requested.

APPROVAL OF MINUTES - June 12, 1991

MOTION: Mr. Blanchard moved to approve the 6/12/91 minutes as written, seconded by Mr. Klein with all in favor.

A motion was made and seconded to adjourn the meeting with all in favor. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Diane Nilsson
Diane Nilsson, Clerk

Posted: 8/20/91

Posted
8/20/91
DN.