

TOWN OF WILTON

ZONING BOARD OF ADJUSTMENT

FEBRUARY 12, 1992

VOTING BOARD: Chairman Neil Faiman; members Steve Blanchard, Herb Klein, Tom Mitchell and Grayson Parker.

CLERK: Diane Nilsson

AGENDA: Robert Bragdon - request for a Variance.

Chairman Faiman called the meeting to order at 7:38 p.m.

Case # 2/12/92-1 BRAGDON

Robert Bragdon, Route 101 & Intervale Road, Lot F-031 in the Residential & Commercial Districts, requested a Variance to Section 7.2.1 of the Wilton Zoning Ordinance to allow for the creation of a lot with only 177 feet of frontage on Route 101.

Randy Bragdon represented his brother Robert and explained that in 1987 the lot was subdivided at the Commercial District line. Then, when no commercial operation happened, in 1990 Mr. Bragdon reconsolidated the lots. Now, the bank holding the mortgage on the commercial part of the lot has asked Mr. Bragdon to subdivide the lots so that the bank can have access to their lot in case of foreclosure.

The Board seemed to feel that there would be an overall benefit to the Town if the property were subdivided so that commercial and residential lots were separate and could be taxed separately.

MOTION: Mr. Parker moved to grant the Variance as requested, seconded by Mr. Klein with all in favor.

Mr. Faiman stated that the motion had carried and the Variance was granted. He further 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 Tuesday, March 3, 1992, and must fully specify all grounds on which the rehearing is requested.

MOTION: Mr. Blanchard moved to adopt Mr. Bragdon's criteria as written with the following change... Criteria # 2 will read... **it would make the lot divisions correspond to the zoning divisions.** Mr. Parker seconded the motion with all in favor.

APPROVAL OF MINUTES - November 13, 1991

MOTION: Mr. Mitchell moved to approve the 11/13/91 minutes as written, seconded by Mr. Klein with all in favor.

MOTION: Mr. Parker moved to adjourn the meeting, seconded by Mr. Blanchard with all in favor.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,
Diane Nilsson, clerk
POSTED: 2/18/92

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