

TOWN OF WILTON

ZONING BOARD OF ADJUSTMENT

APRIL 14, 1993

VOTING BOARD: Chairman Neil Faiman; members Steve Blanchard & Tom Mitchell; alternate members Jim Tuttle & Roger Wellington.

CLFRK: Diane Nilsson

AGENDA: Robert E. Spear, Jr. - request for a Variance.

Chairman Faiman called the meeting to order at 7:30 p.m.

Case # 4/14/93-1 SPEAR

Robert E. Spear, Jr., Curtis Farm Road, Lot B-047 in the Residential/Agricultural District, requested a variance to the terms of Section 6.2.4 of the Wilton Zoning Ordinance to permit construction of a garage within 15 feet of the front lot line.

Mr. Faiman stated that he and Mr. Mitchell visited the site prior to the meeting and Mr. Tuttle had visited the site last October.

Mr. Spear stated that he would like to construct a garage in the field in front of his house, 15' from the road, 35' from the apple orchard and 100' from his nearest neighbor. The garage would be a carriage shed 18' 4" high and 24' X 32' in size. The garage site is presently 6' lower than the roadway and is screened by a stonewall, trees and a natural berm which will remain in place. After the sitework is completed, Mr. Spear predicted that the site would be 8' to 10' below the roadway.

Mr. Spear stated that Road Agent Charlie McGettigan has given him permission to construct a driveway in the field to the garage site. Mr. Spear also stated that he spoke to his two nearest neighbors and they had no objections to this structure in this location.

Mr. Spear sketched a site plan for the Board, to be included in the file.

MOTION: Mr. Blanchard moved to approve the variance application as presented, seconded by Mr. Tuttle.

Mr. Mitchell wished to discuss the wording of Criteria #3 pertaining to hardship. The Board decided on the wording: "The location and terrain of the property does not allow for a reasonable alternative location for the garage."

VOTE: All in favor.

Mr. Faiman stated that the application was approved unanimously and the applicants will receive a written notice of approval from the Board within a few days. He also 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 May 4, 1993, and must fully specify all grounds on which the rehearing is requested.

NEW BUSINESS

MINUTES - March 10, 1993

MOTION: Mr. Blanchard moved to approve the 3/10/93 minutes, seconded by Mr. Mitchell with all in favor.

MOTION: Mr. Blanchard moved to appoint Mr. Faiman as Chairman of the Board, seconded by Mr. Tuttle with all in favor.

MOTION: Mr. Blanchard moved to appoint Mr. Mitchell as Vice Chairman of the Board, seconded by Mr. Tuttle with all in favor.

Mr. Mitchell volunteered to re-do the application form.

Building Inspector Frank Milward spoke to the Board about zoning problems in other communities regarding duplexes and condos and shared water and septic systems.

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

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,



Diane Nilsson, Clerk

Posted: 4/20/92