

POST

TOWN OF WILTON
ZONING BOARD OF ADJUSTMENT
OCTOBER 13, 1993

VOTING BOARD: Chairman Neil Faiman; members Tom Mitchell & Jim Tuttle;
alternate member Joanna Eckstrom.

CLERK: Diane Nilsson

AGENDA: Anne M. Godley Moorhouse - Special Exception
Craig & Susan Checani - Special Exception

Chairman Faiman called the meeting to order at 7:32 p.m. and explained that Case # 1 required two hearings because this Special Exception involved a Wetlands Conservation District crossing.

Case # 10/13/93-1 MOORHOUSE

Anne M. Godley Moorhouse, Lot B-125, Isaac Frye Highway, in the Residential/Agricultural District, requested a Special Exception under the terms of Section 11.4 of the Wilton Zoning Ordinance to permit construction of a driveway and a sewer line through a wetland area.

Dawn Tuomala of Monadnock Survey represented Ms. Moorhouse and agreed to go ahead with the hearing after Mr. Faiman explained that there were only four members sitting on the Board and that she had the right to postpone the hearing until next month.

She then presented maps showing the wetland crossings for a driveway and septic line with color coded areas showing the different degrees of wet areas.

Mr. Faiman read Section 11.4 from the Wilton Zoning Ordinance.

Abutter Stanley Young voiced his concern about changes to the wetlands that might possibly affect the aquifer that feeds his three wells. He wanted the Board's assurance that the disruption to the wetlands would not affect the aquifer.

The Board responded that without an engineering study or a soil conservation service evaluation it would be impossible to answer Mr. Young's concern.

The Board decided to send the plan to the U.S. Soil Conservation Service for review before next month's meeting. The Board also decided to walk the property with Ms. Tuomala on Saturday, October 16, 1993 at 9 a.m.

This case was continued to November 10, 1993.

Case # 10/13/93-2 CHECANI

Craig & Susan Checani, Lot F-017, West Intervale Road, in the Industrial District, requested a Special Exception under the terms of Section 8.6.1 of the Wilton Zoning Ordinance to permit operation of an antique shop. The lot cannot satisfy the minimum lot & buffer requirements of the Industrial District because of its configuration.

Mr. Faiman read Section 8.6.1 of the Wilton Zoning Ordinance. Mr. Checani agreed to go ahead with the hearing with only four Board members in attendance and explained that the piece of property in question cannot satisfy the minimum lot & buffer requirements of the Industrial District because of its configuration.

Mr. Faiman stated that Board members have either walked the property or viewed it from the road.

Mr. Checani explained that he wants to conduct a commercial antique store on the property. The lot does conform to commercial use in an Industrial zone.

Mr. Faiman read the general Special Exception rules from the Wilton Zoning Ordinance.

Abutter Ken Holt stated that he is in favor of the project but mentioned a traffic flow problem existing on Intervale Road that the Town should address.

Mr. Faiman pointed out that the house on the lot is currently a grandfathered non-conforming residential use. Once it becomes a commercial use, it cannot revert back to residential use.

Bldg. Inspector Frank Milward stated that a septic problem exists on the site and must be cleaned up.

Mr. Checani stated that he has an agreement with Monadnock Spring Water to tie in with their private sewer system.

MOTION: Mr. Mitchell moved to grant the Special Exception conditional upon connection of the sewer line from the house to Monadnock Springs Water system, seconded by Mr. Tuttle with all in favor.

Mr. Faiman stated that the Special Exception was granted with a condition. The applicants will receive 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 November 2, 1993, and must fully specify all grounds on which the rehearing is requested. Mr. Faiman further stated that the Checani's must still go before the Planning Board for a site plan review hearing.

NEW BUSINESS

MINUTES - June 14, 1993

MOTION: Mr. Faiman moved to approve the 6/14/93 minutes as amended, seconded by Mr. Mitchell with three in favor and Ms. Eckstrom abstaining.

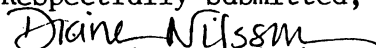
MINUTES - July 14, 1993

MOTION: Mr. Mitchell moved to approve the 7/14/93 minutes as written, seconded by Mr. Tuttle with three in favor and Ms. Eckstrom abstaining.

A motion was made and seconded with all in favor to adjourn the meeting.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,


Diane Nilsson, Clerk

Posted: 10/19/93