

TOWN OF WILTON

ZONING BOARD OF ADJUSTMENT

JANUARY 11, 1995

VOTING BOARD: Chairperson Neil Faiman; members Steve Blanchard, Tom Mitchell and James Tuttle; alternate member Joanna Eckstrom.

CLERK: Diane Nilsson

AGENDA: Ronald Haas - special Exception

Mr. Faiman called the meeting to order at 7:35 p.m. and introduced newly appointed alternate Board member Carol Roberts.

Case 1/11/95-1 HAAS

Ronald K. Haas, Lot M-019, 7 Mather Lane, in the Residential District requested a Special Exception under the terms of Section 5.3.1 of the Wilton Zoning Ordinance to permit an upholstery shop as a home occupation.

Before Mr. Haas began his presentation, he gave the clerk a check made out to the Town of Wilton in the amount of \$30 for his application fee. He then stated that he would like to transform an existing single-stall garage into a single-employee upholstery shop. There would be no modifications to the building and all tools and equipment will be kept inside. The building will be insulated to keep down the sound of the air compressor. Mr. Haas further stated that he will begin working only part-time, then would later limit his hours to 8 a.m. to 5 p.m. He stated that he will do no stripping on site, he will sub-contract that out, and no signs will be posted. He also stated his concern that the character of the neighborhood remain as it is now. Mr. Haas will pick-up and deliver items of furniture himself. Materials and supplies that he will use in his work will be delivered by UPS truck.

Abutter Michael Fortier asked the Board what recourse he would have if the business grew and started being a problem in the neighborhood. Mr. Faiman explained that the Zoning regulations state that if a home business grows too large it must relocate to a more appropriate site and that the Selectmen enforce the regulations.

Abutter Bessie Castro (via phone conversation with Mr. Faiman) stated that she had no objections to the project.

Ms. Eckstrom asked what an air compressor sounds like. Mr. Haas answered that it sounds like a commercial refrigeration unit.

MOTION: Mr. Blanchard moved to approve the request with the restriction that no chemical stripping will be performed on site, seconded by Mr. Tuttle with all in favor.

Mr. Faiman stated that the request had been granted and Mr. Haas would receive a legal Notice of Decision in the mail. 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 **Tuesday, January 31, 1995**, and must fully specify all grounds on which the rehearing is requested. (N.H. RSA 677:2)

NEW BUSINESS

MINUTES - December 14, 1994

MOTION: Mr. Mitchell moved to approve the 12/14/94 minutes, seconded by Ms. Eckstrom with all in favor.

Upon a motion made and duly seconded, the Board unanimously voted to adjourn the meeting at 7:45 p.m.

ATTEST:

Diane Nilsson

Diane Nilsson
Recording Clerk