

TOWN OF WILTON
ZONING BOARD OF ADJUSTMENT

DECEMBER 13, 1995

VOTING BOARD: Vice Chairperson Tom Mitchell; members Steve Blanchard, Joanna Eckstrom and Jim Tuttle.

CLERK: Paula Spear

AGENDA: Craig and Susan Checani - Special Exception.

Before the meeting began, Mr. Mitchell explained to Mr. and Mrs. Checani that only four members of the Board were present. They had the choice of going ahead with the hearing with a four-member Board or waiting until next month when five members might be present. They chose to go ahead with the understanding that having a four-member Board could not be used as grounds for a rehearing.

Mr. Mitchell called the meeting to order at 7:32 p.m.

Case # 12/13/95-1 CHECANI

Craig and Susan Checani, Lot F-17, 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 construction of an addition to their antique shop which cannot satisfy the minimum lot and buffer requirements of the Industrial District because of its configuration.

Mr. Checani stated he wants to put a 30 x 58 addition onto the existing building. He stated the addition would be on the left side of the building as you look at it from Route 101 for expansion of his antique business.

Mr. Mitchell pointed out that section 8.6.1 states the permitted reduction in the requirement the lot-of-record cannot meet in these circumstances is designed to permit a proposed use in accordance with the objectives and purpose of this district. He stated an antique business has already been allowed in this area. Ms Eckstrom stated that as she recalled the buffer zone requirements were met. Mr. Mitchell and Mr. Blanchard determined that the lot coverage requirements would be met because the total square footage of the buildings and parking areas would be approximately 8,500 square feet which is 40% of the total available square footage of the lot. Ms. Eckstrom clarified with Mr. Checani that employee access is from the former Route 101. Mr. Blanchard questioned the State right of way from the center line. Mr. Mitchell stated an exception was being allowed from the 100 foot rule by allowing Mr. Checani to build a building 71 feet from the center line because of the small lot size; it is a lot-of-record. Mr. Tuttle clarified with Mr. Checani that the entrance would not be the whole length of the building, and that the employee parking and customer parking are two separate areas.

MOTION: Ms. Eckstrom moved to accept the application for a Special Exception as presented, seconded by Mr. Tuttle with all in favor.


Mr. Mitchell stated that the motion passed unanimously and told Mr. and Mrs. Checani that they will receive a Notice of Decision by mail. 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 January 1, 1996 and must fully specify all grounds on which the rehearing is requested. (N.H. RSA 677:22)

OTHER BUSINESS

Approval of the last meetings minutes was tabled.

The meeting was adjourned at 7:55 p.m.

ATTEST,


Paula Spear, Clerk

Posted: 12/19/95