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5 **TOWN OF WILTON**
6 **ZONING BOARD OF ADJUSTMENT BOARD MEETING**
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10 **DATE:** August 9, 2016
11 **TIME:** 7:30 PM
12 **PLACE:** Wilton Town Hall Courtroom
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14 **PRESENT:** ZBA Board Members: Chairman Neil Faiman, Vice-Chairman Andy Hoar, Joanna
15 Eckstrom, Alternate, Bob Spear, Secretary, Elizabeth Morison.
16 Applicant: Rev. Robin Lunn
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18 **PUBLIC HEARING**
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20 Chairman Faiman opened the meeting at 7:30 PM.
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22 **Case #8/9/16-3 – Rev. Lunn**
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24 Rev. Robin R. Lunn (applicant) and Diocese of Manchester (owner) have applied for variances
25 to sections 5.1, 5.2.1, 5.3.3(b), 16.2.1.2, and 16.2.1.3 of the Wilton Zoning Ordinance, and a
26 special exception under section 17.3 of the Ordinance, to enable a proposed redevelopment of the
27 historic church and rectory on Lot K-72, 47 Maple Street. Specifically, the variances would
28 allow for a mix of permitted and not-permitted uses (duplex residence, café, food pantry, co-
29 working space and event space) in the Residential District, for two dwelling units on a half-acre
30 lot served by public water and sewer, for off-street parking closer to the lot lines than permitted
31 by the Ordinance, and for signs larger than permitted in the District. The special exception
32 would allow the construction of an accessible entryway that would be closer to a lot line than
33 permitted by the Ordinance.
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35 Rev. Robin Lunn (read letter asking for a continuance of hearing due to not having a five person
36 board present. Letter has been placed in file.
37

38 *A Motion was made by Ms. Eckstrom and seconded by Mr. Spear to grant a continuance until*
39 *Tuesday, August 16, 2016 at 7:30 pm.*
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41 *Voting: 4 ayes, motion was carried unanimously*
42 Continuanace meeting will be held on Tuesday, August 16, 2016 at 7:30 PM with a full board

1 present.

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3 Case # 8/9/16-1 – Sanders

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5 Rodney A. and Penelope J. Sanders have applied for a variance to sections 4.2.1 and 6.2.5 of the
6 Wilton Zoning Ordinance, to allow construction of a replacement septic system on Lot F-10, 575
7 Gibbons Highway, whose leach field would be closer to a lot line and a wetland than allowed by
8 the Ordinance.

9 Dawn B. Tuomala, PE, LLS, CWS presented on behalf of the Sanders.

10 • Ms. Tuomala referenced property and explained shape of property and need of septic
11 replacement.

12 • Since property was built in 1953, property predates town septic zoning regulations.

13 • Proposed new location of new septic system is in the best location according to lot
14 configuration.

15 Board asked several questions to Ms. Tuomala referencing proposed new septic plan disposal
16 system.

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18 *A motion was made by Ms. Eckstrom and seconded by Mr. Spear to approve proposed sewage
19 disposal system plan for reasons cited according to plan placed in file for Lot F10.*

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21 *Voting: 4 ayes. Motion carried unanimously.*

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23 Case #8/9/16-3 – Mansfield

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25 Sylvia L. Mansfield has applied for a special exception under section 11.4(a) of the Wilton
26 Zoning Ordinance, to allow the construction of a driveway which will cross a wetland area on
27 Lot H-124, 326, Captain Clark Highway.

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29 Sylvia Mansfield presented and requested a continuance due to not being prepared to answer
30 technical questions that her engineer firm would be better qualified to answer.

31 Mr. Faiman explained the procedure of the hearing. Also pointed out that although variance had
32 been approved in the past, it would be treated as a brand new application due to the time lapse.

33 Mr. Faiman proposed a site walk to the property. Ms. Mansfield welcomed to do site walk and
34 was very flexible as to when.

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36 *A motion was made by Mr. Faiman and seconded by Ms. Eckstrom to hold a site walk on
37 Saturday August 27, 2016 at 9:00 am.*

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39 *Voting: 4 ayes, motion carried unanimously.*

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41 Questions were opened up to the public and Abutters, Dov Jaffe and Michelle Jaffe of 326
42 Captain Highway came forward and expressed concerns of the construction of proposed
43 driveway. Mr. Jaffe presented concerns in the form of a letter and pictures that have been placed
44 in file. Mr. Jaffe's main concern was the recent clear cutting, resulting in poor storm drainage
45 and storm water and snow melt run off onto their property. Mr. Faiman commented that this is
46 not a productive discussion and abutters concerns have been heard and noted in file.

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A Motion was made by Mr. Spear and seconded by Mr. Hoar to adjourn the meeting.

Voting: 4 ayes, motion carried unanimously.

The next meeting will be held on Tuesday, August 16, 2016. At 7:30 PM.

Chairman Faiman declared the meeting adjourned at 8:30 PM.

Respectfully Submitted,
Elizabeth Morison
Secretary