



**TOWN OF WILTON
ZONING BOARD OF ADJUSTMENT BOARD MEETING
MINUTES**

DATE: August 16, 2016
TIME: 7:30 PM
PLACE: Wilton Town Hall Courtroom

PRESENT: ZBA Board Members: Chairman Neil Faiman, Vice-Chairman Andy Hoar, Joanna Eckstrom, Alternate, Bob Spear, Carol Roberts, Secretary, Elizabeth Morison.

Applicant: Rev. Robin Lunn, M. Div.

PUBLIC HEARING

Chairman Faiman opened the meeting at 7:30 PM.

Case # 8/9/16-2 – Rev. Lunn

- Rev. Robin R. Lunn (applicant) and Diocese of Manchester (owner) have applied for variances 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 special exception under section 17.3 of the Ordinance, to enable a proposed redevelopment of the historic church and rectory on Lot K-72, 47 Maple Street. Specifically, the variances would allow for a mix of permitted and not-permitted uses (duplex residence, café, food pantry, co-working space and event space) in the Residential District, for two dwelling units on a half-acre lot served by public water and sewer, for off-street parking closer to the lot lines than permitted by the Ordinance, and for signs larger than permitted in the District. The special exception would allow the construction of an accessible entryway that would be closer to a lot line than permitted by the Ordinance.

Mr. Faiman explained hearing procedure for the evening: Rev. Lunn would present proposal, questions maybe asked through the board, and the Board would direct questions to applicant. Input from abutters would be asked after questions were addressed from the Board and abutters. Board would then discuss.

Rev. Robin Lunn presented a very thorough proposal. Rev. Lunn Proposal has been placed in file.

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Rev. Lunn distributed three exhibits;

- Rendering of proposed changes to Building
- Proposed changes to parking area and proposed changes to broadening of driveway.
- Rendering of suggested new sign. Recommended to be a sculpture made in metal by local artists.

Rev. Lunn explained the re-purposing of the Building:

- Convert Rectory into affordable Housing Units
- Move Food Pantry
- Café Option – Non profit, offering breakfast & lunch
- Co-Share of Business Space – Offering of wifi, desks, private offices, Conference Office to start-up businesses, work-from-home workers, college students for a place to study.
*Space would also be able to convert into event seating.

Rev. Lunn read through letter that has been placed in file. Letter appealed to reasons as to why variances be granted.

Rev. Lunn stated that the Organ will remain.

Mr Faiman opened Hearing to questions from Board:

Andy Hoar – Questions of egress, hours of operation, parking, additional bathrooms.

Bob Spear – Questions regarding parking, Tenant rental lease period.

Joanna Eckstrom – Questions regarding ADA compliance, and does property have Historic Register implications, Water Sewage, number of bathrooms.

Carol Roberts – Questions regarding 501(c)3 status, hours of operation, and how hours will be managed, Community meals, emergency exit, parking.

Mr. Faiman opened questions to the Public:

Donna Crane, 80 Maple Street, asked what will the going rate be for the Co-working space?

Rev. Lunn estimated a \$15.00/day drop in fee. The big office would be \$300.00. All fees would include free coffee and snacks.

Chris Carter, Wilton Sewer Department, questioned what type of cooking would be done in the café? Rev. Lunn answered that there would be no fryolator, only grill and pan stovetop use.

Mr. Carter asked if he could make an appointment to further investigate sewer hook up service. Connection is in question and needs further investigation. Rev. Lunn welcomed the meeting.

Linda Ladouceur, Open Cupboard Pantry, questioned about existing properties that seem to have duplex housing on ½ acre lots, had approvals already been granted according to variance 5.2.1?

Mr. Faiman answered that it is possible to get approval if building is already in existence.

Property is therefore “grandfathered”.

1 Violet Blake, 16 Maple Street, questioned who will be owner of property? Ms. Eckstrom for
2 clarification, what restrictions by the Diocese are in the deed? Rev. Lunn answered that she is
3 obligated to the Community and to staying within bounds of the Church. That there is a trust
4 that exists between herself and the Church.

5
6 Chris Griffin and Nicole Colvin-Griffen, abutters, 56 Maple Street, questioned if the Church has
7 approved proposal? Rev. Lunn answered that the Diocese has accepted full proposal. Mr.
8 Griffin and Nicole Colvin-Griffen further questioned Rev. Lunn's intention and focus of space?
9 Rev. Lunn answered that the importance of creating a space that embodies the intention of the
10 Cathedral, a gathering place to express religious beliefs.

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12 Susan Childress, 50 Maple Street, questioned the parking lot and middle road changes.
13 Specifically, what will the parking lot material be and how much additional asphalt will be
14 added, percentage wise? Rev. Lunn stated the material would be a permeable material. The
15 driveway would be widened to 19 feet, below regulation of 24 feet. The Rev. Lunn did not know
16 the exact percentage change, but it would be roughly the same amount of pavement as before.
17 Susan also questioned Rev. Lunn's personal commitment to project and if there are problems,
18 who do you call? Mr. Faiman interjected that the Board needs to think of project not only today,
19 but will philosophy endure 5-10 years from now. Rev. Lunn stated that this is a life's work and
20 is committed to being here(Wilton). It is her Retirement Plan.

21 22 **Open to Public Opinion**

23 Mr. Faiman invited public to offer observations and opinions to the Proposal.

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25 Chris Griffin, 56 Maple Street, expressed his gratitude to Rev. Lunn for her wonderful intention
26 for the co-working space and what an interesting project. Further in the evening Mr. Griffen
27 believed the project would make Wilton a more desirable place to live in and will increase the
28 economic status of the town.

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30 Roger Ladouceur, Open Cupboard Pantry, expressed his gratitude for such a creative project.

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32 Mr. Faiman read a letter from David and Dee Ann Dubois, 55 Maple Street, letter has been
33 placed in file. Letter expressed concern that applicant's proposal greatly exceeds that of the
34 Church's use. The plan burdens all abutters and the neighborhood in general, adversely affecting
35 property values, marketability of homes and is contrary to public interest. The letter also advised
36 the Board to deny the requested variances and special exception.

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38 Nicole Colvin-Griffin, 56 Maple Street, stated that she is in support of project and does not see
39 problem of parking. The project has great intention.

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41 Susan Childress, 50 Maple Street, expressed concern of noise and late night activity. Ms.
42 Childress stated that her bedroom is directly across from the Church and will definitely be
43 impacted. Further in the evening she had voiced concern of the proposal of a business in a
44 residential neighborhood, as an abutter, she stated that she would be directly impacted. The
45 change of the church will have a big affect on the neighborhood and town. Ms. Childress also
46 expressed concern of additional traffic and that a traffic survey be conducted.

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2 Chris Carter, 99 Maple Street, asked if space would be for teenage kids? Mr. Carter also asked if
3 there was anything comparable and would this be first of many to be and how many people are
4 using these models? Rev. Lunn stated that this is a first look. There are a couple in rural CT and
5 TX. Rev. Lunn stated that there was a new co-working space in Nashua. Most common co-
6 working users are between 25-55 years of age.

7
8 Andy Hoar, Board Member, expressed concern of evening programs impacting neighborhood in
9 regards to the lateness of hour. Rev. Lunn suggested a collaborative with neighbors to figure out
10 right time and what would reasonable hours be? Mr. Hoar also questioned the size of proposed
11 sign, stating that sign should not exceed 50 square feet. Rev. Lunn stated that she would like to
12 see the sign in proportion to the building. Rev. Lunn also stated that she would like it to be a
13 sculpture.

14
15 Ashley Saari, Monadnock Ledger-Transcript, questioned as to how long from fundraising to
16 when the project will be up and operational? Ms. Lunn stated the apartments would be up and
17 operating within 3 months. She further stated that it would be a 3 year window to completion of
18 project. Ms. Saari followed up with a question regarding if the food pantry continue to be
19 operational under fundraising efforts? Rev. Lunn stated that yes the food pantry would continue
20 to be.

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22 Donna Crane, 80 Maple Street, stated that she would rather see the building being used rather
23 than sitting there. Ms. Crane applauded Rev. Lunn for being so creative with space that has so
24 many limitations. Ms. Crane also complimented Rev. Lunn for having a great idea of a place to
25 meet and eat and a place to go after hours. "Something to do for future growth of community",
26 "A great future thinking model." After such comment, applause was made.

27
28 Violet Blake, 16 Maple Street, expressed concern of lack of parking spaces.

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30 Discussion of parking ensued. Mr. Faiman headed up discussion and the following was
31 determined in regards to parking:

- 32
- 33 • Housing needs 4 spots
 - 34 • Café needs – 19 spots (includes patrons & personnel)
 - 35 • Co-working and events – 18 spaces
 - 36 • A total of 36 spots are needed
 - 37 • Proposal will add 12 spots
 - 38 • Total # of spots will be 26
 - 39 • Additional spots will be needed
- 40

41 Discussion of timing, would there be overlap? A traffic survey was suggested. Also the
42 discussion of driverless cars in the not to distant future was mentioned. Would the need for spots
43 was then presented.

44

1 Chris Griffin, 56 Maple Street, questioned if there would be additional lighting? Nicole Colvin-
2 Griffin stated that there appears to already have substantial lighting. Rev. Lunn stated that there
3 were no plans for additional lighting and that she was not in favor of light pollution.
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5 **Discussion of Continuance**

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7 At 9:50 PM Mr. Faiman suggested the discussion of continuance due to the lateness of time. Mr.
8 Faiman suggested further discussion regarding parking, hours of operation, particularly for
9 events and signage.

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11 *A Motion was made by Ms. Eckstrom and seconded by Mr. Spear to grant continuance until*
12 *Tuesday, August 23, 2016 at 7:30 pm.*

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14 *Voting: 5 ayes, motion was carried unanimously.*

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16 *A Motion was made by Mr. Spear and seconded by Mr. Faiman to adjourn the meeting.*

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18 *Voting: 5 ayes, motion was carried unanimously.*

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20 The next meeting will be held on Tuesday, August 23, 2016. At 7:30 PM.

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22 Chairman Faiman declared the meeting adjourned at 10:15 PM.

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24 The public complimented Mr. Faiman for a very well run and civilized meeting.

25
26 Respectfully Submitted,

27
28 Elizabeth Morison

29 Secretary

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