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

DATE: August 29, 2016
TIME: 7:30 PM
PLACE: Wilton Town Hall Courtroom

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

Applicant: Rev. Robin Lunn, M. Div.

Chairman Faiman opened the meeting at 7:30 PM.

Minutes: August 23, 2016

The minutes from August 23, 2016 were reviewed and correction noted that Ms. Roberts is Co-Vice Chairman along with Mr. Hoar.

A MOTION was made from Ms. Eckstrom and Seconded by Mr. Spear to approve the minutes from 8/23/16 as submitted with corrections noted.

Voting: 5 ayes, motion carried unanimously.

Case # 8/9/16-2 – Rev. Lunn

Mr. Faiman read case:

- 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

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42 Residential District, for two dwelling units on a half-acre lot served by public water and
43 sewer, for off-street parking closer to the lot lines than permitted by the Ordinance, and
44 for signs larger than permitted in the District. The special exception would allow the
45 construction of an accessible entryway that would be closer to a lot line than permitted by
46 the Ordinance.

47

48 Mr. Faiman explained that the case is a continuance from August, 23, 2016 meeting, August 16,
49 2016 meeting and from August 9, 2016 meeting. Mr. Faiman further stated that the hearing is
50 closed and that the purpose of tonight's hearing is to resume deliberation with the Board
51 Members.

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53 Mr. Faiman asked the public if there was anything else to bring to the Board?

54

55 **Resume Deliberations:**

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57 Mr. Faiman asked each Board Member their thoughts at this time:

58

59 Mr. Spear stated that he liked everything. Mr. Spear further stated that there are parking
60 requirements to address and noted that the project will be in 3 phases.

61

62 Mr. Hoar proposed final wording for parking – approve on site parking within setbacks of
63 property. He stated that the final decision will be up to the Planning Board in regards to parking.

64

65 Ms. Eckstrom stated that parking is a consideration. Ms. Eckstrom stated that she did drive
66 around the church lot and noted that she could see adequate parking. Ms. Eckstrom also stated
67 that the hours of Operation are reasonable. Ms. Eckstrom also stated that in regards to
68 diminution of property value, there has been no evidence to support the claim. Ms. Eckstrom
69 noted that she would much rather see the property being used than to see the property vacant.

70

71 Ms. Roberts stated that she loved the project but her major concern was parking. Ms. Roberts
72 further stated that she can't justify leaving the decision of parking to the Planning Board. In a
73 side comment, Ms. Roberts stated that the town needs to do more for downtown parking.

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75 Mr. Faiman introduced wording in regards to parking. Discussion around parking commenced.
76 The following questions were discussed:

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A Motion was made from Mr. Spear and seconded by Ms. Roberts to re-open hearing to approve proposed language.

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89 *Voting: 5 ayes, motion carried unanimously.*

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91 Mr. Faiman reviewed proposed language to include subject to negotiation of Planning Board.

92 Mr. Faiman suggested approving document submitted by Rev. Lunn in the 8/23 hearing. Mr.

93 Faiman asked if there should be mention of lighting?

94

95 Rev. Lunn stated that there would be no illumination to sign and there would be no additional
96 plans for exterior lighting. Rev. Lunn also pointed out request is just for set back.

97

98 *A Motion was made by Mr. Spear and seconded by Ms. Eckstrom to close the Hearing.*

99

100 *Voting: 5 ayes, motion carried unanimously.*

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102 Further discussion regarding verbiage was discussed among Board Members in regards to
103 parking.

104

105 Mr. Faiman suggested approving parking within setbacks and subject to negotiation and approval
106 of Planning Board.

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109 *A MOTION was made by Ms. Eckstrom and seconded by Mr. Spear to approve*
110 *the application by Rev. Robin R. Lunn (applicant) and the Diocese of Manchester (owner) for*
111 *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,*
112 *and a special exception under section 17.3 of the Ordinance, has been granted.*

113

114 *The variances and special exception are to enable a proposed redevelopment of the historic*
115 *church and rectory on Lot K-72, 47 Maple Street. Specifically, the variances allow for a mix of*
116 *permitted and non-permitted uses (duplex residence, café, food pantry, co-working space, and*
117 *event space) in the Residential District, for two dwelling units on a half-acre lot served by public*
118 *water and sewer, for off-street parking closer to the lot lines than permitted by the Ordinance,*
119 *and for signs larger than permitted in the District. The special exception allows the construction*
120 *of an accessible entryway that would be closer to a lot line than permitted by the Ordinance.*

121

122 *The detailed proposal is described in an addendum to the original application, as amended in a*
123 *supplementary document supplied to the Zoning Board at the public hearing on August 23,*
124 *specifically with regarded to uses, occupancy, hours, signage, and parking within the setback,*
125 *subject to negotiation and approval by the Planning Board. Both documents are on letterhead of*
126 *the Rev. Robin R. Ln, M. Div., and are included in the case file.*

127

128 *Voting for approval:*

129 *Mr. Spear – Yes*

130 *Mr. Hoar – Yes*

131 *Ms. Eckstrom – Yes*

132 *Ms. Roberts – Yes*

133 *Mr. Faiman – Yes*

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Voting: 5 ayes: Application approved unanimously.

Mr. Faiman stated this decision shall expire if the construction or use permitted by it has not begun by Wednesday, August 29, 2018. (Wilton Zoning Ordinance section 17.4)

The selectmen, any party to the action or proceedings, or any person directly 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 Wednesday, September 28, 2016, and must fully specify all grounds on which the rehearing is requested. (N.H. RSA 677:2)

Mr. Faiman stated that the next step is Planning Board.

A motion was made by Ms. Eckstrom and seconded by Mr. Hoar to adopt as finding of fact/reasons for granting the application all stated on applicant's supplemental amendment that was supplied to Zoning Board in the August 23 meeting. Striking the sentence: Additionally, the restrictions placed by the Catholic Diocese of Manchester are unique to this site alone.

Voting: 5 ayes, motion carried unanimously.

Rev. Lunn expressed gratitude of approval.

Linda LaDouceur, Open Cupboard Pantry, thanked the Board for approving.

A motion was made by Mr. Spear and seconded by Ms. Roberts to adjourn the meeting.

Voting: 5 ayes, motion carried unanimously.

Mr. Faiman called the meeting adjourned at 8:25 pm.

The next scheduled monthly meeting will be held on Tuesday, September 20, 2016. At 7:30 PM.

Respectfully Submitted,

Elizabeth Morison
Secretary