



TOWN OF WILTON ZONING BOARD OF ADJUSTMENT BOARD MEETING

DATE: March 21, 2017
TIME: 7:45 PM
PLACE: Wilton Fire Station

PRESENT: ZBA Board Members: Chairman, Neil Faiman, Co-Vice Chairman Carol Roberts, Paul Levesque, Joanna Eckstrom, Alternate Bob Spear (voting for Andy Hoar), Alternate Jeff Stone, Secretary: Elizabeth Morison.

Attendance: Applicants Martin Lundquist, Margaret Lundquist, 7 Gregg Street

PUBLIC HEARING

Chairman Faiman opened the meeting at 7:45 PM.

Minutes: January 10, 2017 Draft Minutes

The Draft Minutes from January 10, 2017 were reviewed.

The following edit was noted and made to the 1/10/17 minutes:

- Page 2, line 70: Ms. Eckstrom noted to add “the” Hearing.

A MOTION was made from Ms. Roberts and Seconded by Ms. Eckstrom to approve the minutes from January 10, 2017 as amended.

Voting: 5 ayes, Motion carried.

Mr. Spear abstained, noted was not present at January 10, 2017 meeting.

Case # 3/21/17-1 - Lundquist

Approved 4/11/17

Page 2

Mr. Faiman read case and explained procedures of the hearing:

- Martin and Margaret Lundquist have applied for a special exception under section 17.3 of the Wilton Zoning Ordinance, to allow them to construct a shed on Lot J-22, 7 Gregg Street, which would be closer to a lot line than otherwise permitted by the ordinance.

Mr. Lundquist is representing himself. Mr. Lundquist explained to the Board that he bought the house from Nancy Hubert and he was the carpenter and painter for the home. Mr. Lundquist informed the Board that he is in need of a shed to store items in (kayak, wheelbarrow, bikes, tools, etc.). Mr. Lundquist showed pictures of proposed kit of a 12 ft. x 12 ft. shed from Lowe's. In addition, Mr. Lundquist passed out pictures of existing property that have been placed in file. Mr. Lundquist also reviewed plot plan, pointing out the best location for proposed shed to the Board. Mr. Lundquist further acknowledged that proposed shed is closer to plot line than is allowed.

Mr. Faiman informed the Board and the Lundquist's that all abutters have been notified.

Mr. Faiman opened Hearing to questions from the Board:

Mr. Spear questioned which way the door to the shed would be facing. Mr. Lundquist indicated that the door would be facing up the hill, and he may add a window on the street side of the shed.

Mr. Levesque questioned how did Mr. Lundquist determine the size of the proposed shed? Mr. Levesque noted that a 100 square feet would not be taxed. Mr. Lundquist indicated that he erred on the side of more space than what would be needed.

Ms. Roberts inquired if there would be lighting for the proposed shed. Mr. Lundquist noted that there would be no electricity to the proposed shed, that he would use a flashlight if needed. Ms. Roberts further questioned if the access to the shed would be paved. Mr. Lundquist answered no, and that he will be building the shed on blocks and he will be checking in with the Building Inspector.

Mr. Levesque inquired if there would be any power to the proposed shed. Mr. Lundquist noted that there would be no power to the proposed shed.

Mr. Stone questioned why Mr. Lundquist did not consider building the proposed shed to the left on the property. Mr. Lundquist felt that the shed would be too much of an eyesore to the neighborhood in that location.

Mr. Faiman read Wilton Zoning Ordinance 17.3. Mr. Faiman asked the Board to consider if the proposed shed is the only physically possible placement.

A MOTION was made by Ms. Eckstom and SECONDED by Mr. Spear to close the Public Hearing.

Approved 4/11/17

Page 3

Voting: 5 ayes, Motion carried unanimously.

Deliberation:

Discussion commenced among the Board regarding if the placement of the proposed shed is the best place. The Board determined that the location for the proposed shed would be in the best location.

A MOTION was made by Ms. Eckstrom and SECONDED by Mr. Spear to re-open Public Hearing.

A MOTION was made by Ms. Eckstrom and SECONDED by Ms. Roberts to grant approval of special exception under section 17.3 of the Wilton Zoning Ordinance as submitted by the application of Martin and Margaret Lundquist to allow them to construct a shed on Lot J-22, 7 Gregg Street, which would be closer to a lot line than otherwise permitted by the ordinance.

Voting for Approval:

Mr. Spear – aye

Ms. Eckstrom – aye

Mr. Levesque – aye

Ms. Roberts – aye

Mr. Faiman - aye

Voting: 5 ayes, Application was approved unanimously.

Mr. Faiman stated that this decision shall expire if the construction or use permitted by it has not begun within two (2) years. (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 within 30 days, and must fully specify all grounds on which the rehearing is requested. (N.H. RSA 677:2)

Mr. Lundquist thanked the Board for their time.

Other Business:

Mr. Faiman indicated that there is a good probability of a hearing next month, that there most likely will be one case.

Approved 4/11/17

Page 4

Mr. Faiman also announced that there will be Officer elections next month.

Mr. Faiman reminded the Board of the upcoming State Conference in April.

The Board welcomed Mr. Jeff Stone as an Alternate for the Town of Wilton Zoning Board.

A Motion was made by Mr. Spear and Seconded by Mr. Levesque to adjourn the meeting.

Voting: 5 ayes, motion carried unanimously.

Chairman Faiman declared the meeting adjourned at 8:10 PM.

The next scheduled monthly meeting will be held on the second Tuesday of the following month, April 11, 2017.

Respectfully Submitted,

Elizabeth Morison
Secretary