



**TOWN OF WILTON
ZONING BOARD OF ADJUSTMENT BOARD MEETING
APPROVED MINUTES
SITE VISIT**

DATE: July 8, 2017
TIME: 9:00 AM
PLACE: Lot K-72, 47 Maple Street

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

ATTENDANCE: Applicants Christina Rubio-Sprague, John Sprague, Wilton Fire Chief James Cutler, Wilton Building Inspector John Shepardson, Abutters and interested neighbors from the community.

Site Walk: Lot K-72, 47 Maple Street
Case #6/13/17-1-Willreign

- Willreign Properties, LLC has applied for a variance to sections 5.1 and 5.2 of the Wilton Zoning Ordinance, to permit the conversion of the former Catholic Church and rectory on Lot K-72, 47 Maple Street, to a mixed use facility including five dwelling units, an educational center, and a commercial business, which would not otherwise be permitted in the Residential District.

The site walk began at 9:00 am.

Owner Christina Rubio-Sprague announced that they originally requested property to be a mixed use facility with a Learning Center. Subsequently, they have purchased a different building at another location for a Learning Center. They are proposing property to have Rental Units and personal office space on the second floor of the existing Church. Ms. Rubio-Sprague addressed the following issues:

- Signage – no variance will be needed; Ms. Sprague stated that they will not exceed lighting and size of signage.

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- Lighting – Ms. Rubio-Sprague stated that there will be no change to existing lighting.
- Parking Requirements:
 - a. 2 spaces per unit
 - b. Each space is to be 9’x18’
 - c. A 24’ egress back up
 - d. A total of 12 spaces needed (10 spaces for rentals, 2 spaces for personal office)

Ms. Rubio-Sprague proceeded to point out where on the property the 12 spaces would be. Ms. Rubio-Sprague further stated the following changes would be made to accommodate additional parking spaces:

- Rear of lot, trees and bushes to be removed
- Septic tank to be removed
- Fence rails to be removed
- Loop at front of property to be removed (an additional 3 spaces to be gained)
- All parking spaces to be paved

Ms. Rubio-Sprague stated that they are proposing a total of 5 rental units to be on the property; three (3) units will be in the Church on the 1st level (2nd level for personal office space), 2 units in the Rectory. Ms. Rubio-Sprague further stated that each unit would have a total of three (3) bedrooms.

Abutters and neighbors expressed concern about the removal of existing greenery in order to accommodate required parking spaces.

Wilton Fire Chief Cutler stated that if there are three (3) units in the Church, that would qualify as an apartment building, not a residential building.

Mr. Hoar questioned if they intend on keeping the existing garage or would it be used for a rental unit. Ms. Rubio-Sprague stated that they will be keeping the garage and that one of the house rental units will have use of the garage. Mr. Hoar further questioned if there would be any alterations made to the exterior. Ms. Rubio-Sprague stated that the chimney is not in use and will be removed and capped. Ms. Rubio-Sprague further stated that the arched windows (stained glass) would remain untouched.

Ms. Roberts asked the Board if there were any green space requirements? Mr. Faiman stated that since this is a residential lot, there is no green space requirements.

Ms. Eckstrom requested to have pointed out where on the lot there would still be green space. Ms. Rubio-Sprague stated that the green space would be beyond the parking spaces and in the front and back of the Church. In addition, Ms. Rubio-Sprague walked the attendees to the side of the Church and pointed out that the property line is 6ft. beyond the Church, and the green space will remain there.

The Board questioned if the rear fence to the adjacent parking lot was on Church property.

Chairman Faiman asked for any additional questions and then thanked attendees for their time and declared the meeting adjourned at 9:30 AM.

The next Wilton Town Zoning Board of Adjustment Meeting will meet on Tuesday July 11, 2017 at 7:30 p.m. in the Town of Wilton Fire Station, large training room.

Respectfully Submitted,
Elizabeth Morison
Secretary