

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

DATE: July 11, 2017

TIME: 7:30 PM

PLACE: Wilton Fire Station

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

ATTENDANCE: Applicant Christina Rubio-Sprague, Applicant John Sprague, Violet Blake, Tedo Rocca, Dawn Beyer, Jessie Salisbury, John Shepardson, Lynne Stone, Monadnock Ledger-Transcript Reporter Ashley Saari, Selectwomen Kellie-Sue Boissonnault, Daisy Smith, Linda Ladouceur, Chris Griffen

PUBLIC HEARING

Chairman Faiman opened the meeting at 7:30 PM and introduced the Board Members to the Public.

Minutes:

May 9, 2017 Draft Minutes

The Draft Minutes from May 9, 2017 were reviewed. The following edit was made to the 5/9/17 Minutes:

- Page 5, line 217: Ms. was changed to Mr.

A MOTION was made from Ms. Eckstrom and SECONDED by Mr. Spear to approve the May 9, 2017 Draft Minutes with single correction.

Voting: 6 ayes, Motion carried.

June 13, 2017 Draft Minutes:

The Draft Minutes from June 13, 2017 were reviewed.

The following edits were made to the 6/13/17 Minutes:

- Page 1, line 10: Noted that Ms. Eckstrom is Co-Vice Chairman
- Page 1, line 33: The word Recreational was replaced by "Residential"
- Page 4, line 153: Scribner's error, name should be "Christina"

A MOTION was made by Ms. Eckstrom and SECONDED by Mr. Spear to approve the June 13, 2017 Draft Minutes as amended.

Voting: 6 Ayes, Motion carried.

July 8, 2017 Draft Site Visit – Willreign Properties:

The Draft Site Visit Minutes from July 8, 2017 were reviewed.

The following edit was made to the 7/8/17 Draft Site Visit Minutes:

- Page 1, line 12 & 29: Spelling Correction to “Christina”

A MOTION was made by Ms. Roberts and SECONDED by Ms. Eckstrom to approve the July 8, 2017 Draft Site Visit Minutes as amended.

Voting: 6 ayes, Motion carried.

Continued Case #6/13/17-1-Willreign Properties, LLC.

- *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. (Case #6/13/17-1, continued from June 13)*

Mr. Stone recused himself from the case and joined the public.

Chairman Faiman noted that Alternate Bob Spear will be voting for Member Andy Hoar in his absence.

Chairman Faiman reviewed the case and procedures.

Ms. Christina Rubio-Sprague is representing herself. Ms. Rubio-Sprague stated that after listening to the neighbor’s concerns, that they were proposing the following in regards to the scope of the project:

They will be dropping Learning Center & Retail space

- Signage – no variance will be needed; Ms. Sprague stated that they will not exceed lighting and size of signage and all existing signage has been removed, only poles and flag pole remain.
- Lighting – Ms. Rubio-Sprague stated that they will maintain lighting, exception to add lighting according to Building Inspector
- Parking Requirements:
 - a) Each space is to be 9’x18’
 - b) A 24’ egress back up

Ms. Rubio-Sprague passed out proposed parking plan for property to the Board and Public to review. (Plan will be placed in file) Ms. Rubio-Sprague explained plan and stated that the proposed plan has a total potential for 17 spaces. Ms. Rubio-Sprague

further stated that they would probably not use all 17 spaces, but rather propose to use the required 12 spaces. (10 -12 spaces for 5 rental units and 2 spaces for office space)

Ms. Eckstrom inquired if proposed office space would be commercial office space. Ms. Rubio-Sprague stated that office space is more for personal use.

Mr. Spear inquired if the office space would generate a lot of additional traffic. Ms. Rubio-Sprague stated that there would be no additional traffic.

Mr. Levesque inquired if they were thinking of converting office on the 2nd floor to an additional rental unit. Ms. Rubio-Sprague stated that they would like to keep the architectural design of the building intact and save the building.

Ms. Rubio-Sprague passed out comparison of existing neighborhood zoning. (Comparison to be placed in file) Ms. Rubio-Sprague stated the following in regards to the Neighborhood:

- Total 88 lots, 4 businesses
- 77 family dwellings
- 31 already zoned multi family
- 40% of neighborhood already zoned for multi-family units.
- Average unit is 1,200. square feet
- Proposed Unit size in Church and Rectory Building is 1,600. square feet

Chairman Faiman asked the audience if there were any questions for Ms. Rubio-Sprague.

Ms. Kellie-Sue Boissonnault inquired if there is a plan for the Sanctuary. Ms. Rubio-Sprague stated that at this time, they would not be changing the Sanctuary and they will be using it for their own work space.

Mr. Chris Griffin inquired as to what kind of work would be done in the workshop/work space. Ms. Rubio-Sprague stated that they would be using the space for their own personal use, upcycling furniture, no machinery is used and there will be no additional noise.

Mr. John Shepardson, Building Inspector, inquired if there would be a dimensional drawing for the parking and is it allowed within setbacks. Mr. Shepardson expressed concern that sketch of concept did not allow for enough space. Ms. Rubio-Sprague stated that parking lot has been measured, an architect would be providing more details.

Ms. Dawn Beyer inquired as to where all the tenants were going to hang out and where would the children play. Ms. Beyer further stated concern that green space would be ripped up and there would not be enough space. Ms. Rubio-Sprague stated that they would like to leave as much green space as possible and will work with an architect.

Ms. Roberts inquired as to what the break even point is, would project be viable if needed to cut spots. Ms. Rubio-Sprague stated yes, project would be viable.

Ms. Violet Blake inquired if there were any other pieces of property in the neighborhood that have five units. Mr. Shepardson stated that the Old Abott House has 5 condo units in it.

Chairman Faiman offered opportunity for the Public to comment.

Mr. Stone stated that he liked the educational component but had concerns for the neighborhood in regards to traffic. Mr. Stone noted concern for Emergency vehicles passing during events and expressed concern that the parking on Maple Street gets addressed.

Ms. Beyer expressed concern regarding parking and stated that there is a lot of traffic turning into her driveway, and parking next to her driveway.

Ms. Boissonnault expressed concern of the impact regarding traffic and commented to make certain it is done right.

Mr. Shepardson asked if the proposed plan will be considered by the Planning Board. Chairman Faiman stated that if it is approved by the ZBA, then it will go through the Planning Board.

Mr. Griffin inquired about the parking lot use in the back of the property, currently owned by the Drapers. Mr. Griffin further inquired if Ms. Rubio-Sprague would consider 4 units instead of 5 units. Ms. Rubio-Sprague stated that they have reached out to the owners (Draper) to potentially purchase building or lease the building. In addition, Ms. Rubio-Sprague 178 stated that at this time they are only considering to build 5 units.

Ms. Eckstrom inquired about having visitor parking spots available and if the parking spaces will be assigned to each unit. Ms. Eckstrom further questioned if there would be signs for the spaces and would there be just one access driveway. Ms. Rubio-Sprague said yes there would be assigned spots for the units and that she would defer to the Planning Board for proper driveway access and signage for parking spaces.

Chairman Faiman reviewed notes from hearing. Chairman Faiman summarized the following:

Application is for use of Church and Rectory to build out 5 units and work space

- No signage
- Maintain existing lighting
- Applicants have shown parking plan for 17 spaces (only intend to use 12)

Chairman Faiman outlined the following concerns:

- 5 unit dwelling on a single lot

- Limited green space
- Limited outdoor living space for 5 families
- Interaction of parking
- Traffic on and off site

Neighbors expressed concerns of decrease in property value with so many units on the one property.

Ms. Beyer expressed concern that it would be harder to sell her house.

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

Voting: 5 ayes, Motion carried.

Deliberation:

Chairman Faiman explained the Deliberation process.

The Board discussed application and the following comments were made:

Mr. Levesque stated that he was sympathetic to neighbor's concerns, but is in support of the owners to want to do something with the building.

Mr. Spear commented that what is being proposed is in flavor with the neighborhood. Ms. Eckstrom agreed and commented that even the workshop is not a commercial proposal and will not be generating additional traffic.

Chairman Faiman expressed concern to put 5 units on the ½ acre lot, alternative would be to tear Church down, which he would not be in favor of.

Mr. Spear stated that since the building is historical, it is better to see the building used rather than let go to decay.

Ms. Roberts commented that this plan is better than the plan before because it is all residential.

The Board discussed impact of property values. The Board determined that they would need to receive evidence to properly determine.

The Board discussed if there would be additional traffic from the 5 units. Mr. Levesque commented that there probably was more traffic from Sunday morning Mass. than from the 5 units. The Board also noted that if it was commercial use, it would bring much more traffic.

The Board discussed the green space and noted 16 Maple Street that has 5 units and 9 Dale Street that has 3 units with no green space. The Board noted that the children play at the library and that a large park is 2 blocks away.

The Board discussed the concern of 5 units on the ½ acre lot. The Board noted the value of the 3 units in the IOF Hall. The Board also noted that the Rectory lends itself to having 2 units and the Church having 3 units. The Board also noted that it is a reasonable use of property and would be a reasonable impact on the neighborhood.

The Board also discussed that the workshop would be a quiet use, for personal use, no machinery used and no additional employees.

The Board noted that the exterior of the building would not change, no architectural changes, no changes to windows – building would remain looking like a Church.

Ms. Eckstrom inquired if the Church was on the Historical Register. Ms. Rubio-Sprague stated, no, not to her knowledge.

The Board discussed exterior lighting and needed to re-open hearing to ask the Building Inspector what the requirements would be.

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

Voting: 5 ayes, Motion carried.

The Board inquired from Mr. Shepardson, Building Inspector, what is required for outdoor lighting. Mr. Shepardson stated that each door entrance to the building requires lighting and requirement is reinforced by the Building Inspector.

A MOTION was made by Ms. Eckstrom and SECONDED by Mr. Levesque to close the Public Hearing.

Voting: 5 ayes, Motion carried.

The Board discussed parking and determined that the Planning Board would have a thorough site plan review.

A MOTION was made by Ms. Eckstrom and SECONDED by Mr. Spear to approve the 286 application by Willreign Properties, LLC for a variance to sections 5.1 and 5.2 of the Wilton Zoning Ordinance. The variance will permit the multifamily use of the former Catholic Church and rectory on Lot K-72, 47 Maple Street, with two dwelling units in the former rectory building and three dwelling units in the former church building, as well as an office and workshop space for the property owners in the former church building. There will be no signage (except for possible parking designators). Exterior lighting is limited to the existing lighting unless otherwise required by the Building Code. The applicants have submitted a plan (filed in the case file) demonstrating to the Zoning Board's satisfaction that as many as 17 parking spaces could be created on the lot, although the 96 applicants' intention is to create the

minimum number of spaces required for the dwelling units and office permitted by the variance, which would allow them to preserve the trees on the lot. The Zoning Board leaves it to the applicants and the Planning Board to determine the actual parking layout.

The office/workshop is for the personal use of the owners, limited to low-intensity activities, no machinery, and no employees.

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

Voting: 5 ayes, Motion carried.

Chairman Faiman addressed the Public and asked for additional comments or concerns.

A neighbor inquired if the application is just for residential and not for mixed use. Chairman Faiman stated yes, application is for residential use only.

Ashley Saari, Reporter Monadnock Ledger pointed out that Motion did not include historical requirements on architecture.

Chairman Faiman included to the Motion - No significant changes are to be made to the exterior architectural characteristics of the church building.

Chairman Faiman called for Voting:

Mr. Spear – Yes

Mr. Levesque – Yes

Ms. Eckstrom – Yes

Ms. Roberts – Yes

Mr. Faiman – Yes

Variance is approved.

Chairman Faiman further stated:

This decision shall expire if the construction or use permitted by it has not begun by Thursday, July 11, 2019. (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 Thursday, August 13, 2017, and must fully specify all grounds on which the rehearing is requested. (N.H. RSA 677:2)

Other Business:

N/A

Adjournment:

Wilton ZBA Approved
Meeting Minutes July 11, 2017

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

Voting: 5 ayes, motion carried unanimously.

Chairman Faiman declared the meeting adjourned at 9:10 PM.

The next scheduled monthly meeting may be held on the second Tuesday of the following month, August 8, 2017, pending any upcoming applications.

Respectfully Submitted,
Elizabeth Morison
Secretary