

Town of Wilton, New Hampshire  
**Zoning Board of Adjustment**  
**Approved Minutes**  
**Tuesday, March 20, 2018**

**DATE:** March 20, 2018  
**TIME:** 7:30 PM  
**PLACE:** Wilton Town Hall (Court Room)  
**PRESENT:** Neil Faiman, Chair, Joanna Eckstrom, Paul Levesque, Andy Hoar, Carol Roberts,  
**ABSENT:**  
**Staff:** Land Use Administrator Michele Decoteau  
**Present from the Community:** Lawrence Moquin (applicant), Doreen Moquin

Chairman Faiman called the meeting to order at 7:30 pm and began by introducing members of the Zoning Board of Adjustment to the public.

MINUTES:

J. Eckstrom MOVED to accept the minutes as written. C. Roberts SECONDED. (4-ayes, 0-nays, 1 abstention (P. Levesque)). Motion passes.

PUBLIC HEARING:

Case #: 3/20/18-1

N. Faiman opened the hearing by reading the legal notice and outlining the process. Lawrence C. Moquin has applied for either a special exception under Section 17.3 of the Wilton Zoning Ordinance, a variance to Section 6.2.4 of the Ordinance, or an equitable waiver under RSA 674:33-a, to allow a shed on Lot J-1, 94 Dale Street, which has been constructed closer to a lot line than allowed by the Ordinance.

L. Moquin explained the property and shed project to the Board. The notes from the Building Inspector noting the 15 foot set back were shared. The shed is 11 feet from the property line on one side. L. Moquin did have building permit for all the work completed on the property.

The Board started with the Special Exception first. The Board will retroactively approve a special exception if they would have approved it first and it being already built is not a reason to not approve it.

Property information: The house was built in 1880. The lot has 71 feet of frontage and is 85 feet at the rear of the property. The house is served by town water and sewer.

Zone information: This property is in Residential Agricultural Zone.

6.2.1 Area. The minimum lot size is two (2) contiguous acres (87,120 square feet) of land per dwelling unit excluding wetlands and land contained within the one hundred (100) year floodplain. (Amended March 2004.)

6.2.2 Lot Configuration. The minimum width of a lot between any point on any side lot line and any point on any other side lot line measured through any point of the principal

building shall be 175 feet. The rear lot line is that line which is furthest from and most nearly parallel to the front lot line. All other lot lines are side lot lines. Triangular and irregularly shaped lots may have no rear lot line.

6.2.3 Frontage. Two hundred (200) feet on a public right-of-way, Class V or better.

6.2.4 Setbacks. Thirty-five (35) feet from all lot lines. No building, or use that requires a building permit, is permitted in the setback. (Amended March, 2001.)

6.2.5 Location of on-site disposal fields. To avoid high concentration of effluent discharges in a localized area, no disposal field shall be located within the setbacks.

In order to meet the 35 foot setbacks, the buildable portion of the lot could not support a house. The shed and all the work done on the house are in keeping with the character of the neighborhood. . L. Moquin provided photographs of the work he has done and a detailed plot plan that showed the location of the shed.

A. Hoar **MOVED** to accept the Special Exception under Section 17.3 to permit the location of the shed within the setback. P. Levesque **SECONDED**. All in Favor (5- yes, 0-nays, 0-abstentions).

J. Eckstrom **MOVED** to table the requests for a Variance and an Equitable Waiver. P. Levesque **SECONDED**. All in Favor (5- yes, 0-nays, 0- abstentions).

#### BUSINESS:

A. Hoar requested that members do not use “reply all” on their email responses to the board to reduce email

C. Roberts decided not to continue on the Board as she is moving out of state. A. Hoar will write to the Select Board requesting reappointment.

#### ADJOURN:

C. Roberts **MOVED** to adjourn at 8:10 PM. P. Levesque **SECONDED**. All in Favor (5- yes, 0-nays, 0- abstentions).

Respectfully submitted by Michele Decoteau, Land Use Administrator

Approved 04.10.18

Exhibits on file at the Land Use office:

Exhibit 1: Plot plan for Lot J-001

Approved Minutes form 01.09.18

Sign in sheet for 03.20.18