

1 Town of Wilton, New Hampshire
2 Zoning Board of Adjustment
3 Draft Minutes
4 Tuesday, May 8, 2018
5

6 **DATE:** May 8, 2018

7 **TIME:** 7:30 PM

8 **PLACE:** Wilton Town Hall (Court Room)

9 **PRESENT:** Neil Faiman, Chair, Paul Levesque Andy Hoar, Jeff Stone, Bob Spear (for Joanna
10 Eckstrom)

11 **Absent:** Joanna Eckstrom

12 **Staff:** Land Use Administrator Michele Decoteau

13 **Present from the Community:** Ken Stickney, the applicant
14

15 PRELIMINARIES:

16 Chairman Faiman called the meeting to order at 7:30 pm and began by introducing members of
17 the Zoning Board of Adjustment to the public.
18

19 Elections were tabled until the Board members were all present.
20

21 MINUTES:

22 A. Hoar MOVED to accept the minutes with the change to Line 97 of ZBA instead of town. P.
23 Levesque SECONDED. All in Favor, B. Spear abstained.
24

25 PUBLIC HEARING:
26

27 Case #: 05/08/18 - 1

28 N. Faiman opened the public hearing, read the public notice, and explained the process. K.
29 Stickney, the applicant, explained the project. He is looking to build a 10 x 10 shed with a garage
30 door. This would be in part garage and workshop. The shed location would be within the 35 foot
31 rear set back.

32 The Board asked about the location and if it was possible to move the location to an area that
33 was not within the set back. K. Stickney said he believed there was ledge in area that was outside
34 the setback and not ledge within the setback. He planned to leave the trees that were between the
35 garage and the neighbors.

36 P. Levesque asked if this would have a concrete foundation. K. Stickney said yes. P. Levesque
37 asked if this was going to have a thermal heated floor. K. Stickney said yes, this will be garage
38 and mechanical shop for tractor restoration. P. Levesque asked about the source of the heat. K.
39 Stickney said boiler.

40 J. Stone asked if there would be a driveway to the garage. K. Stickney said yes. They planned to
41 extend the driveway to the house down to the garage.

42 The Board asked about other outbuildings. K. Stickney said the house has a garage and there was
43 a 12 x 20 foot outbuilding for storage.

44 Abutters, Nancy and Marsha Gibbons said they had no issue with placing the garage within the
45 set back. The abutter behind the property has access to their property from Hawthorn Drive.
46 There is no house on that property yet.

47 B. Spear asked how far this would be from the septic system. K. Stickney said about 60 feet from
48 the leeching field.

49 B. Spears MOVED to close the Public Hearing. P. Levesque SECONDED. All in Favor.

50 P. Levesque said he did not see a problem with the application. N. Faiman said that normally this
51 would be a 17 B Special Exception but the application is a variance. The explanation of a
52 hardship isn't convincing. A. Hoar said ledge is a financial hardship. N. Faiman asked at what
53 point it is a hardship not to be able to add an additional building to your property. B. Speak said
54 it is a good thing to keep the trees and to shield the neighbors.

55

56 J. Stone MOVED to reopen the Hearing. B. Spears SECONDED. AIF.

57

58 J. Stone asked the applicant if they had investigated to see if there was ledge in the area that they
59 said they couldn't build in. K. Stickney said in the past they had put in a volley ball court in that
60 area, they met ledge. He was pretty sure they couldn't get through the four feet below grade they
61 would need for the foundation.

62

63 B. Spears MOVED to close the Hearing. A. Hoar SECONDED. AIF

64

65 J. Stone said this application would be more compelling with evidence but now it is just
66 conjecture. The Board discussed the application. They agreed they would suspend the hearing so
67 the applicant could supply more data by digging a bore hole.

68

69 J. Stone MOVED to continue the hearing and ask the applicant to show evidence of ledge and
70 information and the subsurface conditions. B. Spear SECONDED.

71 The Board discussed that the information they needed was facts about ledge being located where
72 the shed could be built without violating the setbacks, and that there is no ledge located where he
73 wanted to build currently with reference as to how far below the ledge started. In addition, they
74 shared the Board was not opposed to the applicant resubmitting a Special Exception application.

A. Hoar – aye

P. Levesque – aye

B. Spear – aye

J. Stone – aye

N. Faiman – aye

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2 Action Item: Send the applicant a less describing the options.

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4 New Business/Old Business

5 ~None

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7 P. Levesque MOVED to adjourn at 8:02. J. Stone SECONDED. AIF.

8 Approved: XXX.2018

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10 Respectfully submitted by Michele Decoteau, Land Use Administrator

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