

Town of Wilton, New Hampshire
Zoning Board of Adjustment

DATE: July 30, 2018
TIME: 7:30 PM
PLACE: Wilton Town Hall (Land Use Office)
PRESENT: Neil Faiman, Chair; Paul Levesque; Andy Hoar; Jeff Stone; Joanna Eckstrom
Staff: Land Use Administrator Michele Decoteau
Present from the Community Gareth Dimery

PRELIMINARIES:

N. Faiman opened the meeting at 7:30 PM. No minutes were reviewed.

Case #: 06/12/18-2

N. Faiman reviewed the case for rehearing Case # 06/12/18-2. G. Dimery submitted a request for rehearing based on a Variance granted to the person who built his house (Case #01/11/16-1).

J. Eckstrom expressed concern about the variance that was granted in 2016. This gave relief for a house but could they have attached the garage at that time to the house? The barn was in the set back.

The Board discussed the 2016 variance and reviewed the references to the barn. Could the builder, Homes, have eliminated the barn and built an attached two car garage that was mostly not in the setbacks? The west of the lot is where the building envelop on this lot is whisper thin. The east end of the lot is where there is the most room.

The Board discussed if a having a document that was from the ZBA and only two years old, given them more information for the current decision? In 2016 there was no ADU ordinance in effect but when the house was actually built, there was an ADU ordinance in effect. Could the garage/barn been attached to the house during construction?

The Board asked the question: Do we find a convincing set of information that would lead us to a different decision? The Hardship maybe from the decisions of the builder. It looks possible to build a garage within the building envelope.

J. Stone **MOVED** to grant a rehearing for Case #06/12/18-2. J. Eckstrom **SECONDED**.
N. Faiman – No P. Levesque – Yes
J. Stone – Yes J. Eckstrom – Yes. Motion carries.
A. Hoar – No

The rehearing will be Aug 14, 2018, at 7:30 PM at Town Hall.

The Board discussed the bounds of the rehearing and the need for a second variance for wetland setbacks.

A. Hoar **MOVED** to adjourn at 8:08PM. P. Levesque **SECONDED**. All in Favor.
Approved 09.18.18