

Town of Wilton, New Hampshire
Zoning Board of Adjustment
Approved Minutes

DATE: March 19, 2019
TIME: 7:30 PM
PLACE: Wilton Town Hall
PRESENT: Neil Faiman, Chair; Joanna Eckstrom, Jeff Stone
Absent: Paul Levesque; Andy Hoar
Staff: Land Use Administrator Michele Decoteau
Attendees Chad Brannon, Fieldstone Land Consultants

PRELIMINARIES:

N. Faiman opened the meeting at 7:36 PM. The three-person board was explained and applicants were given the option of continuing to next month.

MINUTES:

The Board reviewed the minutes from 01.18.18 meeting.

Line 108 ... Business was misspelled

Minutes were tabled until later in the meeting.

PUBLIC HEARINGS:

Case #: 02/12/19-1

N. Faiman opened the public hearing, read the public notice and reminded the Board about the standard procedures. With a three person board, it was explained that the applicant had the right to continue the hearing to next month or take the risk of not having enough votes in their favor. If the applicant accepted a three person board, this would not be grounds for appeal should the vote not be in their favor. The applicant accepted a three person board.

C. Brannon presented the project and reviewed the recent Variance (Case #10/18/18-1). The architect made the plans for the addition to be code compliant and this resulted in further encroachment into the setback. No abutters are in the immediate area and the land across the street (Brown Road) is owned by the same people.

All the Variance criteria remain the same. The final design of the addition is code compliant. There will be 13 feet from the corner closest to the road and the road.

J. Eckstrom asked about the stone wall in front of the house and if that will be affected. C. Brannon showed pictures and it will not be impacted.

J. Stone asked if the new encroachment was from the ground or overhang. C. Brannon said it would be just the overhang on the roof.

The Board looked at the photos provided. A flag showed the location of the nearest edge of encroachment. J. Stone asked if it were possible for the design to go back a foot. C. Brannon

said that they had tried to do that but in order to line up with the existing house, it couldn't be done. J. Stone asked about the height of the overhang. C. Brannon said it was a standard garage height so about 12 feet to the bottom of the roof line. J. Eckstrom asked about Brown Road and if the overhang could create an obstruction. C. Brannon said no. N. Faiman added that this would be no further forward than the landscaping shown in the photos.

The Board discussed the new information. N. Faiman said this was still a perfectly good distance from the travel way. J. Stone said that even with a large moving van, this would still be clear.

J. Eckstrom MOVED to approve the Variance as submitted. J. Stone SECONDED.

J. Stone – Yes

J. Eckstrom – Yes

N. Faiman – Yes.

Motion carries.

Case #: 03/19/19-1

N. Faiman opened the public hearing, read the public notice and reminded the Board about the standard procedures. With a three person board, it was explained that the applicant had the right to continue the hearing to next month or take the risk of not having enough votes in their favor. If the applicant accepted a three person board, this would not be grounds for appeal should the vote not be in their favor. The applicant requested the case be continued until April.

J. Eckstrom MOVED to continue this case to April 9, 2019, at 7:30 PM. J. Stone SECONDED. All in Favor.

OLD/NEW BUSINESS:

- The Board discussed finding new members. M. Decoteau will ask to have a request added to the Webpage.
- J. Stone asked about the former Sacred Heart Church and if they had connected both buildings to sewer and public water. The church had a septic system. J. Eckstrom said yes, they were planning to connect and the church building could connect but believes that it has not yet been connected.

8:20 PM Paul Levesque arrived.

- The Board continued discussing the church and the Planning Board site plan.
- J. Eckstrom asked if town owned buildings were subject to Zoning. The answer was no.
- Does A. Hoar need to be reappointed? M. Decoteau will check dates.

ADJOURN:

J. Eckstrom MOVED to adjourn at 8:45 PM. J. Stone SECONDED. All in Favor.

Respectfully submitted by Michele B. Decoteau, Land Use Administrator

Approved on 04.09.19