



TOWN OF WILTON ZONING BOARD OF ADJUSTMENT

Approved Minutes

DATE: October 27, 2020
TIME: 7:30 PM
PLACE: Remote
PRESENT: Neil Faiman, Chair; Joanna Eckstrom, Vice-Chair; Jeff Stone; Paul Levesque; Andy Hoar; Peter Howd, Alternate; Judith Klinghoffer, Alternate
Absent:
Staff: Michele Decoteau, Land Use Administrator
Attendees: Scott Thompson (applicant), Lynn Pentler, Lynne Stone, Chris Guida (Fieldstone Land Consultants), Diane Jousset

1) Call to order by the Chairperson

Meeting was opened at 7:30 PM by N. Faiman. He read the Emergency Declaration and the Right to Know information.

Roll call attendance

N. Faiman – here, Lynn Pentler

J. Stone – here, Lynne Stone

P. Howd – here, alone

J. Klinghoffer – here, alone

J. Eckstrom – here, alone

A. Hoar – here, alone

N. Faiman asked J. Klinghoffer to sit in for P. Levesque.

2) Minutes of 10.13.20

The Board discussed where returning from non-public sessions should be included in the public meeting minutes or the non-public meeting minutes.

Line 152 ... strike

P. Howd MOVED to accept the minutes of 10.12.20 as corrected. J. Eckstrom SECONDED.

Roll call vote

N. Faiman – aye

J. Eckstrom - aye

J. Stone – aye

P. Howd – aye

J. Klinghoffer – aye

A. Hoar – aye. Motion carried.

3) Public hearings continued from previous meetings

Case #09/08/20-1

Scott Thompson has applied for a Special Exception under section 17.3 and a variance from section 6.2.5 of the Wilton Zoning Ordinance, to permit the construction of a single-family home and the location of a septic disposal field on Lot D-23, Holt Road, both of which would be closer to lot lines than would otherwise be permitted by the Ordinance.

N. Faiman reopened the hearing by reading the Public Notice

S. Thompson opened his case by asking if the residents at 109 Holt Road had to do the same thing as they had recently put in a septic. He said he was asked to have his septic designer answer questions in writing and attend the meeting. He asked Chris Guida (Fieldstone) to attend.

The Board agreed that they had read the Staff Report with the questions and written responses from C. Guida.

C. Guida introduced himself and described the septic system he designed for the lot. He said there was no room for the dwelling or the septic system with the setbacks.

N. Faiman said that the Board wanted to ask C. Guida if locating the septic system on this lot would not be contrary to the health, safety and well-being of the general public. This is where the testimony of a septic designer – to help show if this is a reasonable use and is safe.

C. Guida said he chose a pipe and stone field in his opinion, it is one of the best systems. The size is larger than some alternative systems.

J. Klinghoffer said this was a very small lot, would a smaller septic system be better? C. Guida said that even a smaller septic system would encroach, but this will effectively have no adverse impact on the other lots or septic systems. This has to do with the soil types and the slope, and the lack of proximity to the wetlands. This also meets all the state setbacks from lot lines, other septic systems, wells.

N. Faiman opened the hearing up for abutter comments.

D. Jousset asked if the location of this septic system so close to the lot line, would prevent her from putting a driveway on her lot or putting in a septic system. C. Guida said it wouldn't since it meets the state setbacks and the leach field would not be under her driveway.

J. Klinghoffer MOVED to close the Public Hearing and move to deliberations. J. E. SECONDED.

Roll call vote

N. Faiman – aye

J. Stone – aye

J. Eckstrom - aye

J. Klinghoffer – aye

A. Hoar – aye. Motion carried.

The Board discussed the septic system and were satisfied that all their questions had been answered.

J. Klinghoffer MOVED to approve the Special Exception to Section 17.3 as submitted with the map “Proposed Sewage Disposal Plan Tax Map D, Lot 23, Wilton, New Hampshire by Chris Guida from Fieldstone Land Consulting Services dated August 15, 2020” and approve the Variance to Section 6. 2.4. A. Hoar SECONDED.

Discussion: Hearing none the chair asked for a roll call vote.

Roll call vote

N. Faiman – aye

J. Stone – aye

J. Eckstrom - aye

J. Klinghoffer – aye

A. Hoar – aye. Motion carried.

8:10 P. Levesque joined the meeting.

N. Faiman reviewed the appeal process.

4) Adjournment

J. Eckstrom MOVED to adjourn at 8:17 PM. J. Stone SECONDED.

Discussion: Hearing none the chair asked for a roll call vote.

Roll call vote

N. Faiman – aye

J. Stone – aye

P. Howd – aye

J. Klinghoffer – aye

A. Hoar – aye. Motion carried.

Respectfully submitted by Michele Decoteau, Land Use Administrator
Approved on 03.09.21