



TOWN OF WILTON ZONING BOARD OF ADJUSTMENT

Draft Minutes

7
8 **DATE:** October 27, 2020
9 **TIME:** 7:30 PM
10 **PLACE:** Remote
11 **PRESENT:** Neil Faiman, Chair; Joanna Eckstrom, Vice-Chair; Jeff Stone; Paul Levesque;
12 Andy Hoar; Peter Howd, Alternate; Judith Klinghoffer, Alternate
13 **Absent:**
14 **Staff:** Michele Decoteau, Land Use Administrator
15 **Attendees:** Scott Thompson (applicant), Lynn Pentler, Lynne Stone, Chris Guida (Fieldstone
16 Land Consultants), Diane Jousset
17

18 **1) Call to order by the Chairperson**

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

21 Roll call attendance

22 N. Faiman – here, Lynn Pentler

23 J. Stone – here, Lynne Stone

24 P. Howd – here, alone

25 J. Klinghoffer – here, alone

26 J. Eckstrom – here, alone

27 A. Hoar – here, alone
28

29 N. Faiman asked J. Klinghoffer to sit in for P. Levesque.
30

31 **2) Minutes of 10.13.20**

32 The Board discussed where returning from non-public sessions should be included in the public
33 meeting minutes or the non-public meeting minutes.
34

35 Line 152 ... strike

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

37 Roll call vote

38 N. Faiman – aye

39 J. Eckstrom - aye

40 J. Stone – aye

41 P. Howd – aye

42 J. Klinghoffer – aye

43 A. Hoar – aye. Motion carried.
44

45 **3) Public hearings continued from previous meetings**

46 *Case #09/08/20-1*

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

51

52 N. Faiman reopened the hearing by reading the Public Notice

53

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

57

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

60

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

63

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

67

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

70

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

76

77 N. Faiman opened the hearing up for abutter comments.

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

81

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

83 **SECONDED.**

84 Roll call vote

85 N. Faiman – aye

86 J. Stone – aye

87 J. Eckstrom - aye

88 J. Klinghoffer – aye

89 A. Hoar – aye. Motion carried.

90

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

93

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

98 Roll call vote

99 N. Faiman – aye

100 J. Stone – aye

101 J. Eckstrom - aye

102 J. Klinghoffer – aye

103 A. Hoar – aye. Motion carried.

104 8:10 P. Levesque joined the meeting.

105 N. Faiman reviewed the appeal process.

106

107 **4) Adjournment**

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

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

110 Roll call vote

111 N. Faiman – aye

112 J. Stone – aye

113 P. Howd – aye

114 J. Klinghoffer – aye

115 A. Hoar – aye. Motion carried

116

117

118 Respectfully submitted by Michele Decoteau, Land Use Administrator

119 Approved on XX.XX.XX