



TOWN OF WILTON ZONING BOARD OF ADJUSTMENT
Approved Minutes

DATE: June 8, 2021
TIME: 7:30 PM
PLACE: Remote
BOARD: Neil Faiman (Chair), Joanna Eckstrom (Vice-chair), Jeff Stone, Andy Hoar, Paul Levesque, Judith Klinghoffer (Alternate), Peter Howd (Alternate)
Staff: Michele Decoteau, Land Use Administrator & Board Secretary
Attendees: Holly Heartshorn, Robert Heartshorn, Chris Owen, Gail Hoar, Dan Ross, Joan Ross, Matt Bangert, Shannon Linn, Nikki O'Neil (San-Ken Homes), Tim Wiley, Mike Wright, Jerry Aubel, Lynn Pentler, Lynne Stone

1) Call to order by the Chairperson

N. Faiman opened the meeting at 7:34 PM and read the Emergency Declaration and Rules of Procedure.

Roll call attendance

N. Faiman – here, with Lynn Pentler
J. Eckstrom – here, alone
J. Klinghoffer – here, alone
P. Howd – here, alone
A. Hoar – here, Gail Hoar
P. Levesque – here, at Town Hall with M. Decoteau
J. Stone – here, with Lynne Stone

2) Public hearings continued from previous meetings

Case #05/11/21-1

N. Faiman opened the public hearing by reading the public notice. Voting members on this case are: N. Faiman, J. Eckstrom, P. Levesque, J. Stone, and P. Howd

Applicant requested the case be continued to the next meeting.

J. Eckstrom MOVED to continue the Public Hearing to July 13, 2021 at 7:30 PM. P. Levesque SECONDED.

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

Roll call vote:

N. Faiman – aye
P. Levesque – aye
J. Eckstrom – aye
J. Stone – aye
P. Howd – aye. Motion carried.

N. Faiman said the next meeting will be noticed with a location.

3) Minutes

05.11.21

Line 70 ... asked
Line 81 ... asked
Line 94/95 ... “how much to be” will be
Line 162 ... Dillon
Line 192 ... The not they

Discussion: The abutters asked that the entire meeting recording become part of the record. The abutters asked to comment on the minutes. The Board discussed this and decided to take a straw poll.

Poll: should abutters be able comment specifically on their own testimony.

P. Howd – yes
J. Klinghoffer – yes
J. Eckstrom – no
N. Faiman – yes
P. Levesque - no

G. Hoar, T. Wiley, M. Bangert, and S. Linn commented on their own testimony.

J. Klinghoffer MOVED to send the Redline Version of the minutes to the applicant for review of their own testimony. P. Howd SECONDED.

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

Roll call vote:
N. Faiman – aye
P. Levesque – aye
J. Stone – aye
J. Eckstrom – nay
J. Klinghoffer – aye
P. Howd – aye. Motion carried.

06.05.21 Site Walk Minutes

Dillon – fix as needed
Line 36 ... “marked” the limits not fence
Line 44 ... change to Board Member
Line 55 ... the trees marked with flags showed the septic system, flags with nails were survey elevations
Line 65 ... and abutter AND
Line 53 ish ... note that P. Levesque and J. Eckstrom did not go to the proposed garage and leach field location
T. Wiley, M. Bangert, and G. Hoar commented on their testimony.

M. Bangert expressed frustration about the process. S. Linn said the minutes don’t do justice to the meeting and requested a transcript be made of the meeting.

J. Klinghoffer MOVED to prepare a redline version of minutes for the applicant to comment on and provisionally accept the minutes as amended. J. Stone SECONDED.

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

Roll call vote:

N. Faiman – aye

P. Levesque – aye

J. Eckstrom – nay

J. Stone – aye

J. Klinghoffer – aye

P. Howd – aye. Motion carried.

4) Communications and miscellaneous

Email from J. Klinghoffer

J. Klinghoffer read her email to the Board Chair and Vice-Chair stating her concerns about how the decision to continue cases is made. The Board discussed the concerns and decided to review this at the July meeting.

Meeting location

The Board discussed meeting in person. The first choice of the Board was to stay virtual. Second choice is to use the High School.

Letter from Nikki Andrews

The Board read the letter and decided that if Board members wanted to contribute, to do so individually.

Fees and applications

The Board reviewed the fee schedule from other towns.

A. Hoar MOVED to raise the Abutter Notification feet from \$6 to \$10 starting August 1, 2021. J. Klinghoffer SECONDED.

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

Roll call vote:

J. Eckstrom – aye

J. Stone – aye

P. Levesque – aye

P. Howd – aye

J. Klinghoffer – aye

A. Hoar – aye

N. Faiman – aye. Motion carried.

The Board discussed changing to the Ledger Transcript for public notices and agreed to move forward with the next meeting depending on fees.

P. Howd MOVED to raise the application fee from \$100 to \$125 starting August 1, 2021. J. Eckstrom SECONDED.

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

Roll call vote:

J. Eckstrom – aye

J. Stone – aye

P. Levesque – aye

P. Howd – aye

J. Klinghoffer – aye

A. Hoar – aye

N. Faiman – aye. Motion carried.

Minutes

The Board discussed the Role of the ZBA and minutes.

J. Klinghoffer MOVED to address the issue of minutes at the July ZBA Meeting. A. Hoar SECONDED.

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

Roll call vote:

J. Eckstrom – aye

J. Stone – aye

P. Levesque – aye

P. Howd – aye

J. Klinghoffer – aye

A. Hoar – aye

N. Faiman – aye. Motion carried.

Recordings

J. Klinghoffer expressed concerns about recordings of meetings not being kept once the meeting minutes are approved. She requested the recordings be kept.

5) Adjournment

P. Howd MOVED to adjourn at 10.55 PM. J. Stone SECONDED.

Roll call vote:

J. Eckstrom – aye

J. Stone – aye

P. Levesque – aye

P. Howd – aye

J. Klinghoffer – aye

A. Hoar – aye

N. Faiman – aye. Motion carried.

Respectfully submitted by M. Decoteau, Land Use Administrator and Board Secretary

Approved on 07.13.21