



TOWN OF WILTON ZONING BOARD OF ADJUSTMENT
Draft Minutes

- 7 **DATE:** June 8, 2021
- 8 **TIME:** 7:30 PM
- 9 **PLACE:** Remote
- 10 **BOARD:** Neil Faiman (Chair), Joanna Eckstrom (Vice-chair), Jeff Stone, Andy Hoar, Paul
- 11 Levesque, Judith Klinghoffer (Alternate), Peter Howd (Alternate)
- 12 **Staff:** Michele Decoteau, Land Use Administrator & Board Secretary
- 13 **Attendees:** Holly Heartshorn, Robert Heartshorn, Chris Owen, Gail Hoar, Dan Ross, Joan
- 14 Ross, Matt Bangert, Shannon Linn, Nikki O'Neil (San-Ken Homes), Tim Wiley,
- 15 Mike Wright, Jerry Aubel, Lynn Pentler, Lynne Stone
- 16
- 17

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

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

21 Roll call attendance

- 22 N. Faiman – here, with Lynn Pentler
- 23 J. Eckstrom – here, alone
- 24 J. Klinghoffer – here, alone
- 25 P. Howd – here, alone
- 26 A. Hoar – here, Gail Hoar
- 27 P. Levesque – here, at Town Hall with M. Decoteau
- 28 J. Stone – here, with Lynne Stone

30

31 **2) Public hearings continued from previous meetings**

32 *Case #05/11/21-1*

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

35

36 Applicant requested the case be continued to the next meeting.

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

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

40 Roll call vote:

- 41 N. Faiman – aye
- 42 P. Levesque – aye
- 43 J. Eckstrom – aye
- 44 J. Stone – aye
- 45 P. Howd – aye. Motion carried.

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

48

49 **3) Minutes**

50 05.11.21

51 Line 70 ... asked

52 Line 81 ... asked

53 Line 94/95 ... “how much to be” will be

54 Line 162 ... Dillon

55 Line 192 ... The not they

56

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

60

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

62 P. Howd – yes

63 J. Klinghoffer – yes

64 J. Eckstrom – no

65 N. Faiman – yes

66 P. Levesque - no

67

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

69

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

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

73 Roll call vote:

74 N. Faiman – aye

75 P. Levesque – aye

76 J. Stone – aye

77 J. Eckstrom – nay

78 J. Klinghoffer – aye

79 P. Howd – aye. Motion carried.

80

81 06.05.21 Site Walk Minutes

82 Dillon – fix as needed

83 Line 36 ... “marked” the limits not fence

84 Line 44 ... change to Board Member

85 Line 55 ... the trees marked with flags showed the septic system, flags with nails were
86 survey elevations

87 Line 65 ... and abutter AND

88 Line 53 ish ... note that P. Levesque and J. Eckstrom did not go to the proposed garage
89 and leach field location

90 T. Wiley, M. Bangert, and G. Hoar commented on their testimony.

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

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

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

97 Roll call vote:

98 N. Faiman – aye

99 P. Levesque – aye

100 J. Eckstrom – nay

101 J. Stone – aye

102 J. Klinghoffer – aye

103 P. Howd – aye. Motion carried.

104

105 **4) Communications and miscellaneous**

106 Email from J. Klinghoffer

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

110

111 Meeting location

112 The Board discussed meeting in person. The first choice of the Board was to stay virtual.

113 Second choice is to use the High School.

114

115 Letter from Nikki Andrews

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

118

119 Fees and applications

120 The Board reviewed the fee schedule from other towns.

121

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

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

125 Roll call vote:

126 J. Eckstrom – aye

127 J. Stone – aye

128 P. Levesque – aye

129 P. Howd – aye

130 J. Klinghoffer – aye

131 A. Hoar – aye

132 N. Faiman – aye. Motion carried.

133

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

136

137 **P. Howd MOVED to raise the application fee from \$100 to \$125 starting August 1,**
138 **2021. J. Eckstrom SECONDED.**

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

140 Roll call vote:

141 J. Eckstrom – aye

142 J. Stone – aye

143 P. Levesque – aye

144 P. Howd – aye

145 J. Klinghoffer – aye

146 A. Hoar – aye

147 N. Faiman – aye. Motion carried.

148

149 Minutes

150 The Board discussed the Role of the ZBA and minutes.

151

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

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

155 Roll call vote:

156 J. Eckstrom – aye

157 J. Stone – aye

158 P. Levesque – aye

159 P. Howd – aye

160 J. Klinghoffer – aye

161 A. Hoar – aye

162 N. Faiman – aye. Motion carried.

163

164 Recordings

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

167

168 **5) Adjournment**

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

170 Roll call vote:

171 J. Eckstrom – aye

172 J. Stone – aye

173 P. Levesque – aye

174 P. Howd – aye

175 J. Klinghoffer – aye

176 A. Hoar – aye

177 N. Faiman – aye. Motion carried.

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

179 Approved on XX.XX.XX