



TOWN OF WILTON ZONING BOARD OF ADJUSTMENT

Approved Minutes

DATE: July 17, 2021
TIME: 10:00 AM
PLACE: J-079, 63 Forest Road, Wilton
PRESENT: Neil Faiman (Chair), Joanna Eckstrom (Vice-chair), Jeff Stone, Paul Levesque, Andy Hoar
Absent: Judith Klinghoffer, Peter Howd
Staff: Michele Decoteau, Land Use Administrator & Board Secretary
Attendees: Tim Sullivan, Jim Callahan, Eric Rantamaki, Melodie Jones, Mikeala Jones, Steven Snover, Marjorie Lemay, Paul Lemay, Lynn Pentler, Peg Duggan (and Ace)

The Site Walk was opened at 10:03 AM and N. Faiman reminded everyone about the rules and procedures on a site walk. One attendee said he was not notified and the abutter list was discussed.

T. Sullivan showed the height of the existing buildings and discussed the proposed building height. The current structures are about 4 feet taller.

The driveway location and width was examined. The site lines were viewed.

T. Sullivan showed the location of the setbacks and the location of the two buildings. An abutter asked about the setbacks of the buildings from the wall on Pleasant Street. T. Sullivan said the proposed building will be about 8 feet from the wall. The fate of the trees and stumps was discussed. T. Sullivan said the smaller trees would likely stay and any stumps would be cut flush with the ground.

An abutter asked about the integrity of the retaining wall under Pleasant Street. T. Sullivan said that it was reviewed by an engineer and was told it was in good condition.

A Board Member asked about the location of the water and sewer connections. T. Sullivan said that was to be determined. A rooster crowed.

Everyone walked to the back of the lot. The location and structure of the retaining wall were discussed. An abutter asked if the applicant had experience building close to a retaining wall. He said his business partner did, primarily in Fitchburg.

P. Duggan and Ace (the dog) joined the walk. The abutter's list was discussed and M. Decoteau agreed to review it.

The garage was examined and T. Sullivan showed the location of the end of the eastern building. The heights of the proposed building was reviewed in contrast to the red garage.

The mural was discussed and A. Hoar said his wife was the artist. T. Sullivan said he wanted to ask her to touch up the mural once it was removed. The plan is to keep it on site if possible.

In response to a question from an abutter, T. Sullivan showed the proposed location of the underground propane fuel storage tanks.

In response to a question from an abutter, T. Sullivan said there would be AC units in the back of the buildings.

In response to a question from an abutter, T. Sullivan pointed out the area where the proposed retention pond would be for stormwater management.

T. Sullivan said that the back foundation wall of the red garage building would be kept and he pointed out the area where the lawn space would be located. He said they may add a gazebo.

In response to a question from an abutter, T. Sullivan said the buildings were not salvageable, but a few beams might be. There is a lot of asbestos in the tile, sashes, windows, etc. In response to a question from an abutter, T. Sullivan said the banks determined that the buildings were not salvageable.

Action Items:

1. Provide elevation drawings of all sides
2. Show exact distances from the retaining wall to the buildings
3. Provide information on the structural integrity of the retaining wall adjacent to Pleasant Street
4. Review the abutter's list

N. Faiman MOVED to close the site walk at 11:10 AM. J. Eckstrom SECONDED.

All in favor.

Approved on 07.20.21