

TOWN OF WILTON
Zoning Board of Adjustment

DATE: April 12, 2022
TIME: 7:30 PM
PLACE: Florence Rideout Elementary School
PRESENT: Joanna Eckstrom (Vice-chair), Jeff Stone, Paul Levesque, Judith Klinghoffer (Alternate), Peter Howd (Alternate)
Absent: N. Faiman, A. Hoar
Staff: Michele Decoteau, Board Secretary
Attendees: Alison Sanchez, Stephanie Lingley Kirsch, Casey Cadrain, Ken Cadrain

1) Call to order by the Vice-Chair

J. Eckstrom opened the meeting at 7:35 PM. She introduced the Board members and congratulated P. Howd and J. Klinghoffer on being reappointed. P. Howd and J. Klinghoffer confirmed they had been sworn in.

J. Eckstrom asked J. Klinghoffer and P. Howd to sit in for N. Faiman and A. Hoar.
Voting for all cases: J. Eckstrom, J. Stone, P. Levesque, J. Klinghoffer, P. Howd.

2) Minutes of previous meetings

02.08.22

Line 50 ... add "otherwise"

Line 73 ... 28,000 should be 2800

Line 93 ... change "that" to "it" and add "existing" before non-conformity

Line 96 ... change "the" to "a"

P. Howd MOVE accept the minutes of 02.08.22 as amended. J. Stone SECONDED.

Discussion: None

Voice Vote: All in Favor. Motion carried (3-aye, 0-nay, 2-abstain (J. Eckstrom and J. Klinghoffer)).

3) Public hearings

Case #04/12/22-2

Alison Sanchez has requested a special exception under section 5.3.1 of the Wilton Zoning Ordinance to allow the practice of speech therapy as a home occupation on Lot C-2, 1197 Gibbons Highway.

J. Eckstrom read the public notice.

Alison Sanchez recently moved to 1197 Gibbons Highway. She has a four-season porch which is where she would like to do speech therapy part time. The driveway is adjacent. She reviewed the proposal. Her plan is to start small with 1 child at a time and 2-3 students at the most with 2-3 sessions at most each day.

In response to a question from the Board, she said she doesn't foresee having a sign as she is unlikely to get clients from road traffic.

She noted there was plenty of parking for four cars. She won't have employees so that should be adequate parking. She said there would be no changes to her house.

In response to a question from the Board, A. Sanchez said she does have a mailbox with the numbers on it and her house was near the border with Temple.

In response to a question from the Board, A. Sanchez said she does not have a waiting room, parents are involved with the therapy.

In response to a question from the Board, A. Sanchez said her hours will be between 9:30 AM and 2 PM and maybe after school between 3:45 and 4:30 PM, Monday thru Friday and no weekends. This would be by appointment.

Abutter comments? None

A. Sanchez said she was planning to keep it small, where she can focus on her family.

J. Klinghoffer MOVED to go in to closed session. P. Howd SECONDED.

Discussion: None

Voice Vote: All in Favor.

J. Stone said that this was gentle endeavor. P. Howd said this is what the Special Exception for a Home Occupation was made for. P. Levesque and J. Klinghoffer said they did not see a problem, the criteria were met.

J. Stone MOVED to reopen the public hearing. P. Howd SECONDED.

Discussion: None

Voice Vote: All in Favor.

P. Howd MOVED to approve the Home Occupation Special Exception as described in the application. P. Levesque SECONDED.

Discussion: None

Voice Vote: All in Favor.

J. Eckstrom reviewed the appeal process.

Case #04/12/22-3

Stephanie Lingley-Kirsch has requested a special exception under section 5.3.7 of the Wilton Zoning Ordinance to allow the conversion of a single-family home into a duplex on Lot L-4, 68 Burns Hill Road.

J. Eckstrom read the public notice.

S. Kirsh presented. She said her home is occupied by three generations. She said they want to separate the space and give everyone a little privacy. She said her home is an American Four-square, which means it has a lot of walls already and divides well. She hopes to use the front door to access the second floor to a second and third floor living space. The rear door would be the entrance to first floor.

In response to a question from the Board, S. Kirsh said that there are separate entrances to each unit. The house is built on a hillside. The front door opens into the second floor. The rear door goes in to the first floor and has the basement entrance.

In response to a question from the Board, S. Kirsh said she would add a second kitchen.

In response to a question from the Board, S. Kirsh said there were bathrooms on the second floor already.

The Board confirmed that there was a driveway off of Seagroves. Both units will be accessed from the back parking area. There is a curb cut in front, but they are planning on only using the back entrance. She said there is a decent sized driveway and the garage. The garage would be for one unit and the outside would be for two additional spots with additional parking on the back.

In response to a question from the Board, S. Kirsh said that all the changes would be inspected by the Building Inspector.

Abutter questions:

K. Cadrain (11 Seagroves Road) noted that Seagroves Road is a private road. If S. Kirsh is going to move access to the house to Seagroves, he wanted her to participate in the funding of the road maintenance agreement. The Board noted that the Board had no authority over private roads or private agreements.

P. Levesque MOVED to close the Public Hearing. J. Stone. SECONDED.

Discussion: None

Voice Vote: All in Favor.

P. Levesque said he saw no problem and his only concerns about egress were answered. J. Klinghoffer said she had no issue. P. Howd said that the Building Inspector will inspect the kitchen and egresses. J. Stone said this meets the ordinances for that part of town and he saw no issues but he would prefer to leave code issues to the Building Inspector. J. Eckstrom said she had no substantive issues and the Building Inspector will handle inspections of the building. She noted that homeowner will need to consult with the Wilton Town Water and Sewer to make sure service is adequate for a second dwelling

J. Stone MOVED to reopen the Public Hearing. P. Levesque SECONDED.

Discussion: None

Voice Vote: All in Favor.

J. Eckstrom asked if there were any last minute comments. There were none.

J. Klinghoffer MOVED to grant the Special Exception without further restrictions and approve as submitted, J. Stone SECONDED

Discussion: None

Voice Vote: All in Favor.

J. Eckstrom reviewed the appeal process.

4) Adjournment

J. Klinghoffer MOVED to Adjourn at 8:12 PM. P. Howd SECONDED.

Discussion: None

Voice Vote: All in Favor.

Respectfully submitted by Michele Decoteau, Board Secretary

Approved on 05.10.22