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3 **TOWN OF WILTON**
4 Zoning Board of Adjustment
5

6 **DATE:** April 12, 2022

7 **TIME:** 7:30 PM

8 **PLACE:** Florence Rideout Elementary School

9 **PRESENT:** Joanna Eckstrom (Vice-chair), Jeff Stone, Paul Levesque, Judith Klinghoffer
10 (Alternate), Peter Howd (Alternate)

11 **Absent:** N. Faiman, A. Hoar

12 **Staff:** Michele Decoteau, Board Secretary

13 **Attendees:** Alison Sanchez, Stephanie Lingley Kirsch, Casey Cadrain, Ken Cadrain
14

15 **1) Call to order by the Vice-Chair**

16 J. Eckstrom opened the meeting at 7:35 PM. She introduced the Board members and
17 congratulated P. Howd and J. Klinghoffer on being reappointed. P. Howd and J. Klinghoffer
18 confirmed they had been sworn in.
19

20 J. Eckstrom asked J. Klinghoffer and P. Howd to sit in for N. Faiman and A. Hoar.
21 Voting for all cases: J. Eckstrom, J. Stone, P. Levesque, J. Klinghoffer, P. Howd.
22

23 **2) Minutes of previous meetings**

24 02.08.22

25 Line 50 ... add "otherwise"

26 Line 73 ... 28,000 should be 2800

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

28 Line 96 ... change "the" to "a"
29

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

31 Discussion: None

32 Voice Vote: All in Favor. Motion carried (3-aye, 0-nay, 2-abstain (J. Eckstrom and J. Klinghoffer)).
33

34 **3) Public hearings**

35 *Case #04/12/22-2*

36 Alison Sanchez has requested a special exception under section 5.3.1 of the Wilton Zoning
37 Ordinance to allow the practice of speech therapy as a home occupation on Lot C-2, 1197
38 Gibbons Highway.
39

40 J. Eckstrom read the public notice.
41

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

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

48
49 She noted there was plenty of parking for four cars. She won't have employees so that should
50 be adequate parking. She said there would be no changes to her house.

51
52 In response to a question from the Board, A. Sanchez said she does have a mailbox with the
53 numbers on it and her house was near the border with Lyndeborough.

54
55 In response to a question from the Board, A. Sanchez said she does not have a waiting room,
56 parents are involved with the therapy.

57
58 In response to a question from the Board, A. Sanchez said her hours will be between 9:30 AM
59 and 2 PM and maybe after school between 3:45 and 4 PM, Monday thru Friday and no
60 weekends. This would be by appointment.

61
62 Abutter comments? None

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

64
65 **J. Klinghoffer MOVED to go in to closed session. P. Howd SECONDED.**

66 Discussion: None

67 Voice Vote: All in Favor.

68
69 J. Stone said that this was gentle endeavor. P. Howd said this is what the Special Exception for a
70 Home Occupation was made for. P. Levesque and J. Klinghoffer said they did not see a problem,
71 the criteria were met.

72
73 **J. Stone MOVED to reopen the public hearing. P. Howd SECONDED.**

74 Discussion: None

75 Voice Vote: All in Favor.

76
77 **P. Howd MOVED to approve the Home Occupation Special Exception as described
78 in the application. P. Levesque SECONDED.**

79 Discussion: None

80 Voice Vote: All in Favor.

81
82 J. Eckstrom reviewed the appeal process.

83
84 *Case #04/12/22-3*

85

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

88
89 J. Eckstrom read the public notice.

90

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

96

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

100

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

102

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

105

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

111

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

114

115 Abutter questions:

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

119

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

121 Discussion: None

122 Voice Vote: All in Favor.

123

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

131

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

133 Discussion: None

134 Voice Vote: All in Favor.

135

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

137
138 **J. Klinghoffer MOVED to grant the Special Exception without further restrictions**
139 **and approve as submitted, J. Stone SECONDED**

140 Discussion: None

141 Voice Vote: All in Favor.

142

143 J. Eckstrom reviewed the appeal process.

144

145 **4) Adjournment**

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

147 Discussion: None

148 Voice Vote: All in Favor.

149

150

151 Respectfully submitted by Michele Decoteau, Board Secretary

152 Approved on XX.XX.XX

DRAFT