

**TOWN OF WILTON**  
Zoning Board of Adjustment

DATE: May 10, 2022  
TIME: 7:00 PM  
PLACE: Florence Rideout Elementary School  
PRESENT: Neil Faiman (Chair), Joanna Eckstrom (Vice-chair), Jeff Stone, Andy Hoar, Paul Levesque, Peter Howd (Alternate)  
Absent: J. Klinghoffer (Alternate)  
Staff: Michele Decoteau, Board Secretary  
Attendees: DJ Garcia (Select Board), Dan Dillon, Andy Burnes, Shannen Linn, Deb Mortvedt (Heritage Commission), Lincoln Geiger (Applicant)

**1) Call to order by the Chairperson**

N. Faiman opened the meeting at 7:03 PM.

**J. Eckstrom MOVED to go into Non-public Session at 7:03 PM for statutory reason outlined in RSA 91-A.3 1(I) Consideration of legal advice provided by legal counsel. P. Levesque SECONDED.**

Discussion: None.

Roll Call vote

N. Faiman – Yes

J. Eckstrom – Yes

J. Stone – Yes

P. Levesque – Yes. Motion carries (4 –ayes, 0-nays, 0-abstain).

**P. Levesque MOVED to return to Public Session at 7:27 PM. J. Stone SECONDED.**

Discussion: None.

Roll Call vote

N. Faiman – Yes

J. Eckstrom – Yes

J. Stone – Yes

P. Levesque – Yes. Motion carries (4 –ayes, 0-nays, 0-abstain).

**J. Eckstrom MOVED to seal the minutes due to attorney client privilege. J. Stone SECONDED.**

Discussion: None.

Roll Call vote

N. Faiman – Yes

J. Eckstrom – Yes

J. Stone – Yes

P. Levesque – Yes. Motion carries (4 –ayes, 0-nays, 0-abstain).

A. Hoar and P. Howd joined the meeting at 7:30 PM.

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

Case #04/12/22-1

Isaac Frye Holdings, LLC, has appealed a decision of the Wilton Planning Board that, notwithstanding the variance granted on November 9, 2021 in Wilton ZBA Case #5/11/21- 1, the excavation on Lot

F-3-2, Isaac Frye Highway, which is permitted by that variance is or would be contrary to sections 6.1, 9B.6.1, and 9B.6.4 of the Wilton Zoning Ordinance.

The appellee's counsel, who had some health issues, requested in writing, that the Board continue the case until next month. The appellant's counsel had no objection.

**J. Eckstrom MOVED to continue case #04/12/22-1 until June 14, 2022, at 7:30 PM. J. Stone SECONDED.**

Discussion: None

Voting Members: N. Faiman, J. Eckstrom, J. Stone, P. Lavesque

Voice Vote: All in favor. Motion carries (4 –ayes, 0-nays, 0-abstain).

### **3) Election of officers for 2022–23**

**J. Eckstrom NOMINATED N. Faiman for Chair of the ZBA. A. Hoar SECONDED.**

Discussion: None

Voice Vote: All in favor. Motion carries (5 –ayes, 0-nays, 1-abstain (N. Faiman)).

**P. Levesque NOMINATED J. Eckstrom as Vice-chair of the ZBA. N. Faiman SECONDED.**

Discussion: None

Voice Vote: All in favor. Motion carries (5 –ayes, 0-nays, 1-abstain (J. Eckstrom)).

### **4) Public Hearings**

Case #05/10/22-1

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N. Faiman opened the Public Hearing by reading the Public Notice.

P. Levesque recused himself.

Voting members on this case: J. Stone, J. Eckstrom, A. Hoar, P. Howd (for P. Levesque), N. Faiman.

L. Geiger, the applicant, explained that the Four Corners Farm is trying to find new farmers and that housing is a barrier. They want to offer housing as part of the compensation. He reviewed the housing on site and variances that have allowed for two dwellings and the two dwelling units on this property. The housing that was approved as **Case #2/9/10-1**, was seasonal and the housing needs are less seasonal now. He said the farm needs three apartments in two buildings. He cannot build dwellings outside the developed area according to easements on the property. He said he cannot use the lot next door despite the 2.5 acres of land set aside for housing as there is too much ledge and it was too far away from the rest of the farm.

In response to question from the Board, L. Geiger said the new dwelling unit will be three bedrooms for the apprentices.

In response to a question from the Board, L. Geiger said it was possible to put a house on a slab on the lot next door but the septic and well would be hard to do and it would need a new driveway. The current proposal keeps this all within the existing footprint.

In response to question from the Board, L. Geiger said there is no current fire suppression.

The Board asked questions about compensation to the farmers and whether housing would be part of the compensation. L. Geiger said housing would be part of the compensation; the farmers wouldn't be renting or leasing.

The Board discussed the special conditions of the lot and whether they were self-inflicted restrictions. In response to a question from the Board, L. Geiger said they were planning to add a second story to the barn for the extra housing and this would not alter the foot print. The apartment would be about 1000 square feet.

D. Mortvedt, on behalf of the Wilton Heritage Commission, said that LCHIP is concerned about the exterior elevation and roof lines being maintained but had no say over the ZBA's decision.

The Board discussed the need for a site plan. Land Use Administrator, M Decoteau said this would be adding a third dwelling unit and would need site plan approval. The Board asked whether parking would be addressed in a Site Plan. M. Decoteau confirmed it would.

In response to a question from the Board, L. Geiger said that they've had trouble keeping vegetable farmers and they felt offering housing and tuition at Pine Hill School would make a difference to a family. This may attract a family to the position and they may stay longer.

In response to a question from the Board about parking, L. Geiger said the farmers already park on site so there would be no need for additional parking. One farmer is ready to retire, and his two spaces would then go to the new family. One family member would be employed by the farm so really the new dwelling unit would get one parking place.

The Board discussed the recent case (#2/8/22-1) where a separate dwelling unit was requested and noted that was on a small lot. The Board noted that only 2.5 acres of this large lot could be built on and that included the restaurant and the farm buildings.

In response to a question from the Board, L. Geiger said the café leases the property. He discussed the various leases, easements, and restrictions. The rest of the lot is used for preservation of the farmland.

N. Faiman summarized the case and the Board discussed the need for a site walk.

**J. Eckstrom MOVED to request a site walk to see in detail where the addition is proposed and what may be another option. P. Howd SECONDED.**

Discussion: Some Board members were very familiar with the lot, and others were not. The Board discussed the necessity of a site walk.

Voice Vote: Motion carries (3 –ayes, 0-nays, 2-abstain (A. Hoar & J. Stone)).

**J. Eckstrom MOVED to continue case #04/12/22-1 until June 14, 2022, at 7:30 PM. P. Howd SECONDED.**

Discussion: None

Voice Vote: All in favor. Motion carries (5 –ayes, 0-nays, 0-abstain).

## **5) Other business**

a) Invoices ?

A. Hoar left the meeting at 8:34 PM.

**6) Minutes of Previous Meetings a) 04.12.22**

**J. Eckstrom MOVED to approved the redline copy of the meeting minutes. P. Howd SECONDED.**

Discussion: None

Voice Vote: All in favor. Motion carries (4 –ayes, 0-nays, 2-abstain (A. Hoar & N. Faiman)).

**7) Adjournment**

**P. Howd MOVED to adjourn at 8:39 PM. J. Eckstrom SECONDED.**

Discussion: None

Voice Vote: All in favor. Motion carries (5 –ayes, 0-nays, 0-abstain).

Respectfully submitted by Michele Decoteau, Board Secretary

Approved on 09.13.2022