

TOWN OF WILTON
Zoning Board of Adjustment

DATE: May 18, 2022
TIME: 9:00 AM
PLACE: 195 Isaac Frye Highway at Four Corners Farm
PRESENT: Neil Faiman (Chair), Jeff Stone, Paul Levesque, Joanna Eckstrom (Vice-chair), Peter Howd (alternate)
Staff: Michele Decoteau, Board Secretary
Attendees: Lynn Pentler, Lincoln Geiger (applicant), Deb Mortvedt (Heritage Commission), Felice Fullam (Heritage Commission)

N. Faiman opened the Site Walk at 9:00 AM and reviewed the rules of site walks.

The site walk started in the parking lot. L. Geiger noted the location of the cafe that has an apartment on the second floor. He noted the apprentice housing. He showed the Board the location of the dairy barn where he is proposing to add a second story to add a dwelling unit.

In response to a question from the Board, L. Geiger said that they were not sure where the entrance would be located. He said it might be on the back side if there is not room to add a staircase inside the building.

In response to a question from the Board, L. Geiger said the details of egress and ingress will be developed with an architect since this project will need to retain the farm architecture.

In response to a question from the Board, L. Geiger said there is a separate septic system in the apprentices' house.

In response to a question from the Board, L. Geiger said there will not be designated parking. Currently the people who would be living in the dwelling unit are already working at the farm. Aside from the cafe parking, there is no designated parking.

D. Mortvedt asked about the number of parking spaces for the cafe. L. Geiger noted that the requirement from the cafe site plan required the front part of the parking lot be set aside for the cafe. He showed the sign locations. He said that the apprentices park across the street (Isaac Frye Highway) and that staff often park there too. It was noted that there is a parking area across the street (Abbott Hill Road). L. Geiger said that the lot across Isaac Frye Highway can have parking but no dwelling units.

F. Fullam asked about the CSA and it was noted that the CSA has a waiting list and is well established.

The attendees of the site walk moved to the back of the farm buildings. In response to a question from the Board, L. Geiger noted the location of the bathroom adjacent to the dairy barn. The bathroom in the proposed dwelling unit is likely to be directly above that bathroom. He noted the location of the septic system.

In response to a question from the Board, L. Geiger said he thought the septic system would be adequate for three additional bedrooms. If he needs to, he will work with a septic designer to accommodate the additional use.

In response to a question from the Board, L. Geiger noted the boundaries of the farmstead area. It was noted that the farmstead area is about 2.79 acres where buildings are allowed by the easements and covenants. L. Geiger said he wanted to design the addition to retain the roof line and be sensitive to the architecture so the farm keeps its inspiring impression.

In response to a question from the Board, L. Geiger said the new dwelling unit would be about 1000 square feet.

F. Fullam asked about the timeframe for the project. Geiger said he hoped for the fall to start construction.

N. Faiman concluded that the site walk at 9:30 AM.

Respectfully submitted by Michele Decoteau, Board Secretary
Approved on 09.13.2022