

Town of Wilton
Zoning Board of Adjustment

Date: June 14, 2022
Time: 7:30 p.m.
Place: Florence Rideout Elementary School Gymnasium
Present: Neil Faiman (Chair), Joanna Eckstrom (Vice Chair), Jeff Stone, Paul Levesque, Peter Howd (alternate)
Absent: Andy Hoar, Judith Klinghoffer (alternate)
Attendees: Susan Latham, Daniel Jones, Giovanni Tabaco

1) Call to order by the Chairperson

N. Faiman opened the meeting at 7:30 p.m. He introduced the board members. P. Howd will be sitting in for A. Hoar.

2) Minutes

A copy of the minutes of 5.10.22 was not available so the minutes were not reviewed at this meeting.

3) Public Hearings

case#4/12/22/-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-3-22, 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.

N. Faiman read the public notice. The applicant's attorney has submitted a request for a continuance.

P. Levesque MOVED to continue the case to July 12 at 7:30 p.m. at the WLC cafeteria. J. Stone SECONDED.

Discussion: None

Voice Vote: All in favor. Motion carried (4-aye, 0-nay, 1 recused (P. Howd)

case#5/10/22-1

Educational Community Farm (owner) and Four Corners Farm Cooperative (applicant) have requested variances to sections 5.1(c) and 5.1(d) of the Wilton Zoning Ordinance to allow two dwellings and three dwelling units on Lot F-98-1, 195 Isaac Frye Highway (Four Corners Farm), where the ordinance would only allow one dwelling and two dwelling units.

N. Faiman read the public notice. Only 4 members would be available to hear the case.

P. Howd MOVED to continue the case to July 12 at 7:30 p.m. at the WLC cafeteria. J. Stone SECONDED.

Discussion: None

Voice Vote: All in favor. Motion carried (4-aye, 0-nay, 1 abstain (P. Levesque)

case#6/14/22-1

Susan M. Latham has requested variances to sections 5.1(d), 5.5.1, and 5.5.3(b) of the Wilton Zoning

Ordinance to allow construction of a detached garage containing an accessory dwelling unit on Lot K-89, 23 Clark Court where the ordinance allows accessory dwelling units only in the same dwelling as the primary dwelling unit.

N. Faiman read the public notice. S. Latham presented. She said that she would like to replace the existing garage with another garage with an ADU on the second level to be occupied by her daughter and grandson. In response to a question from the board, S. Latham said that the lot is 0.2 acre. It is reached by a long driveway off of Russell Street and there is no parking problem.

J. Eckstrom asked if there was any location on the main dwelling where an apartment might be added. S. Latham replied that adding on to the house would take up too much of the yard space.

P. Howd commented that the issue is that of a second building on a small lot. He asked if it would be possible to connect the new garage to the house. S. Latham replied that if that were done much of the yard would be lost. N. Faiman added that the solution still leads to two dwellings on the same lot.

J. Eckstrom mentioned that some years ago the ZBA did allow another construction of another detached ADU because of land characteristics. In response to a question from the board, S. Latham said that she did not know if the current garage needed to be removed. In response to a question from the board, S. Latham stated that she has lived in that house for eight years.

N. Faiman asked if the apartment could be put within the existing house. S. Latham answered that she did not know. In response to a question from the board, S. Latham agreed to a site visit.

P. Howd MOVED that a site visit be conducted on Tuesday, June 21 at 10:00 a.m. J. Eckstrom SECONDED.

Discussion: None

Voice Vote: All in favor. Motion carried (5-aye, 0-nay, 0-abstain)

The board requested that S. Latham complete the following:

- a. confirm that water and sewer would be adequate for an addition;
- b. speak with a contractor about the requirements for a connected or freestanding addition.

J. Eckstrom MOVED to continue the case to July 12 at 7:30 p.m. at the WLC cafeteria. P. Howd SECONDED.

Discussion: None

Voice vote: All in favor. Motion carried (5-aye, 0-nay, 0-abstain)

J. Stone MOVED that the ZBA establish a procedure for scheduling site visits in advance. Much discussion followed with a positive response from the board. It was decided that further information and reconsideration was needed. N. Faiman will seek feedback from the board's attorney. J. Stone asked that the motion be tabled.

4) Adjournment

J. Eckstrom MOVED to adjourn at 8:40 p.m. P. Levesque SECONDED.

Discussion: None Voice vote: All in favor.

Respectfully submitted by Mary Ellen Brookes

Approved on 09.13.2022