

Town of Wilton
Zoning Board of Adjustment - Site Walk
Final

Date: October 8, 2022
Time: 9:00 a.m.
Place: 49 Maple St., Wilton
Present: Neil Faiman (Chair), Joanna Eckstrom (Vice Chair); Andy Hoar; Jeff Stone; Paul Levesque; Peter Howd (alternate); Judith Klinghoffer (alternate)
Absent: None
Attendees: Kristi Legere 106 McGettigan Rd, realtor
Josh Lacaillade, Ledger Transcript

N. Faiman opened the Site Visit at 9:00 a.m. and reviewed the rules of site visits. Kristi Legere handed out a packet with additional information. She then stated that the plans have changed since the zoning board meeting to address the concerns of the neighbors. The workshop and the extra dwelling are no longer included. This will also change the parking requirements to 14 spaces. Therefore, the parking plan would be the same as what was approved 5 years ago. A. Hoar noted that no work has been done on the parking area even though 2 apartments were already built in the rectory building.

The church will hook up to the town sewer system. The rectory is already connected.

K. Legere pointed out that the drive way is designated fire lane. She then pointed out the location of two other parking areas behind the building. She also pointed out a fence on the property which does not belong to the property, which can be removed to provide parking access. In response to a question about the size of the lot, it is less than 0.5 acre.

Board walked inside via a door along the side of the driveway into what was the old church hall. K. Legere pointed out the location of the 3 proposed apartments: 1) 900 sq ft, 2)850 sq ft, 3) 1100 sq ft. The egress will be along the wall with a second entrance at the back of the building.

In response to question about if there was a basement, K. Legere said that the basement is underneath this floor where all mechanicals are located and with the potential to add additional storage. Access to this basement area is unknown to her.

J. Eckstrom pointed out the apartments are on ground level and not in the basement. Board then went up to the second floor where the office area would be located. This space is open. Items to discuss further include:

- Sprinklers and fire suppression system
- Septic to be removed before parking addressed
- Hook up to town sewer system

Board left the site at 9:25am.

Respectfully submitted by Margaret A Duggan, Acting Secretary

Approved on 10.11.2022