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3 **Town of Wilton**
4 **Zoning Board of Adjustment**
5 **Meeting Minutes**

6 **Date:** October 18, 2022
7 **Time:** 7:30 p.m.
8 **Place:** Florence Rideout Elementary School Gymnasium
9 **Present:** Neil Faiman (Chair), Joanna Eckstrom (Vice Chair); Andy Hoar; Paul Levesque;
10 Jeffrey Stone; Peter Howd (alternate); Judith Klinghoffer (alternate)
11 **Absent:** None
12 **Staff:** Caryn Case (Secretary)
13 **Attendees:** Michael Gravell; Karney Gravell; Chris Conley; R. Kahn; Chuck Hodgdon; Sherry
14 Jennings; Deb Abrahams-Dematte; Kenny Lehtonen; Sandra Lehtonen; Ken
15 Robinson; Lisa Quinto; Stephen Quinto; Marilyn Jonas; Sharon Blackburn
16
17

18 **1) Call to Order**

19 N. Faiman opened the meeting at 7:41pm, introduced the board members and board secretary,
20 explained the rules of alternate board members and meeting time protocol, and then announced
21 the three (3) cases on the agenda in the order in which they would be heard.
22

23 N. Faiman then took a moment to explain the difference between a variance and special
24 exception.
25

26 **2) Minutes**

27 N. Faiman stated the meeting minutes from October 11, 2022 had not yet been drafted, but the
28 meeting minutes from the October 16, 2022 site visit were ready for review, discussion, and
29 motion.
30

31 P. Howd and J. Stone called out several edits to the draft minutes from October 16, 2002.

32 A. Hoar requested line numbers on all minutes.

33 J. Eckstrom made a motion to approve the October 16, 2022 Site Walk Minutes as corrected.

34 J. Stone seconded.

35 Ayes: N. Faiman, J. Eckstrom, J. Stone, P. Howd

36 Nays: None

37 Abstain: A. Hoar, P. Levesque, J. Klinghoffer

38 The motion carried.
39

40 **3) Case 10/11/22-1, Gravell**

41 N. Faiman read the Hearing Notice:

42 "K. Gravell has requested a special exception under section 5.3.7 of the Wilton Zoning
43 Ordinance and/or a variance to section 5.2.1 of the Wilton Zoning Ordinance to allow a second
44 (2nd) dwelling unit in a proposed addition to the existing dwelling on Lot F-035-01, 137 Intervale
45 Road, where the lot has less area than is required by the Ordinance for two (2) dwelling units."

46
47 Voting Members: N. Faiman, J. Eckstrom, P. Levesque, J. Stone, and J. Klinghoffer;
48 Non-voting Members: A. Hoar, and P Howd.
49
50 M. Gravell took the floor and passed out reference materials to the board for his presentation.
51 M. Gravell stated that multi-family uses of dwellings in existence prior to March 14, 1989 were
52 permitted on lots of one half acre (0.5 ac) in size where Town water and sewer are available
53 and utilized. His lot is 0.46 acres and the reason for the special exception request.
54
55 J. Eckstrom asked for confirmation that the revised parking situation was such that no one
56 vehicle had to move so another vehicle could come or go. M. Gravel confirmed that would be
57 the case.
58
59 N. Faiman read the Wilton Land Use and Regulations Zoning Ordinance Chapter 4, General
60 Provisions, Section 4.10, Performance Standards, and deemed the use would not change the
61 character of the neighborhood nor would it have any effect on property values. It was discussed,
62 however, that any exterior lighting must be down-cast, as a condition.
63
64 N. Faiman also mentioned he requested advice from the Board Attorney, whose opinion was
65 that with the addition, the building would no longer be “the dwelling in existence as of march 14,
66 1989,” but the board as a whole disagreed with this interpretation.
67
68 K. Gravell mentioned receipt of an abutter letter concerned about street parking and its effect on
69 two (2)-way traffic on Intervale Road. K. Gravell said this particular abutter is engaged in short-
70 term rentals where tenants are coming and going more so than would be the condition
71 established by her additional dwelling unit meant for the long term care for her parents.
72
73 J. Eckstrom moved to approve the request for a special exception.
74 J. Klinghoffer seconded.
75 Ayes: J. Eckstrom, P. Levesque, J. Stone, J. Klinghoffer
76 Nays: None
77 Abstain: N. Faiman
78 The motion carried.
79
80 N. Faiman stated that a site plan review would be required by the planning board, and a new-
81 hearing could be requested, within 30 days, by anyone who may not concur with tonight’s
82 decision.
83
84 **4) Case 10/11/22-2, Stadium Graphics**
85 N. Faiman read the Hearing Notice:
86 “Stadium Graphics, LLC has requested a special exception under section 8.6.1 of the Wilton
87 Zoning Ordinance to allow structural expansion on and the commercial/industrial use of Lot F-
88 017, 40 West Intervale Road, which cannot satisfy the Industrial District lot size, buffer and
89 setback requirements.”
90
91 Voting Members: N. Faiman, J. Eckstrom, A. Hoar, P. Levesque, and J. Stone;

92 Non-voting Members: P. Howd J. Klinghoffer.
93
94 C. Hodgdon took the floor to present his request for a special exception. C. Hodgdon stated he
95 lives in Peterborough and his office is in Manchester. This Wilton location would afford him a
96 more reasonable commute to leverage his livelihood in digital stadium-graphic design. The
97 operation consists of creating large ecofriendly graphics on vinyl. His business model is such
98 that he goes to his clients; his clients rarely come to him. Thus, there would be no traffic impact
99 in the area. The proposed 30' x 60' expansion structure, of which the concrete footing already
100 exists, would house three (3) 48" wide printers amongst the materials they would utilize.
101 Additionally, the existing structure would serve as office space. As the operation would run with
102 5 or less employees at any one time, the number of existing parking spaces is adequate.
103
104 R. Kahn (from the audience) spoke in support of the proposal stating it was a perfect low-impact
105 business for the neighborhood.
106
107 J. Eckstrom asked what kind of waste would enter the sewer line, and then stated the sewer line
108 connects to the Milford Wastewater Treatment Facility and a permit might be warranted.
109
110 A. Hoar made a motion to close the public hearing.
111 J. Stone seconded.
112 Ayes: N. Faiman, J. Eckstrom, A. Hoar, P. Levesque, J. Stone, P. Howd, and J. Klinghoffer
113 Nays: None
114 Abstain: None
115 The motion carried.
116
117 J. Stone asked if the number of existing parking spaces was suitable for 5 cars, and to make
118 that a condition of approval.
119 N. Faiman read the Wilton Land Use and Regulations Zoning Ordinance Chapter 4, General
120 Provisions, Section 4.10, Performance Standards, and asked for discussion.
121 P. Howd asked that the siding for the expansion structure and the existing structure be
122 compatible, so that it is visually harmonious, making this a condition of the approval.
123
124 J. Eckstrom made a motion to re-open the public hearing;
125 P. Levesque seconded;
126 Ayes: N. Faiman, J. Eckstrom, A. Hoar, P. Levesque, J. Stone, P. Howd, and J. Klinghoffer;
127 Nays: None;
128 Abstain: None;
129 The motion carried.
130
131 J. Eckstrom made a motion to approve the special exception with the conditions noted.
132 J. Stone seconded.
133 Ayes: N. Faiman, J. Eckstrom, A. Hoar, P. Levesque, and J. Stone
134 Nays: None
135 Abstain: None
136 The motion carried.
137

138 N. Faiman stated that a site plan review would be required by the planning board, and a new-
139 hearing could be requested, within 30 days, by anyone who may not concur with tonight's
140 decision.

141

142 **5) Case 10/11/22-3, San-Ken**

143 N. Faiman read the Hearing Notice:

144 "San-Ken Homes, Inc. has requested a special exception under section 11.4 of the Wilton
145 Zoning Ordinance to allow construction of a driveway that would cross a wetland area in
146 conjunction with a proposed subdivision of Lot A-44-1, Barrett Hill Road."

147

148 Voting Members: N. Faiman, J. Eckstrom, A. Hoar, P. Levesque, and J. Stone;

149 Non-voting Members: J. Klinghoffer

150 P. Howd recused himself from the Board.

151 Additionally, N. Faiman stated the case would be heard over two (2) consecutive meetings to
152 allow time for a site visit, and consultation with 'professionals' if necessary.

153 Last, N. Faiman wanted to make clear, the ruling for this case would be limited to a specific
154 wetland crossing.

155

156 K. Robinson, Fieldstone Land Consultants, PLLC, took the floor on behalf of his client San-Ken
157 Homes, Inc. to explain their intent to install a 36" wide culvert, in the smallest part of the
158 wetland, to support a driveway to the southwest corner of Lot A-44-1, which is Lot 7 of the
159 proposed subdivision.

160

161 R. Kahn (abutter) expressed concern for the whole of the subdivision plan.

162 M. Jonas (abutter) questioned if the 36" wide pipe was adequate and took into concern the
163 ephemeral stream which she has videotaped.

164 D. Abrahams-Dematte (abutter) conveyed she was against the proposal because of
165 inconsistent mapping over several presentations.

166

167 N. Faiman advised on a site walk before the November 11/2022 Zoning Board of Adjustment
168 meeting.

169

170 A. Hoar made a motion to include the Wilton Conservation Committee in comment and site
171 review.

172 P. Levesque seconded.

173 Ayes: N. Faiman, J. Eckstrom, A. Hoar, P. Levesque, and J. Stone

174 Nays: None

175 Abstain: None

176 The motion carried.

177

178 J. Eckstrom made a motion to schedule a site visit for Saturday, October 29, 2022 at 10 AM;

179 P. Levesque seconded.

180 Ayes: N. Faiman, J. Eckstrom, A. Hoar, P. Levesque, and J. Stone

181 Nays: None

182 Abstain: None

183 The motion carried.

184
185 J. Eckstrom made a motion to continue the hearing to November 08/2022.
186 J. Stone seconded
187 Ayes: N. Faiman, J. Eckstrom, A. Hoar, P. Levesque, and J. Stone
188 Nays: None
189 Abstain: None
190 The motion carried.
191
192 J. Eckstrom made a motion to adjourn.
193 J. Stone seconded.
194 Ayes: N. Faiman, J. Eckstrom, A. Hoar, P. Levesque, J. Stone, P. Howd, and J. Klinghoffer
195 Nays: None
196 Abstain: None
197 The motion carried at 10:04 PM.
198
199
200 **Respectfully submitted by Caryn Case, Secretary**
201 **Approved on 11.08.2022**