



TOWN OF WILTON
Zoning Board of Adjustment
Minutes

DATE: Sunday, March 12, 2023

TIME: 11 AM

PLACE: Tax Map C, Lot 094, Marden Road & Wilton Center Road

Board Members

PRESENT: Neil Faiman (Chairperson); Joanna Eckstrom (Vice-Chairperson); Jeff Stone; Andy Hoar; Paul Levesque

Board Members

ABSENT: Judith Klinghoffer (Alternate); Peter Howd (Alternate)

STAFF: Caryn Case, Board Secretary

Attendees: Chris Guida (Fieldstone Engineers); Chris McInerney (Applicant's Representative); Harry Smith (Abutter)

1) Call to Order

N Faiman called the site visit to order at 11:01 AM. He stated the purpose of the visit was to allow board members and anyone else present and/or interested to view the issues associated with the property to understand why the variances are being requested. He further remarked this was not a substitute for a meeting but rather to append the meeting scheduled for Tuesday, March 14, 2023. Additionally, if said meeting is cancelled because of weather, notice thereof would be posted to the Zoning Board of Adjustment website. www.wiltonzba.org

2) Site Visit

- *Priscilla Parker (owner) and JCM Custom Building (applicant) have requested variances to sections 4.2(b), 4.8, and 6.2.1 of the Wilton Zoning Ordinance to allow construction of a single-family dwelling and septic system on Lot C-094, Marden Road and Wilton Center Road, where the dwelling and septic system would be closer to a lot line, and the septic system would be closer to a delineated wetland, than allowed by the Zoning Ordinance. (Case #2/14/2023-1)*

C Guida pointed out the pink flagging marking the property boundaries.

P Levesque asked about the flagging going into the wood from the property front along Wilton Center Road. C Guida said it marks the property line of the adjacent lot and runs along an old road then along a ditch towards Marden Road.

Before taking the group to the access point C Guida remarked the area was littered with farm debris and to be cautious. At the access point, C Guida demonstrated where the location of the

44 proposed driveway would shift to so as not to encroach on the adjacent property line. Once on
45 the property, C Guida pointed out the clearing staked out (green flags) for the proposed single-
46 family dwelling and the stone wall (property line) which runs adjacent to the area for the
47 proposed septic system leach field. He said both areas encroached the wetland setback, and the
48 leach field the sideline setback.

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50 J Eckstrom asked what the distance from the lot line to the house was and if there was a garage.
51 C Guida said the house would be about thirty one feet from the lot line and the proposed layout
52 of the house included a garage.

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54 A Hoar asked about the proposed leach field to which C Guida said was a suitable area furthest
55 from the wetland while in compliance with, at least, the state regulation on septic system setback.
56 Additionally, the area posed a minimal disruption to the antral environment.

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58 **3) Adjournment**

59 With no additional curiosities or questions, N Faiman closed the site walk at 11:30 AM.

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61 Respectfully submitted by Caryn Case, Board Secretary

62 Approved on 03.21.2023