



Town of Wilton Zoning Board of Adjustment MINUTES

Saturday, March 2, 2024

9 AM

Site Visit, North Farm, LLC, Gibbons Highway

Tax Map C Lot 102

ATTENDANCE

Board Members Present: Neil Faiman (chairperson); Abdy Hoard; Jeff Stone; Linda Jennings (alternate)

Board Members Absent: Joanna Eckstron (co-chair); Judith Klinghoffer; Peg Duggan (alternate)

Zoning Board of Adjustment Secretary: Caryn Case

Attendees: Sam Foisie (Meridian Land Services); Lynne Faiman

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1. Call to Order
2. North Farm, LLC aka Northern Lights Landscaping
3. Adjournment

SITE VISIT MINUTES

1. Call to Order

N Faiman called the meeting to order at 9:03 am. He identified the Board members and public present. He stated the purpose of the visit was to review the proposed wetland crossing, currently under review by the Zoning Board of Adjustment, to allow associated utilities such as but not limited to water, sewer/septic, power, and cable/internet to access a proposed commercial business on the lot.

2. North Farm, LLC aka Northern Lights Landscaping, Gibbons Highway

Public Hearing *continued*

Case #01/09/2024-01

North Farm LLC (owner) and Erich O. Mueller (applicant) have requested an appeal of a decision of the Planning Board regarding sections 11.2, 3.1.34, and 3.1.34-a of the Wilton Zoning Ordinance and/or a special exception under section 11.4(a) of the Wilton

Zoning Ordinance to allow the improvement and enlargement of an existing wetland crossing, to allow associated utilities such as but not limited to water, sewer/septic, power, and cable/internet to access a proposed business on Lot C-102, Gibbons Highway.

S Foisie identified himself as the Applicant's Representative and explained the history of the culvert and issues with the utilities through the wetlands. He explained that a bathroom in the proposed retail space in the front of the site will have a low-pressure pump system to pump effluent to the leach field located, in the middle of the back of the site, where the septic design meets with town requirements. He said the septic/sewer pipe, through the wetlands crossing, will be filled with water when in use.

S Foisie further explained that the septic/sewer pipe would be surrounded, a certain distance, by a 'sleeve' through the designated area. He said this will protect against leaks/breaks in the septic/sewer line.

A Hoar requested cross section drawings that show the placement of the utility pipes in relation to the road and the wetlands. He asked for confirmation of the length of the septic/sewer pipe sleeve, and to confirm if the septic/sewer pipe will be filled or empty when not in use.

3. Adjournment

N Faïman called the meeting to and end 9:25 a.m.

Approved XX.XX.2024