



**Town of Wilton, NH
Zoning Board of Adjustment
MINUTES**

**Saturday, June 8, 2024
9 AM
369 Gibbons Highway**

ATTENDANCE

Board Members Present: Neil Faiman (chairperson); Joanna Eckstrom (co-chairperson; remote); Andy Hoar; Jeff Stone; Judith Klinghoffer; Peg Duggan (alternate); Linda Jennings (alternate)

Board Members Absent: n/a

Board Secretary: Caryn Case

Attendees: Stacy Seppala; Mark Haman (applicant); Lee Muir-Haman (applicant); Dan Higginson; Dan Bertram; Dan Burke; Mark Cameron; Tristan Haman

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1. Call to Order
2. Mark Haman & Lee-Muir Haman, Gibbons Highway
3. Adjournment

SITE VISIT MINUTES

1. Call to Order

Chairman Faiman called the meeting to order at 9:08 a.m.

2. Mark Haman & Lee Muir-Haman, 369 Gibbons Highway

Public Hearing, *continued from a previous meeting*

Case 5/14/2024-02

Mark Haman and Lee Muir-Haman have requested variances to sections 8.1 and 8.5 of the Wilton Zoning Ordinance to allow the construction of a single-family dwelling on Lot F-024, 369 Gibbons Highway, where residential uses are not permitted in the Industrial District.

35 Chairman Faiman opened the public meeting by reading the public notice. He described the purpose of the
36 site visit to assist Board members and other interested parties to become familiar with the property
37 involved with the application. He asked that Board members and other interested parties ask questions
38 through the Chairperson. He said questions should be limited to details pertaining to the application, such
39 as boundaries, contours, proposed buffers, driveway, etc.... and that no other testimony will be taken nor
40 other discussion occur.

41
42 Dan Higginson, Land Surveyor, responsible for the septic system design, spoke a bit on the evolution of the
43 Industrial District, reasoning why highway corridors are locations towns like to have their industrial zones.
44 He stated they were looking for a use variance and not a dimensional variance.

45
46 Chairman Faiman interrupted and stated the rationale for the variance would be discussed at the meeting
47 and asked that site features that relate to the application be pointed out instead.

48
49 Dan Higginson indicated this particular property shares a common driveway with the neighboring property
50 where a 1700's residential dwelling unit is maintained and the reason why the applicant feels this property
51 is better served in the residential capacity as well. He described the location of the property lines and
52 stated the proposed location for the dwelling unit is basically in the center of the lot on a knob, away from
53 the wetlands, substantially exceeding the minimum required buffers on all sides.

54
55 Chairman Faiman had the applicant confirm the driveway and the existing residential dwelling unit are on
56 the neighboring lot.

57
58 Dan Higginson confirmed that the proposed development would not impact the buildability of the
59 neighboring lot. He also summarized why the lot is better suited for the proposed use in lieu of an industrial
60 use as the wetland, slope, and shared driveway limits the size of an industrial use to one that has a small
61 footprint, and that is not necessarily the nature of industrial use.

62
63 Andy Hoar requested an exhibit showing the location of the proposed dwelling unit relative to the property
64 lines for review at the next meeting.

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66 **3. Adjournment**

67 Chairman Faiman closed the meeting at 9:22 a.m.

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70 **APPROVED: 06.11.2024**