



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

**Saturday, June 8, 2024
9 AM
Town Hall Courtroom
42 Main Street**

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 Higgonson; 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.

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

Dan Higgensen, Land Surveyor, responsible for the septic system design, spoke a bit on the evolution of the Industrial District reasoning highway corridors are locations Town's like to have their industrial zones. He indicated this particular property shares a common driveway with the neighboring property where a 1700's residential dwelling unit is maintained and the reason why it the applicant feels this property is better served in the residential capacity as well. He described the location of the property lines and stated the proposed location for the dwelling unit is basically in the center of the lot on a knob, away from the wetlands, substantially exceeding the minimum required buffers on all sides.

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

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

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

3. Adjournment

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

APPROVED: XX.XX.XXXX