

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



***Masks are requested to be worn at all Town of Wilton ZBA meetings.***

**Tuesday, January 14, 2025**

**7 PM**

**Wilton Town Hall Courtroom  
42 Main Street**

<b>Board Members Present:</b>	Neil Faiman (chairperson); Joanna Eckstrom (co-chairperson); Jeff Stone; Peg Duggan (alternate); Linda Jennings (alternate)
<b>Board Members Absent:</b>	Andy Hoar; Judith Klinghoffer
<b>Board Secretary:</b>	Caryn Case (land use administrator)
<b>Attendees:</b>	David Fait (Applicant); David Allen (Ledger Transcript)

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**MINUTES**

**1. Call to Order**

Chairperson Faiman opened the public meeting at 7:00 p.m. He acknowledged that there were members of the community present, thanked them for signing in and wearing face masks. He explained the protocol for speaking if occasioned to do so. Chairperson Faiman introduced the Board members sitting for the scheduled request and noted the two Board members were absent for medical reasons.

**2. Minutes (November 12, 2024)**

Chairperson Faiman tabled a review of November 12, 2024, minutes until later in the evening.

**3. Equifund Capital, LLC**

35 Public Meeting, *NEW*

36 **Case 01/14/2025-01**

37 *Equifund Capital and Danielle and David Fait have requested a two-year extension of variances granted in*  
38 *ZBA Case #1/10/2023-3, as authorized by section 17.4 of the Wilton Zoning Ordinance (2022 version).*  
39 *(Case #1/14/2025-1)*

40  
41 Jeff Stone stated that he had previously recused himself from deliberations on the case which granted the  
42 variances the applicant requested and asked the Board if he would likewise recuse himself from this request  
43 to extend the variances to prevent the appearance of bias.

44  
45 Chairperson Faiman stated the ordinance was vague on the procedures for considering a continuation and  
46 decided to treat the request as a procedural matter to discuss if the conditions for an extension had been  
47 met. The Board collectively agreed, as did the applicant, David Fait, that Jeff Stone's participation in the  
48 discussion would not impose a bias toward the result.

49  
50 David Fait, property owner, introduced himself and explained the reasons for the delay of construction. He  
51 stated he was unable to begin construction due to extensive medical issues affecting his wife who managed  
52 the day-to-day operations of the business. Additionally, he has been trying to acquire the building permit  
53 from three different building inspectors, each with their own perspectives on the matter. He said he has  
54 been able to bring in construction materials and remove the stained-glass windows to keep them from  
55 damaging.

56  
57 Joanna Eckstrom spoke on behalf of the Sewer Commission saying that the Commission requires an in-  
58 person meeting to review the building plans for the number of hook-ups that will be required. She also said  
59 the rate per hook-up has increased. That meeting will take place on March 13, 2024; location to be  
60 determined.

61  
62 Chairperson Faiman said the request extends the original variances, as granted, with all conditions that  
63 were part of that decision. The Board debated a start date for an extension as the original decision expired  
64 on January 10, 2025. It was noted that the applicant submitted his request for an additional two-year  
65 extension prior to said expiration date which was compliant with the 2017 zoning ordinance for such.

66  
67 The Board discussed an action item as a condition to the extension.

68  
69 **JK Eckstrom made a MOTION to grant the extension of the variances granted in**  
70 **ZBA Case #1/10/2023-3, as authorized by section 17.4 of the Wilton Zoning**  
71 **Ordinance from January 14, 2025, through January 14, 2027.**

72 **J Stone SECONDED the motion.**

73 **DISCUSSION: P Duggan advised amending the motion to include a condition that**  
74 **the applicant receives and acts upon the building permit for the project.**

75  
76 **JK Eckstrom amended the MOTION to grant the extension of the variances**  
77 **granted in ZBA Case #1/10/2023-3, as authorized by section 17.4 of the Wilton**  
78 **Zoning Ordinance from January 14, 2025, through January 14, 2027, to include the**  
79 **condition that a building permit is issued and relevant action on that building**  
80 **permit has begun.**

81 **There was no DISCUSSION.**

82 **ROLL Call Vote: L Jennings aye**  
83 **N Faiman aye**  
84 **JK Eckstrom aye**  
85 **J Stone aye**  
86 **P Duggan aye**

87 **Motion CARRIED. 5/0/0**

88  
89 **4. Other Business**

90 Chairperson Faiman noted that the 2025 Proposed Zoning Amendments had been placed in the meeting  
91 binders.

92  
93 Chairperson Faiman said a decision from the Housing Appeals Board (HAB) regarding the Thomas Ryan  
94 appeal has not yet been received and remarked that the Board’s Attorney said the HAB is behind in their  
95 decisions.

96  
97 The Board discussed available Board appointments.

98  
99 **5. Minutes (November 12, 2024)**

100 The Board made formatting and grammatical changes to lines 49, 69, 93, 95, 97, 108, 110, 112, 142, 143,  
101 145, 146, 147, 157, 161, 169, 192, 205, 240, 247, 249, 250, 251, 254, 255, 257, 259, 261, 262, 263, 288, and  
102 322.

103  
104 **JK Eckstrom made a MOTION to accept the minutes of November 12, 2024**  
105 **with formatting and grammatical changes to lines 49, 69, 93, 95, 97, 108, 110,**  
106 **112, 142, 143, 145, 146, 147, 157, 161, 169, 192, 205, 240, 247, 249, 250, 251,**  
107 **254, 255, 257, 259, 261, 262, 263, 288, and 322.**

108 **J Stone SECONDED the motion.**

109 **There was no DISCUSSION.**

110 **Voice Vote: ayes 4**  
111 **nays 0**

