



Town of Wilton, NH Zoning Board of Adjustment MINUTES

Saturday, June 28, 2025

9 AM

Tax Map D Lots 101 & 102

325 Gibbons Highway

ATTENDANCE

Board Members Present:

Neil Faiman (chairperson); Joanna Eckstrom (vice-chairperson); Jeff Stone; Peg Duggan (alternate); Linda Jennings (alternate)

Board Members Absent:

Andy Hoar; Judith Klinghoffer

Board Secretary:

Caryn Case (land use administrator)

Attendees:

Andrew Luongo (applicant); Dan Barowski (SIT, Fieldstone Land Consultants); Lynne Pentler

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SITE VISIT MINUTES

1. Call to Order

Chairperson Faiman called the site visit to order at 9:05 a.m. by reading the public notice.

Chairperson Faiman stated that the site visit is not a substitute for the hearing but rather an addendum to the hearing for the purpose of being shown the details and relevant features of the proposed subdivision plan, and to ask questions whose answers are clearer by seeing them in the field. He asked that all other questions be saved for the meeting on Tuesday, July 8, 2025.

Chairperson Faiman introduced the parties who were present.

1. Public Hearing, *continued from a previous meeting*

J&L Revocable Trust of 2013 (owner) and Andrew Luongo (applicant)

(Case #06/10/2025-02)

J&L Revocable Trust of 2013 (owner) and Andrew Luongo (applicant) has requested variances to sections 8.1 and 8.6 of the Wilton Zoning Ordinance and/or a variance to section 8.2.2 of the Wilton Zoning Ordinance to allow the single-family residential use of Lots D-101 and D-102, 325 Gibbons Highway, in the Industrial District, and a lot line adjustment between the two lots which would result in a lot with less than the required frontage.

D Barowski, SIT, Fieldstone Land Consultants, summarized the applicant's proposal to acquire three (3) variances to allow a lot line adjustment, reduced frontage, and change of use between two (2) parcels in common ownership.

D Barowski indicated that the driveway attendees used to reach the existing single-family dwelling unit is proposed to be extended to reach the new lot created by the lot line adjustment by way of a deeded easement, which will meet setback requirements. He noted that the size of each lot will change.

Chairperson Faiman indicated that attendees were standing by the existing residence in the middle of the north side of Tax Map D Lot 102. D Barowski added that the proposed lot line adjustment would place the existing residence on Tax Map D Lot 101 having met the road frontage requirement.

A Luongo, applicant, and D Barowski walked attendees west, up the hill, and along an existing gravel and grass driveway were shown the location of a corner of Tax Map D Lot 101, which is currently land locked.

Attendees walked further up the hill, through an existing wetland crossing, to the location of the building site of the single-family dwelling unit proposed on the new Tax Map D Lot 102. Chairperson's Faiman commented that although the proposed use would become residential, the lots, located in the Industrial District, must adhere to Industrial District setback requirements. D Barowski said what is proposed is already conforming to those requirements and pointed to an area by the edge of the woods as the proposed building site which A Luongo described as approximately seventy-five (75) feet, six hundred (600) feet, and one-thousand-nine hundred (1,900) feet from respective lot lines and the river.

D Barowski described the parcels as lovely for residential use and not the best for industrial use citing the rocky and steep grades. He said the existing driveway could certainly serve two single family residences, adding he understands that the change requires meeting the driveway regulations.

D Barowski said the two (2) parcels together total thirty-five (35) acres. After the lot line adjustment, the existing house will be on about twelve (12) acres with compliant road frontage, and the remaining lot will have about twenty-three (23) acres and only twenty (20) feet of road frontage. He confirmed, for JK

Eckstrom, that the lots could not be further divided without relief from the Zoning Board of Adjustment; he added that the applicant had no intent to subdivide any further.

L Jennings asked about the water concern expressed by S Bogdan, abutter, at the meeting. A Luongo said that it occurs during severe rain events at the base of the driveway where it meets the right-of-way. He said the State had always maintained the culvert until a few years ago which resulted in flooding over the highway onto land owned by the Bogdans. D Barowski stated this had no bearing on the variances being requested.

A Luongo said he hoped to be able to bring in underground utilities and would install a bypass and turn-around required in the driveway regulations as required for its length.

Chairperson's Faiman raised a question about whether the existing wetland crossing needed to be updated and said he would research that. D Barowski didn't feel there would be additional disturbance of the wetlands as that area would not need to be re-graded.

In summary, Chairperson Faiman noted that attendees saw the existing house, the gravel and grass driveway to the proposed new house, and questions about utilities, the driveway, the well, the septic system, and the wetlands were answered.

2. Adjournment

Chairman Faiman closed the public site visit at 9:33 a.m.

APPROVED: Month date, Year