



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

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

**Tuesday, July 8, 2025  
7 PM**

**Wilton Town Hall Courtroom  
42 Main Street**

**Board Members Present:** Neil Faiman (Chairperson); Joanna Eckstrom (Vice-chairperson); Jeff Stone; Judith Klinghoffer; Linda Jennings (Alternate); Peg Duggan (Alternate)  
**Board Members Absent:** Andy Hoar  
**Board Secretary:** Caryn Case (Land Use Administrator)  
**Attendees:** Dan Barowski (SIT, Fieldstone Land Consultants); Andrew Luongo  
**Remote Attendees:** none

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2. Minutes
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4. Adjournment

**MINUTES**

**1. Call to Order**

Chairperson Faiman called the meeting to order at 7:04 p.m. and bypassed on the review of meeting protocol noting that the two parties who were present were at the meeting last month. He thanked everyone for wearing masks. He identified, by name, the Board members who were in attendance and explained their roles on the Board.

Chairperson Faiman asked Board members to individually introduced themselves to benefit the accuracy of the recording.

**2. Minutes**

- a. June 10, 2025

The Board identified and agreed to amend the following lines numbers 11, 83, 93, 96, 97, 163, 165, 171, 197, 226, and 375.

In review and approval of June 10, 2025, minutes the Board discovered that the Notice of Decision for Bill Gagan mistakenly cited the dimensions of the deck approved by the granting of the variance requests.

**JK Eckstrom made a MOTION to amend the Notice of Decision for Bill Gagan to correctly cite the dimensions of the proposed deck approved by the granting of the variance requests adding that the Board addressed the applicant's application error during the June 10, 2025, public hearing having establishing that the additional three feet in deck length did not affect the setbacks.**

**J Stone SECONDED the motion.**

There was no discussion.

VOICE Vote:	ayes	5
	nays	0
	abstentions	1 (J Klinghoffer)

**Motion was CARRIED. 5/0/1**

**JK Eckstrom made a MOTION to amend lines numbers 11, 83, 93, 96, 97, 163, 165, 171, 197, 226, and 375 of June 10, 2025, meeting minutes.**

**J Stone SECONDED the motion.**

There was no discussion.

VOICE Vote:	ayes	5
	nays	0
	abstentions	1 (J Klinghoffer)

**Motion was CARRIED. 5/0/1**

b. June 28, 2025, Site Visit

The Board identified and agreed to amend the following line numbers 45, 46, 47, 57, and 83.

**JK Eckstrom made a MOTION to amend line numbers 45, 46, 47, 57, and 83 of June 28, 2025, meeting minutes.**

**L Jennings SECONDED the motion.**

There was no discussion.

VOICE Vote:	ayes	5
	nays	0
	abstentions	1 (J Klinghoffer)

**Motion was CARRIED. 5/0/1**

3. 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 8.5 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.*

Chairperson Faiman open the public hearing by reading the public notice. He identified the voting Board as L Jennings, N Faiman, JK Eckstrom, J Stone, and P Duggan.

D Barowski, SIT, Fieldstone Land Consultants, corrected Chairperson Faiman's reference to subsection 8.6 reminding the Board this reference had been corrected at the previous hearing to subsection 8.5. He summarized his applicant's objectives to the variance requests to create another buildable lot for a single-family residence by transferring land area from Tax Map D Lot 101 to Tax Map D Lot 102, to make one fully compliant lot, and a second lot with reduced frontage. He added that a common driveway easement, in the location of the existing driveway, would convey right-of-access to the property owner of the new building lot, without constructing an additional curb cut along Route 101.

JK Eckstrom said that she understood that Tax Map D Lot 101 was landlocked and accessed by an easement which would require a variance to access. She confirmed that the applicant had no intent to further subdivide the two parcels. D Barowski said such a request would require further relief from the Zoning Board of Adjustment citing there is no additional frontage.

Chairperson Faiman encapsulated the facts and issues stating that Tax Map D Lot 102 is a 30-acre lot in the Industrial District with 220 feet of road frontage along Route 101, Gibbons Highway, with a single-family residence built in 1960, and Tax Map D Lot 101 is a six (6) acre lot in the southeast corner having no road frontage. He said the applicant proposes a lot line adjustment which would transfer the southeast corner of Tax Map D Lot 102 to Tax Map D Lot 101 to create a new Tax Map D Lot 101 that would have 12.3 acres and 200 feet of road frontage along Route 101, Gibbons Highway, and a new Tax Map D Lot 102 that would have 23 acres and 22 feet of road frontage along Route 101, Gibbons Highway. He added that the applicant proposes to build a single-family residence on the new Tax Map D Lot 102 accessed by an easement over the new Tax Map D Lot 101 and defined by the existing driveway. He said residential uses are prohibited in the Industrial District, and the existing house is grandfathered.

**J Stone made a MOTION to close the public hearing for deliberations.**

**JK Eckstrom SECONDED the motion.**

There was no discussion.

VOICE Vote:	ayes	6
	nays	0
	abstentions	0

**Motion was CARRIED. 6/0/0**

Chairperson Faïman said the public interest and spirit of the ordinance have to do with protecting the public and it seemed obvious the proposal did not infringe upon that. He said he found no effect on surrounding property values. Regarding substantial justice, he noted the applicant is making use of forty acres of land which would otherwise be useless. He did not see that the addition of one single-family residence would have an impact on an already busy area along Route 101.

P Duggan said the topography of the parcels does not lend itself to industrial development.

JK Eckstrom felt it was not a wise decision that the parcels had been identified for industrial use expressing concern about their topography and proximity to the Souhegan River.

Chairperson Faïman reminded the Board it is their responsibility to decide why the unique characteristics of the properties cannot be solved by the zoning ordinance in a reasonable way.

J Klinghoffer noted that the current easement to the landlocked parcel does not make it feasible for industrial use. Chairperson Faïman agreed remarking it is not reasonable to run a path through the existing and grandfathered residential use to make it so.

J Stone questioned the feasibility and life/safety implications of constructing a driveway to the proposed new building lot. The Board acknowledged that Section G, Driveway Regulations, would be adhered to during the Planning Board review process.

**JK Eckstrom made a MOTION to grant the variances as requested and for the reasons discussed to subsections 8.1, 8.5, and 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.**

**J Stone SECONDED the motion.**

**JK Eckstrom made a MOTION to reopen the public hearing.**

**J Stone SECONDED the motion.**

There was no discussion.

VOICE Vote:            ayes            6  
                              nays            0  
                              abstentions    0  
**Motion was CARRIED.            6/0/0**

Chairperson Faiman opened the floor to members of the public, hearing no additional testimony, he called for a vote on the motion.

ROLL CALL Vote:    L Jennings    aye  
                              N Faiman    aye  
                              JK Eckstrom   aye  
                              J Stone    aye  
                              P Duggan    aye  
**Motion was CARRIED.            5/0/0**

#### 4. Old Business

There was no old business the Board discussed.

#### 5. New Business

There was no new business the Board discussed.

#### 6. General Business

There was no other or general business the Board discussed.

#### 7. Adjournment

**JK Eckstrom made a MOTION to adjourn at 8:02 p.m.**

**J Stone SECONDED the motion.**

There was no discussion.

VOICE Vote:            ayes            6  
                              nays            0  
                              abstentions    0  
**Motion was CARRIED.            6/0/0**

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192 **APPROVED** Month Date, Year

DRAFT