



**TOWN OF WILTON
PLANNING BOARD MEETING
Approved Minutes**

DATE: December 6, 2017
TIME: 7:30 PM
PLACE: Wilton Fire Station

PRESENT: Chairperson Sara Spittel, Vice Chairman Jeff Kandt, Alec MacMartin, Neil Faiman, Tracey Ewing, Board of Selectmen Representative Kermit Williams, Alternate Bart Hunter.

ABSENT: Matt Fish (Bart Hunter served in his place)

Staff: NRPC Representative Stephen Meno and Land Use Administrator Michele Decoteau

Present from the Community: Jim Quinn and Dawn Tuomala

1. Preliminaries
 - 1.1. Meeting was called to order by S. Spittel at 7:30 PM
 - 1.2. Review Minutes 10-18-17
 - Line 57 - change proposing to proposal
 - Line 63 - delete second "would be" and add "to"
 - Line 97 - delete second "would and add "?"
 - Line 138 - add "from the audience"
 - A. MacMartin MOVED to accept the minutes from 10.18.17 as amended. K. Williams SECONDED. (7-ayes, 0-nays, All in Favor).
 - 1.3. Review Minutes 11-15-2017
 - Line 24 - fix Spittel
 - Line 57 - add "within the trench fill" after "space"
 - Line 93 - add "from the audience"
 - Line 122 - fix Kandt
 - Fix Plouf to Ploof
 - Add numbers to agendas
 - Add "and stepped away from the table" when members recuse themselves
 - T. Ewing MOVED to accept the minutes as amended. A. MacMartin SECONDED. (6-ayes, 0-nays, 1 abstention (B. Hunter))
 - 1.4. *PB-SD03-0917-Fish* - N. Faiman reported he walked the bounds and all the markers are in place.
2. Continue Public Hearing *PB-SP03-0917-Willreign Willreign Properties LLC* has submitted a site plan application for a change of use for 47 Maple St (Lot K-72). The proposed project will convert an existing church and rectory into 5 dwelling units and a personal office.

The Applicant requested the hearing be continued until 12.20.17. A. MacMartin MOVED

to continue the Public Hearing. K. William SECONDED. (7-ayes, 0-nays, All in Favor).

3. Discussion of PB-EX02 – *New Spartan (Lots E-22, E-30, E-31 and E-32) & PB-EX05 – Quinn (Lots F-173, E-22, E-23, E-17, E-21) - review of sand washing at the excavation site*

Exhibit 1: Map outlining lots affected - excerpt from Tax Map E in Wilton, NH

Exhibit 2: Ordinance 9:B. 0

Exhibit 3: General Notes (1-11) from Plans for one of the excavations

Exhibit 4: Specifications for a Gator 36" x 25' Fine Material Sand Washer

Does J. Quinn need to apply to the Planning Board to amend the current decisions to add sand washing on the Lots E-22, E-30, E-31, E - 29, F-173, E-22, E-23?

Lot 29 is grandfathered and will not be required to apply to add sand washing.

The Planning Board requested that J. Quinn apply for an amendment to the current Decision.

A. MacMartin said that from a Site Plan perspective we need to understand the external factors.

We need to protect the aquifer. The application should show where this is taking place and how you are dealing with the water carrying the sediment.

S. Spittel asked where does the water come from? J. Quinn said it will empty into a pond.

K. Williams asked about the size of the sand washer. T. Ewing stated it was small. A. MacMartin asked if it had wheels. J. Quinn responded it does have wheels.

N. Faiman said this application can be simply an annotation to the plan. It will give us a chance to weigh in.

A. MacMartin asked about Lot E - 29. We just need enough information to show where the operation will be. J. Quinn said they won't use Lot E - 23 or Lot E -29. They need to move this as they go. This equipment is moved as it is used so it needs to be close to the source of water.

N. Faiman: Is this like a stream or a bathtub? J. Quinn said that they will filter and reuse the water. K. Williams asked when you filter the water, what happens to the sediment? J. Quinn said they will use two ponds, one for settling and one for water. Hoping to use 300 gallons of water per minute. N. Faiman asked if that was a continuous flow of water and sand. T. Ewing asked how much was silt? What is the ratio? J. Quinn stated that it was 2% silt.

K. Williams asked about the source of water. J. Quinn responded Gambrell Brook behind the Mobile Station [This was corrected to be Blood Brook]. Leighton Whites have an existing right of way.

N. Faiman asked if they will be creating a new channel or a new pond. D. Tuomala responded that right now the whole site drains into the pond. A. MacMartin asked about the sediment that fills in the ditch over time. N. Faiman asked if it can be used elsewhere. J. Quinn said the fill can be used for fill or as a waste product under a lawn. It wasn't pure, but can be mixed with sand for under athletic fields.

A. MacMartin asked how this would impact the current reclamation process. S. Spittel clarified that there no chemicals used. J. Quinn stated it was just water.

The Board was concerned about water being removed from the tributaries to the Souhegan River as this is the source of drinking water for some municipalities.

The Board directed J. Quinn apply for an amendment and to write a descriptive paragraph about the intended work, add locations with shading to a map, add information with specs on the infrastructure, and include information about drainage. In addition, bring a maintenance plan

and the permit application from DES. Include information about how will you deal with a spill of the gear oil for the system.

4. Discussion of 2018 Warrant Articles

Discussion started with S. Meno bringing to the Planning Board's attention a petition article from the Economic Development Committee. The Economic Development committee asked S. Meno to craft to write a Warrant Article regarding uses of ground floor buildings in the Downtown Commercial District. The Planning Board recommended S. Meno discuss this with NRPC to determine how best to handle writing an article that he will have to review as the Circuit Rider.

The Board agreed to send the Warrant Articles to Town Counsel. N. Faiman MOVED to schedule a public hearing for Zoning Articles 3.0, 5, 7, 12, & 25. A. MacMartin SECONDED. All in Favor.

5. Master Plan Chapter - Historic and Cultural Resources

S. Meno presented the changes that were made to the chapter which were primarily in the table to dates in the table of resources. K. Williams shared concerns over the disparity between Cultural and Historical resources. S. Spittel suggested a more complete listing of the cultural resources be one of the recommendations. The numbers on the map were fixed but not fixed on the combined map.

Action Items:

- On the map, 66, 67, 68 are settlements but maybe use labels instead of numbers to improve readability.
- Remove dams on the cultural list, but should they be removed from the historic list too?
- Check 12 and 13 - are they both Barker and Baker?
- Renumber map so it is less confusing.
- Add ponds and reservoirs to cultural list as well as churches and note if they are now residences.

6. Master Plan Chapter – Housing and Population - Tabled until next meeting.

7. Other Business

7.1. *PB-SD03-0917-Fish*. A. MacMartin recused himself and left the table. The Board discussed recording of the lot line adjustment. Town Counsel offered advice and the Board decided to disregard the advice and directed Michele Decoteau to record the lot line adjustment as soon as payment was rendered.

8. Adjournment

N Faiman made a MOTION that T. Ewing seconded to adjourn the meeting at 9:39PM. All in Favor.

Respectfully submitted by Michele Decoteau, Land Use Administrator

Exhibits on file at the Land Use office:

10.18.17.Approved Minutes

11.15.17.Approved Minutes

From PB - EX 02 and EX-05

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12.06.17. Approved Minutes