



TOWN OF WILTON PLANNING BOARD
Approved Minutes

DATE: December 20, 2017
TIME: 7:30 PM
PLACE: Wilton Fire Station

PRESENT: Chairperson Sara Spittel, Alec MacMartin, Neil Faiman, Tracey Ewing, Alternate Bart Hunter (served in J. Kandt's place), Matt Fish

ABSENT: Vice Chairman Jeff Kandt and Board of Selectmen Representative Kermit Williams, Alternate Bob Silva

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

Community Members: Mike Ploof (Fieldstone), Tim Goldthwaite (Meridian), Michael Rosen, Christina Rubio-Sprague

1. Preliminaries

1.1. Meeting was called to order by S. Spittel at 7:30 PM

1.2. Review Minutes 12.06.17

Change Thomas to Jim Quinn

Line 64 – add space before T. and change to J.

Line 74 – Whites should be White

A. MacMartin MOVED to accept the minutes from 12.06.17 as amended. T. Ewing SECONDED. (5-ayes, 0-nays, 1-abstention, All in Favor).

2. *Continued Case: 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.*

T. Goldthwaite highlighted the changes made since the last meeting:

- Drainage calculations meet Town requirements
- No change to the appearance of the buildings
- All the lighting will be downcast.

A. MacMartin asked if the letter from the Fire Chief was in. T. Goldthwaite said it was. A. MacMartin said he wanted the comments from the Chief to be added to the decision.

A. MacMartin asked if the details of ongoing maintenance is included on the map. T. Goldthwaite said it was on SP-1. A. MacMartin said he needs to include BMPs.

T. Ewing made a MOTION to accept the application. B. Hunter SECONDED. (6-ayes, 0-nays, All in Favor).

T. Ewing made a MOTION to waive the following requirements:

- **Sec. D 6.2.d Abutting Property Information.** Location of existing septic system leach fields, water supply, wells and protective well radii within 100 feet of the property.
- **Sec D, 6.2.d:** Location of existing water supplies and septic systems within 100' of the property
- **Sec D, 6.2.f:** Road or driveway intersections within 200 feet of property lines

B. Hunter SECONDED. (6-ayes, 0-nays, All in Favor).

T. Ewing made a MOTION, and B. Hunter SECONDED, to approve the application with the following conditions:

- Add BMPs
- Incorporate by reference, the Fire Chief's comments (Exhibit 1)

A. MacMartin MOVED to amend the motion, and N. Faiman SECONDED, with the following additions to the conditions:

- Add BMPs from the 2008 State manual to Note 13
- Add information from Chief's letter on parking and snow removal (6-ayes, 0-nays, All in Favor of the amendment)

(6-ayes, 0-nays, All in Favor of the motion for conditional approval)

A. MacMartin MOVED, and T. Ewing SECONDED, to continue the hearing until Jan 17, 2018. (6-ayes, 0-nays, All in Favor).

3. *Continued Case: PB-SD02-0917-Rosen An application by Krichevsky and Rosen Family Rev Trust, Martha Green, and John and Alexandra Kilgore to adjust the lot lines between Lots B-53 (199 Dale St), B-56-1 (194 Curtis Farm Rd), B-56-2 (Curtis Farm Rd), and B-64 (225 Dale St). The proposed lot line adjustments will eliminate Lot B-56-2. All lots are in the Residential-Agriculture District and are to remain residential uses.*

M. Fish recused himself and moved to the audience.

M. Ploof presented the changes he made since the last meeting:

- Scrivener's errors were fixed
- Revised the tax numbers
- Added Note #13 and called it out on the map
- Letter was received from the Road Agent
- Letter from the Fire Chief with his concerns about access road steepness

A. MacMartin asked what our current regulations state regarding grade of driveways.

S. Meno responded that 8% is max grade but for short distances, you can go to 150% of that, which is where the 12% comes from.

The Board discussed waiving the requirement of a letter from the Fire Chief but would prefer to talk with him first.

Action Items remaining:

- Discuss with Fire Chief the grading issue so he can write a letter for the

applicant

- Ask Town Counsel to review the easement language (fees, if any will come from escrow)

A. MacMartin MOVED to continue the hearing to January 17, 2018, T. Ewing SECONDED. (5-ayes, 0-nays, All in Favor).

M. Fish returned to the table.

4. Other Business

S. Spittel said she is planning to step down as Chair next year but not off the Board.

S. Meno asked if the Board thought Quinn Brothers Corporation's plan for sand washing (PB-EX01-1217) would need to go before the Conservation Commission. The Board consensus was to send it to the Con Com for review.

5. Adjournment

T. Ewing made a MOTION, A. MacMartin SECONDED, to adjourn at 8:29PM. (6-ayes, 0-nays, All in Favor)

Next meeting January 3, 2018

Respectfully submitted by Michele Decoteau, Land Use Administrator

Exhibits on file at the Land Use office:

12.06.07. Approved Minutes

From PB-SD02-0917-Rosen

Exhibit 1: Letter from the Acting Road Agent dated 12/18/2017

Exhibit 2: Plan labeled: Lot Line Adjustment Plan Tax Map B – Parcels 53, 56-1, 56-2, & 64/ Revision A 12/08/17. Stamped by Michael D. Ploof LLS No. 946 dated 12/20/17

From PB-SD03-0917-Willreign

Exhibit 4: Letter to Sara Spittel – geological and hydrological report from Timothy S. Goldthwaite, PE.

Exhibit 5: Map labeled Boundary of Land Lot K-72. Stamped by Dawn B. Toumala LLS June 2, 2106.