



**TOWN OF WILTON  
PLANNING BOARD MEETING  
APPROVED MINUTES**

**DATE:** July 15, 2015  
**TIME:** 7:30 PM  
**PLACE:** Wilton Town Hall Courtroom

**PRESENT:** Wilton Planning Board Members: Chairman Jeff Kandt, Neil Faiman, Marcie Kearns, Matt Fish, Tracey Ewing (Alternate voting for Alec MacMartin 7-15-15), NRPC Representative Camille Pattison, Secretary Sorrell Downing, Board of Selectmen Representative Kermit Williams, Dawn Tuomala, Mark Duggan and Deborah Burns, William Condra, Kimberly Dorn, Cathy Champagne, Bart Hunter, Carl Michaud, James Quinn

**PUBLIC HEARING**

Chairman Kandt opened the meeting at 7:40 PM.

**PB-SP15-0601 – Bugeau Realty, LLC**

*An application by Bugeau Realty, LLC for Site Plan Review of parcel at 343 Forest Road, Lot B-100, to convert the existing barn into a crematorium*

Ms. Tuomala from Monadnock Survey presented updated maps for her client, Mr. Michaud/Bugeau Realty. The maps have been noted to reflect the requests of NRPC Representative Camille Pattison. The applicant is waiting on written approval from the Wilton Fire Chief but has received a verbal OK. The applicant has applied for a floodplain amendment from FEMA. Ms. Tuomala has handled this request in the past and has never had difficulty obtaining waivers. Determination for the timeframe for FEMA amendment is difficult to discern.

The ZBA has granted a special exception under section 8.6.1 of the Wilton Zoning Ordinance, to permit the industrial use of Lot B-100, 343 Forest Road, for a crematorium, where the lot does not meet the area requirements for the Industrial District, as specified in section 8.2.1 of the Ordinance on 7-14-15.

Mr. Fish needed clarification of the location of the property. It only can be seen while driving by if you know where and when to look.

Approved 8-5-15

Ms. Pattison asked about parking and Ms. Tuomala responded that most parking would be done inside the building. The hearse will use a side garage door entrance and fully back into the building. This will ensure privacy. Very rarely do family members attend the cremation.

Ms. Pattison asked if the proposed composting toilet was “self contained” and Ms. Tuomala responded that it was and did not require any permitting. Mr. Condra asked if there was a septic system on site and Ms. Tuomala responded there was but it will not be used.

The building will be shortened and the smokestack will project 5 feet from roof.

*A MOTION was made by Mr. Faiman and SECONDED by Ms. Kearns to grant waiver on landscaping requirements.*

*Voting: 5 ayes. Motion carried.*

*A MOTION was made by Mr. Faiman and SECONDED by Ms. Ewing to grant waiver on impervious area requirements.*

*Voting: 5 ayes. Motion carried.*

*A MOTION was made by Ms. Ewing and SECONDED by Mr. Faiman to grant waiver on septic requirements.*

*Voting: 5 ayes. Motion carried.*

The FEMA certificate and the Fire Chief letter are the only remaining requirements pending.

*A MOTION was made by Mr. Faiman and SECONDED by Ms. Ewing to accept the application of Bugeau Realty, LLC for Site Plan Review of parcel at 343 Forest Road, Lot B-100, to convert the existing barn into a crematorium as complete.*

*Voting: 5 ayes. Motion carried.*

*A MOTION was made by Mr. Faiman and SECONDED by Ms. Kearns to grant conditional approval pending receipt of acceptable letter from the fire chief and certification from FEMA that the area being used for business is outside of the floodplain. The notes will be made on the plan.*

*Voting: 5 ayes. Motion carried.*

*A MOTION was made by Ms. Kearns and SECONDED by Ms. Ewing to continue PB-SP15-0601 – Bugeau Realty, LLC to the next meeting, August 5, 2015.*

*Voting: 5 ayes. Motion carried.*

Mr. and Mrs. Michaud departed.

## **Trespass Towing**

Mr. Duggan presented the Hazardous Fluids Disposal Policy to the Board along with a letter to Mr. Williams regarding his company relocating to 340 Gibbons Highway. The lot at 340 Gibbons Highway was clearly stated in 1993 to “not be in an aquifer district” but the maps have subsequently changed and the lot now is in an aquifer district. Mr. Duggan has agreed he would like to do what is best for everyone and abide by the higher requirements of fluid disposal as follows:

- North East Diesel will drain and dispose of fluids.
- The vehicles will be placed in the fenced in area.
- The vehicle will have a visible sticker which details the environmental services performed to the vehicle.
- The vehicle will be washed inside the garage.

Mr. Condra shared two concerns:

- The environmental impact is a concern but was addressed by the applicant.
- The need to protect the water that is supplied to 780 Wilton residents is a concern that Mr. Condra would like to state for the record. Mr. Condra asked that a more recent site plan be found.

The difficulty is that Planning Board members believe there is a more recent site plan for the property which may have notes regarding parking and the aquifer district restrictions but this plan can not be found. The most recent plan in the files is from 1993 which states the lot is “not in an aquifer district” and allows for 29 cars. Trespass Towing has an agreement with the owners of the property to use 10 parking spaces, which is well within the site plan allowances. Trespass Towing will use the fenced in area on the property. The discussion for the Planning Board involved signage and whether or not this is a change of use. Trespass Towing will not be putting up a sign at this point. The current property is going from a towing company to another towing company so it was determined this is not a change of use. Several board members felt uncomfortable doing anything regarding this case.

Mr. Fish asked about tracking of these types of changes on maps – where a property was *NOT* in the aquifer district and years later *IS* in the aquifer district. Ms. Pattison replied that NRPC maps are constantly being updated. The wellhead protection areas however are harder to allow for fluidity and changes.

Mr. and Mrs. Burn left.

#### **Kimberley Dorn, Plowshare Farm**

Ms. Dorn is representing Local Share and is interested in putting in a gathering place at the current Color Shop location on Main Street. The organization is a non-profit looking to have a place for people to gather, to read, and to discuss. They plan to have a library space downstairs. Local Share would like to offer coffee and this would need to be made on site. This would require a sink to be installed. The baked goods they plan to offer will be made off site. Ms. Dorn is looking to see what would need to be done.

- Ms. Pattison shared a DRAFT version of the “How to Start a Business in Wilton” brochure.
- Mr. Fish told Ms. Dorn to speak with the Building Inspector regarding the plumbing for a new sink.
- Ms. Dorn to obtain a recent site plan from Ms. Downing.

Mr. Hunter asked that the group get involved with the Main Street Association.

#### **PB SA02-0715 – Roedel**

The current sign at 1134 Gibbons Highway to be removed and replaced with a slightly smaller one that reads “Roedel Companies.” The current lighting will remain.

*A MOTION was made by Mr. Williams and SECONDED by Mr. Faiman to approve the sign application for PB SA02-0715 – Roedel at 1134 Gibbons Highway.*

*Voting: 5 ayes. Motion carried.*

#### **Preliminary Discussion about Quinn Annual Excavation Inspections to be submitted for 8-19-15 Public Meeting**

Ms. Tuomala recently visited Mr. Quinn’s excavation sites and found deficiencies that have been corrected. The water is perfectly clean. The one recommendation is to put up a gate on the 31N side before the bridge to prevent public access to pit. Route 31S both entrances are gated.

Ms. Downing to have Town Counsel review the language of the bond as done in previous years.

The reclamation has begun naturally. It was agreed there was not a need to plant seedlings. There are some areas that can be seen from the top of the hill.

Dan Tinkham from EGGI has been monitoring the wells for the last 12 years. He has given his final report and Ms. Tuomala is working to create the final true reclamation-grading plan. They will be attending the Water Commission meeting 7-21-15.

#### **“How to Start a Business in Wilton” Brochure**

Ms. Pattison distributed an updated brochure. Questions about the “back and forth” of an application with the building inspector as current protocol were discussed. This will be further reviewed at a future meeting.

#### **Forms**

Sign Application Forms and Procedures:

The question arose if the Planning Board can just create a sign application form and use it. This will be discussed further. The procedures are in the Land Use Laws but the sign application itself is not in the binder.

Excavation Annual Inspection Reports:

The Minutes from 2014 need to be reviewed to determine if the Annual Inspection Report final document was approved.

*A MOTION was made by Mr. Fish and SECONDED by Ms. Kearns to adjourn the meeting.*

*Voting: 5 ayes. Motion carried.*

Chairman Kandt declared the meeting adjourned at 9:55 PM.

Respectfully Submitted,  
Sorrell Downing  
Secretary