



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

DATE: February 18, 2015
TIME: 7:30 P.M.
PLACE: Wilton Town Hall Courtroom

PRESENT: Wilton Planning Board Members: Chairman Alec MacMartin, Vice Chairman Jeff Kandt, Neil Faiman, Marcie Kearns, Matthew Fish, Board of Selectmen Representative Kermit Williams, NRPC Representative Camille Pattison, Secretary Sorrell Downing. Public: Tracey Ewing, Dawn Tuomala, James Quinn, Andrew Kennedy

Chairman MacMartin opened the meeting at 7:30 PM.

Sign Application

PB15-001-SA: Andrew Kennedy (applicant) and Steve Moheban (owner) wish to erect a freestanding 2' by 2' wooden sign at 195 Isaac Frye Highway, Map H, Lot 54-8.

Mr. Kennedy displayed the wooden 2' by 2' (actually a little less than 2'x2') sign to be erected at 195 Isaac Frye Highway to the Planning Board members and to the public present. The sign will also be sheltered by a cedar-shingled roof with a copper top. The sign will be placed on a berm that has been created over three years after cutting back Sumac and dumping soil from Pine Hill at the site for the sign. The sign will be around 10' high (height from road) and 10' feet deep (off the road) and will not pose a visual obstruction to traffic. Mr. Kennedy pointed out the placement of the sign in relation to curve in the road was more visible and less of a danger to drivers. The sign is not intended to drive business but to mark a community farm that has been in existence for 30 years.

A MOTION was made by Mr. Williams and SECONDED by Mr. Fish to approve the application by Mr. Kennedy to erect a freestanding 2' by 2' wooden sign at 195 Isaac Frye Highway, Map H, Lot 54-8.

Voting: 6 ayes; motion carried unanimously.

Chairman MacMartin informed Mr. Kennedy that the sign application fee of \$50 was due to the Town Clerk.

Mr. Kennedy departed at 7:45.

**Quinn Excavations, NH Route 31 South, Lots F-173, E-22, E-30, E-31, E-32.
PB EX 02 and PB EX 05**

Mr. Quinn stated the NH State laws seem to be more stringent than the Town of Wilton laws regarding the reclamation. Mr. Quinn asking the Planning Board for an exception needs to be made in accordance with RSA 155-E:5-b based on:

- The original plan made did not account for this requirement
- The angles are less than original proposed
- An understanding that the vegetation that will naturally grow will prevent erosion, create screening and noise reduction, and will be in accordance with acceptable horticultural practices

A hearing will need to be scheduled for this exception.

Mr. MacMartin asked what the future plan is for the area. Mr. Quinn stated the Town of Wilton will buy back portion of the lost for the protection of the well head.

Perham Woods

Ms. Tuomala updated the board regarding the subdivision on Dale Street with 29 lots.

- On April 8, 2008 the Wilton Zoning Board granted a special exception to section 11.4 of the Wilton Zoning Ordinance to cross a wetland area with the installation of a concrete bridge. Mr. Faiman stated this will not need to be renewed based on the language in the original document.
- The Wetlands permit was approved in March of 2009 and expired in March 2014.
- The subdivision approval was granted in April 2009. There does not appear be expiration on the subdivision approval. Ms. Tuomala will check with the state.
- Site Specific Permit was issued in April 2009. This will need to be brought up to date. Ms. Tuomala to investigate how this will be handled. Mr. Faiman stated that approvals do not change unless the regulations change.
- The Notice of Intent has not been filed.

Filing System in the Planning Board Office

Ms. Downing and Ms. Tuomala met prior to the meeting regarding a case file. It was not found. The filing system in the Planning Board office will take some time to get sorted out.

Town Website and the Planning Board Website

Ms. Downing will call the website developer for the town site to see how to handle case management as well as posting public notices. It was decided that the minutes and agendas going forward will be placed on the Town of Wilton website. Once a system is in place for case management on the Town of Wilton website, case files will be moved there. The question if the older Planning Board agendas should be kept on the town website was raised but the answer was inconclusive so for the time being, the old agendas will remain on the town website going forward.

Certification of Master Plan Changes

Ms. Pattison circulated a "Certificate of Adoption" form. Ms. Pattison also presented a more detailed certification form regarding adoption of Master Plans, Subdivision regulations, Site plan Review Regulations and Historic District Regulations, which came from Loughlin's *Land Use Planning and Zoning* handbook.

Mr. Williams asked if each chapter was to be "certified" and Ms. Pattison replied that as changes are done and approved, then the chapter should be "certified."

Ms. Pattison to update the Impact Fee section and have a revised Certification sheet to be signed at the next meeting. The revised form will remove "alternate" from Ms. Spittel and Ms. Kearns names and add a line for the date below signature.

Other Business

The Planning Board received a letter and questionnaire from the Department of Motor Vehicles, Bureau of Registration. The questionnaire's answers were to help the Department of Motor Vehicles determine whether or not property at 340 Gibbons Highway, Northeast Performance Deisel, meets the qualifications for an Automotive Inspection Station. The form was completed by Mr. MacMartin and submitted to Mr. Williams for Selectman's signature. During the discussion, it was determined the Northeast Performance Diesel business has erected a new sign that has not been approved by the Planning Board. Mr. Williams will discuss the sign with Mr. Shepardson.

Ms. Pattison circulated a notification of a Zoning and Planning Conference May 2, 2015. Mr. Kandt stated there are funds in the Planning Board budget for interested members to attend.

A MOTION was made by Mr. Kandt and SECONDED by Mr. Fish to adjourn the meeting at 9:00 PM.

Voting: 6 ayes; motion carried unanimously

Respectfully Submitted,
Sorrell Downing
Secretary