



TOWN OF WILTON PLANNING BOARD MEETING APPROVED MINUTES

DATE: March 18, 2015
TIME: 7:30 PM
PLACE: Wilton Town Hall Courtroom

PRESENT: Wilton Planning Board Members: Chairman Alec MacMartin, Vice Chairman Jeff Kandt, Neil Faiman, Sara Spittel, Matthew Fish, Marcie Kearns, NRPC Representative Camille Pattison, Secretary Sorrell Downing. Dawn Tuomala from Monadnock Survey, Applicant Donna Joas, Gregory Joas, Abutter Marcie Kearns, Abutter Matthew Bangert, Abutter Les Scenna, Abutter Sharkey Family, Abutter Joan Ross, Conservation Commission representative Bart Hunter.

PUBLIC HEARING

Chairman MacMartin opened the Public Hearing at 7:35 PM.

PB-SD15-0201

An application by Donna S. Joas 1997 Trust to subdivide the parcel at 192 Wilson Road, Lot F-2, into a total of 5 single family residential lots. All lots will contain 5+ acres of land. The parcel is on Isaac Frye Highway, Wilson Road and Coburn Road.

- Mr. Fish stated he has done work for the Joas Family but this will not alter his ability to sit on the board for the case.
- Ms. Spittel stated she is a family friend of the Joas Family but this will not alter her ability to sit on the board for the case.
- Ms. Kearns recused herself and physically relocated from the Planning Board table to the audience, as she is an abutter.

Overview:

Ms. Tuomala from Monadnock Survey is representing the Joas Family. Ms. Tuomala stated the proposed subdivision begins just after the old garage on Wilson Road. Wilson Road is the first right up the hill as one turns off Route 101 at the Mobil Station.

Ms. Tuomala began with description of the property at 192 Wilson Road and distributed maps.

- 2 tracts of land that include
 - 60+ Acres
 - one parcel is 40 acres
 - four parcels are 5+ acres each
 - Old lodge – which has recently been taken down
 - Pavilion
 - Joas new house
 - Stone walls, with openings
 - 3 composting toilets to 2 of which may possibly go to Amherst, NH playground. It is undecided where the third composting toilet will go.
 - Many sheds/outbuildings to be removed or have been removed (demolition permit presented and is on file with Town Clerk)
 - Three Existing Wells

History:

Ms. Tuomala gave a brief history of the property.

- Owned by Eleanor Coburn, daughter to Edward Abbott
- Mr. Abbot made a pond and built a lodge where Eleanor could write
- The original house was on the NE corner of the large tract of land
- Edward Abbot left the property to Eleanor upon his death
- Eleanor and her husband who was a Physician in Boston used the house as a “summer house”
- Upon Eleanor’s death, their ashes were spread below an apple tree on the property
- Patrick and Anne Jackson then purchased the property, shortly thereafter Anne died.
- Patrick sold property to the Girl Scouts who developed the property for a camp, named Anne Jackson Memorial Girl Scout Camp.
- In 2012 dam was removed
- In 2013, The Joas Family purchased the property.
- The Joas Family lived in the lodge (Lot F-2-2) while constructing their house on (Lot F-2-3)
- The property is in the aquifer district

Road Agent:

Ms. Tuomala met with the Wilton Road Agent, Steve Elliott on 3/12/2015 and Mr. Elliott reviewed the proposed driveway curb cuts for Lots F-2-2, F-2-3, F-2-4, and F-2-5 and stated, “All meet and/or exceed all of Wilton’s regulatory criteria.”

Mr. Elliott does not address Class VI Roads, which Lot F-2-6 lies upon (Coburn Road).

Mr. MacMartin asked Ms Tuomala to contact the Selectmen regarding the driveway on Coburn Road for Lot F-2-6 and the assessment of the impact fees.

Fire Chief:

Ms. Tuomala met with the Wilton Fire Department Chief, Ray Dick and Mr. Dick reviewed the proposed subdivision plan for Lot F-2. He stated, "We have no concerns at this time but when the lot F-2-6 is going to be built on a water supply is going to be needed as well as the road to be improved for access for emergency vehicles."

Soil Testing:

Ms. Tuomala has completed the necessary Soil Test Pits and has submitted the results with the application. Sheet three of the plan needs a P.E. stamp, not a Wetlands stamp.

Board Questions:

Mr. Kandt asked about the property represented on the map as F-2-1. Mrs. Tuomala presented a document dated 4/22/13 which recognizes that, "Coburn Road (Class VI) divides the property of Donna S. Joas 1997 Trust (Lot F-2) into 2 separate tracts. The tract to the north shall be designate as F-2-1." This was signed by Daniel Donovan III and William Condra. The property F-2-1 has been sold.

Ms. Tuomala stated the street sign is spelled incorrectly, it should read "Coburn Road" not Colburn Road.

Mr. Kandt clarified the frontage needed for Lot F-2-2 is within requirements.

Mr. MacMartin asked how the issue of the Fire Chief would be resolved. There needs to be a plan for water access on the property of Lot F-2-6; a cistern, pond or a dam was suggested. Ms. Tuomala is concerned with the time and money associated with engineering a plan for this especially if this land were to go to conservation. Mr. MacMartin stated the board cannot approve an incomplete plan. Ms. Tuomala can do a rough drawing. Mr. Faiman stated it would be unfortunate if someone bought the property with intention of building in five years then realized it was not buildable. Mr. MacMartin asked Ms. Tuomala to be as specific as possible on the plan so it is apparent from the plan as to what is required.

Public Questions:

Les Scenna of 503 Isaac Frye Highway asked about the ability for an abutter to obtain the F-2-6 property. This would require a Lot Line Adjustment.

Joan Ross of 20 Wilson Road asked who would be responsible for upgrading Coburn Road per the Fire Chief recommendations. Mr. MacMartin stated this would need to go to Board of Selectmen for decision. Ms. Ross also asked what types of homes are allowed to be built on the properties proposed, specifically are "mobile homes" allowed to be built. Mr. MacMartin stated indeed, "manufactured housing" could be installed. Ms. Ross asked if stones would be removed from the existing stone walls for the construction of driveways. Mr. Fish stated this has been addressed in the past and there are existing spaces in the walls that can accommodate a driveway. No new openings need to be created, thus no disturbance of the stone walls.

Matthew Bangert of 203 Wilson Road asked if there are restrictions or covenants on the property. Ms. Tuomala stated a “full blown” title search has not been done. Mr. Bangert asked if there are restrictions as to what can be built across from his house. None were stated. Mr. Bangert stated there are existing well issues in the area and questioned if there has been a study on how a subdivision would impact the well water requirements. Ms. Tuomala pointed out on the map the three existing wells; Lot F-2-2, F-2-3, F-2-6. The rectangular space on each of the lots highlights the suitable places for Effluent Disposal Systems (septic).

Marcie Kearns of 203 Wilson Road asked about the removal of the many outbuildings that are located on the property that appear to be falling down or are on property lines. Ms. Joas stated they had necessary permits to remove many if not all of the outbuildings in question, most have already been removed recently.

Mr. Sharkey, abutter, F-22, asked about the unusual jog in the property line. Ms. Tuomala stated that when walking the property and reading the history of the property, it was clear that this was the “Pine Knoll” which was a beloved space of Eleanor Coburn. Ms. Tuomala confirmed there are gaps in the stone wall at that jog.

Mr. MacMartin to consult Town Counsel, Silas Little regarding F-2-6 and the concerns of the Fire Chief. Ms. Tuomala to consult the Selectmen.

Mr. Faiman has agreed to walk the property once the bounds are in and the grounds are walkable. Ms. Tuomala to be in communication regarding that timing.

A MOTION was made by Mr. Kandt and SECONDED by Mr. Faiman to Continue the Public Hearing for PB-SD15-0201 to 4/15/2015.

Voting: 5 ayes.

Several members of the public departed. Ms. Kearns left the audience and returned to the Planning Board table.

Bart Hunter, Conservation Commission

Mr. Hunter introduced himself to the Planning Board. Mr. Hunter is looking to develop a relationship between the Conservation Commission and the Planning Board as they develop the Natural Resource Chapter of the Master Plan. The Conservation Commission has secured funding to enlist the NRPC in this project. The Conservation Commission will be completing the work and consulting the planning board monthly beginning in June (at Work Sessions – 1st Wednesday of the Month, 7:30 PM). The goal is to have the project complete by December 2015. Mr. Hunter wants to enlist the intellectual support of the Planning Board but understands the work will be done by the NRPC (Town contract involving Conservation Commission and NRPC) and the Conservation Commission.

Mr. MacMartin asked if the project was wildlife based or property based. The answer is both. The project is to gather data and create a vision for the future. Mr. Hunter shared an example of a landlocked property on the border with Milford that when placed into conservation, benefited both communities. This created a continuous corridor of habitat.

Mr. Hunter stated the Conservation Commission would like to protect the well heads and aquifers.

There is a current inventory of properties in conservation in the Town of Wilton.

A MOTION was made by Ms. Spittel and SECONDED by Ms. Kearns to coordinate our efforts with the Town of Wilton Conservation Commission to develop the Natural Resources chapter of the Master Plan (Chapter 2). It is understood the Conservation Commission will do the work in collaboration with the NRPC contract and the Planning Board will serve as advisors.

Voting: 5 ayes, motion carried unanimously.

Mr. Hunter departed.

Ballot Issue

Mr. Faiman pointed out the ballot on Tuesday March 10, 2015 contained a typo and did not properly reflect the intent of the Town of Wilton Planning Board. Mr. MacMartin to consult Town Counsel, Silas Little.

Certificate of Adoption for Master Plan, Vision and Land Use Chapters

The Certificate of Adoption was circulated by Ms. Pattison and signed by all Board Members present, this will be kept on file with Town Clerk and the Planning Board Secretary.

Certificate of Adoption for Impact Fees

Ms. Pattison discussed clarification of language for the document. Ms. Pattison will present this Certificate of Adoption for signatures at the next Work Session, 4/1/2015.

Land Use Laws and Regulations

Ms. Pattison to reformat/update the current Land Use Laws and Regulations to be more accessible chapter by chapter. There will be an option to view entire document as well. This will allow for updates to be made more efficiently. Ms. Pattison to model the file naming after the example presented from the Town of Litchfield, NH.

Mr. Faiman asked if file size can be reviewed and if necessary the town seal removed to reduce file size.

Mr. Fish departed.

Secretary Handbook – Notification Table

Ms. Pattison circulated an updated Notification table for the Secretary Handbook.
Some clarifications/changes to be made:

- Box 1, switch Who and When
- Box 2, separate Town Hall, Post Office and Website
- Box 3, Subdivision instead of Plats. Add “non-residential.” Under the Who section, add wording, “As defined by applicant.” Mailing is Certified.
- Box 4, Subdivision. Correct Proposal to propose.
- Box 5, Add, “Paid for by Applicant”
- Box 8, First Class Mail
- Combine Boxes 11 and 12
- Add Box for Adoption of By-Laws

A MOTION was made by Mr. Kandt and SECONDED by Mr. Faiman to adjourn the meeting.

Voting: 5 ayes, motion carried unanimously.

Remaining agenda items will be moved to the meeting on April 1, 2015.

Chairman MacMartin declared the meeting adjourned at 9:50 PM.

Respectfully Submitted,
Sorrell Downing
Secretary