



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

DATE: May 18, 2016
TIME: 7:30 PM
PLACE: Wilton Town Hall Courtroom

PRESENT: Wilton Planning Board Members: Chairperson Jeff Kandt, Vice Chairperson Sara Spittel, Tracey Ewing, Neil Faiman, Dawn Tuomala, Alec MacMartin, Camille Pattison, Kermit Williams, Norman Shanklin,

Public Hearing

Chairperson Kandt opened the public Hearing at 7:30 PM.

PB-SD02-0416 - Shanklin

An application by Norman Shanklin to adjust the lot lines of F-117 and F-118 at 260 Abbot Hill road and 244 Abbot Hill Road. No new lots will be created. Parcel "A" (0.062 Acres) would be annexed to F-118 and Parcel "B" (0.062 Acres) would be annexed to F-117. Norman Shanklin owns both lots.

- Lot 118 is a non-conforming lot.
- Mr. MacMartin asked if Mr. Shanklin had the deed for lot 118.
- Mr. MacMartin asked if the applicant had inquired with the Town about Current Use.
- Mr. MacMartin is wondering if the land swap will affect the existing Current Use status on Parcel 117.

Once the Planning Board approves this plan, then it gets registered and the Town Assessor will make an interpretation about the Current Use filing for parcel 117. The applicant has stated that he is willing to address the current use issue at a later date.

A MOTION was made by Ms. Spittel and SECONDED by Mr. Faiman to accept the application. Voting: 6 ayes. Motion carried.

Waivers:

- 1 - areas of proposed lots - wet, dry and total

- 2 - Areas of proposed topography for the entire parcel and contour lines
- NRPC noted the floodplain waiver was unnecessary.

A MOTION was made by Ms. Spittel and SECONDED by Ms. Ewing to grant the waivers. Voting: 6 ayes. Motion carried.

NRPC to calculate NRPC fees. HCRD fees were given to Mr. Shanklin.
Mr. Shanklin will bring in mylar and 2 copies.

Mr. Shanklin to let Ms. Downing know when the bounds are set so they can be walked by Ms. Spittel, Ms. Ewing and Mr. Faiman.

A MOTION was made by Ms. Spittel and SECONDED by Ms. Ewing to approve PB-SD02-0416 - Shanklin. Voting: 6 ayes. Motion carried.

Preliminary Discussion – Michael Weeks would like to put a second driveway on his lot (Lot C-10, Old County Farm Road) to access a proposed barn.

The applicant would like to add a second driveway and the PB needs to approve a second driveway (Section G 3.a.13).

Mr. MacMartin is concerned about the use of the proposed barn - he thinks it should be noted that animals would not be stored here - as it needs to meet other standards if this is the case.

The Planning Board could add a note that states any approval does not imply an opinion on the part of the Planning Board about the activity at the barn.

Mr. Williams asked if we have to grant specific permission to breach a boundary wall - the Board does not think so.

Ms. Downing will look at fees for Brown Road driveway permit - abutter and public notice fee. This would be a similar fee as Gregoir Circle.
The application will need to be advertised as a public hearing.

Mike Davidson (Lot E-022) has filed a Current Use application for the property (11.7 acres). The Assessor has approved the application pending confirmation from the Planning Board that the reclamation has been completed.

The proposed reclamation plan was located and is not certified as complete. Mr. Fish and Ms. Tuomala will walk the site and determine if the reclamation is complete. This will not be completed until June and will be added to the June Public Meeting agenda.

DMV Form for D.C. Slocomb

DMV licenses automotive repair facilities. The DMV wants to know if the applicant has approval to operate as an auto repair facility. They have a site to repair and store vehicles.

Ms. Downing will pull the approved site plan for 32 Greenville Road, and add this to the June Work Session and the form will be completed at this time.

Election Expenses

2016 is the first year where the Planning Board was asked to pay for the printing of the zoning ballots – Mr. Kandt approved it for this year. How does the Board feel about this cost going forward in the future? Mr. Williams suggests that the Town has a consolidated budget for paying for election expenses.

Refunding fees from the Herlihy LLA application

The Planning Board cannot act on this request until Mr. Herlihy has submitted a written request via e-mail or a hard copy letter.

Review current zoning in the vicinity of Proctor Road

In 1995, when the language was adopted in the Zoning Ordinance, the F parcels in the southern portion of the Proctor/Greene Subdivision were originally RD and now are RA. This will be added to the future zoning changes for 2017.

NRPC will send the discrepancies to Ms. Atwood. Mr. Williams will discuss with the Selectmen and make a decision on how to fix the data in Vision. The Planning Board would like to pull the Zoning Data on live maps.

A MOTION was made by Ms. Ewing and SECONDED by Mr. Williams to adjourn the meeting at 9:45 PM.

Voting: 6 ayes. Motion carried.

Chairperson Kandt declared the meeting adjourned at 9:45 PM.

Respectfully Submitted,
Sorrell Downing
Secretary