



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

DATE: September 16, 2015
TIME: 7:30 PM
PLACE: Wilton Town Hall Courtroom

PRESENT: Wilton Planning Board Members: Chairman Jeff Kandt, Neil Faiman, Vice-Chairman Sara Spittel, Marion Kearns, Matthew Fish, Dawn Tuomala (Alternate), Tracey Ewing (Alternate), NRPC Representative Camille Pattison, NRPC GIS Staff Kristina Sargent, Sean Fish, Secretary Sorrell Downing.

PUBLIC MEETING

Chairman Kandt opened the meeting at 7:30 PM.

NRPC GIS Staff, Kristina Sargent

Ms. Sargent and Mr. Hunter have been working on the the current maps and property classification for incorporation in the Natural Resources chapter of the Master Plan.

Conserved Land By Protection Level and Agency – this is based on NH GRANIT data and the “mysterious” parcels have been removed. This was presented on a larger map to be updated with Mr. Hunter. The larger map also had an overlay of Lands in Current Use. The Lands in Current Use map needed several updates as noted by Ms. Sargent.

This map also needs to answer the following questions

- How many acres are in conservation?
- What percentage of the town land is in conservation?

The maps will have the date added.

The maps will have a disclaimer stating the data is the “best to the knowledge of the planning board.”

The Prime Farmland Map will remain while the Agricultural Lands Map will be removed as it is confusing and not accurate. The “Prime Farmland” is defined by the NH Soil Data Dictionary.

The Floodplain Map was created with 2009 data.

1 The Natural Wildlife Habitat Area Map will be updated in a few weeks when the NH
2 Fish and Game updates the data. Mr. Kandt asked if the methodology for determining
3 how and why the data is collected could be explained at some point.

4
5 The Watersheds Map has five sections marked. The Purgatory Brook includes the
6 downtown area and will be reflected in the updated maps.

7
8 Ms. Sargent departed at 8:00 PM

9
10 **Bugeau Realty LLC**

11 *PB-SP15-0601 – Bugeau Realty, LLC*

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

- 14
15
 - Ms. Tuomala presented the fire chief letter of approval.
 - Ms. Tuomala presented the FEMA letter of approval.

16
17
18 Mr. Kandt and Ms. Spittel reviewed and signed the updated plans.

19
20 **Sean Fish – Discussion of Lot Line Adjustment Requirements**

21
22 Matt Fish arrived at 8:15. Matt Fish recused himself. Ms. Tuomala will sit for Mr. Matt
23 Fish.

24
25 Lot B-75-1 and B-75 are zoned “RES AG.”

26
27 Mr. Sean Fish has a court order from a judge granting 10 acres from B-75-1 to B-75. B-
28 75 will become 30 acres and B-75-1 will become 25 acres. Mr. Sean Fish is seeking
29 clarification as to how much of these acres need to be surveyed for a lot line adjustment.
30 Given the size of the two lots, there should be sufficient dry land (two acres) on both lots
31 for a building site. Mr. Sean Fish may seek a waiver to survey only the land that is being
32 taken from B-75 (10 acres) and not the entire lot (currently 40 acres). Some of the 40
33 acres is in an aquifer district. The land also has significant wetlands.

34
35 Mr. Faiman clarified that a waiver will be granted or denied based on complete
36 application. The application deadlines were presented to Mr. Sean Fish.

37
38 Mr. Kandt stated this meeting was a non-binding consultation.

39
40 Mr. Sean Fish departed.

41 Mr. Matt Fish took his place at the Planning Board Table.

42 Ms. Tuomala stepped down from the Planning Board Table.

43
44 **Quinn Reclamation**

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46 A letter from Mr. LaBombard stated he has reviewed and approved the reclamation plan.

1 Ms Tuomala presented updated maps.

2

3 *A MOTION was made by Ms. Spittel and SECONDED by Mr. Faiman to approve the*
4 *reclamation plan for Lots E-22, F-173 and part of E-21 and part of E-31.*

5 *Voting: 6 ayes. Motion carried unanimously.*

6

7 Although there is not a line for signatures, a few plans were signed as a preventative
8 measure by Mr. Kandt.

9

10 Quinn Permit was renewed by the state for PB EX 05 and will be kept on file.

11

12 Ms. Kearns departed at 8:45 PM.

13

14 **Community Design Chapter of the Master Plan**

15

16 Ms. Pattison circulated several examples from other town's Community Design Chapters.

17

18 There was some discussion of how to define the areas of Wilton for the purpose of
19 constructing the chapter in a high level and broad manner.

20

21 The examples circulated included many details regarding architecture and several even
22 had been written by architects. The Wilton Planning Board discussed the role of the
23 Planning Board to determine these requirements and questioned the need for the chapter
24 at all.

25

26 *A MOTION was made by Ms. Spittel and SECONDED by Mr. Fish to recommend the*
27 *Selectmen to change the NRPC contract to allow the Town Facilities and Services*
28 *Chapter of the Master Plan to be amended instead of the Community Design Chapter of*
29 *the Master Plan. There is no need for the Community Design Chapter at this point.*

30 *Voting: 6 ayes. Ms. Tuomala voting for Ms. Kearns. Motion carried unimously.*

31

32 **Economic Development Chapter - FINAL**

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34 This chapter will be noticed for the October 21 meeting. Ms. Pattison made suggested
35 updates.

36

37 Ms. Spittel thanked Ms. Pattison for her work on this chapter.

38

39 Ms. Spittel departed at 9:25 PM.

40

41 **Minutes 9-2-15**

42

43 *A MOTION was made by Ms. Ewing and SECONDED by Ms. Tuomala to approve the*
44 *Minutes as submitted.*

45 *Voting: 5 ayes. Ms. Tuomala voting for Ms. Kearns. Motion carried unanimously.*

46

1

2 *A MOTION was made by Ms. Ewing and SECONDED by Ms. Tuomala to adjourn the*
3 *meeting.*

4 *Voting: 5 ayes. Ms. Tuomala voting for Ms. Kearns. Motion carried unanimously.*

5

6 Chairman Kandt declared the meeting adjourned at 9:30 PM.

7

8 Respectfully Submitted,

9 Sorrell Downing

10 Secretary

DRAFT