



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

DATE: January 6, 2016
TIME: 7:30 PM
PLACE: Wilton Town Hall Courtroom

PRESENT: Wilton Planning Board Members: Chairman Jeffrey Kandt, Vice-Chairman Sara Spittel, Neil Faiman, Alec MacMartin, Tracey Ewing (Alternate voting for Matt Fish), Dawn Tuomala (Alternate voting for Marion Kearns) – arrived late, Selectmen Kermit Williams, NRPC Representative Camille Pattison, Secretary Sorrell Downing, Julie Garley, Gavin Garley.

Public Hearing

Chairman Kandt opened the public Hearing at 7:35 PM.

Preliminary Discussion to open a Farm Stand at 724 Abbott Hill Road

Julie and Gavin Garley raise pasture fed pig and poultry. They would like to set up a farm stand to sell the meat. The meat would be processed off site and stored in a freezer at 724 Abbott Hill Road. Customers could pay using check or cash and placing in a specified location – honors system. 724 Abbott Hill Road is located in the zoning district – Residential Agricultural. The Garley's met with Ms. Pattison during her office hours and Ms. Pattison suggested they discuss with the planning board to be sure no applications are needed.

Mr. Faiman clarified that the RSAs state the following:

21:34-a Farm, Agriculture, Farming. –

I. The word "farm" means any land, buildings, or structures on or in which agriculture and farming activities are carried out or conducted and shall include the residence or residences of owners, occupants, or employees located on such land. Structures shall include all farm outbuildings used in the care of livestock, and in the production and storage of fruit, vegetables, or nursery stock; in the production of maple syrup; greenhouses for the production of annual or perennial plants; and any other structures used in operations named in paragraph II of this section.

II. The words "agriculture" and "farming" mean all operations of a farm, including:

- 1 (a)(1) *The cultivation, conservation, and tillage of the soil.*
- 2 (2) *The storage, use of, and spreading of commercial fertilizer, lime, wood ash,*
- 3 *sawdust, compost, animal manure, septage, and, where permitted by municipal and state*
- 4 *rules and regulations, other lawful soil amendments.*
- 5 (3) *The use of and application of agricultural chemicals.*
- 6 (4) *The raising and sale of livestock which shall include but not be limited to all*
- 7 *beef and dairy cattle, steer, oxen, goats, sheep, swine, horses, mules or other equidae, as*
- 8 *well as domesticated strains of buffalo, bison, llamas, alpacas, emus, ostriches, poultry,*
- 9 *rabbits, yaks, elk (Cervus canadensis), fallow deer (Dama dama), red deer (Cervus*
- 10 *elephus), and reindeer (Rangifer tarandus).*
- 11 (5) *The breeding, boarding, raising, training, riding instruction, and selling of*
- 12 *equines.*
- 13 (6) *The commercial raising, harvesting, and sale of fresh water fish or other*
- 14 *aquaculture products.*
- 15 (7) *The raising, breeding, or sale of poultry or game birds.*
- 16 (8) *The raising of bees.*
- 17 (9) *The raising, breeding, or sale of domesticated strains of fur-bearing animals.*
- 18 (10) *The production of greenhouse crops.*
- 19 (11) *The production, cultivation, growing, harvesting, and sale of any agricultural,*
- 20 *floricultural, viticultural, forestry, or horticultural crops including, but not limited to,*
- 21 *berries, herbs, honey, maple syrup, fruit, vegetables, tree fruit, grapes, flowers, seeds,*
- 22 *grasses, nursery stock, sod, trees and tree products, Christmas trees grown as part of a*
- 23 *commercial Christmas tree operation, trees grown for short rotation tree fiber, compost,*
- 24 *or any other plant that can be legally grown and harvested extensively for profit or*
- 25 *subsistence.*
- 26 (b) *Any practice on the farm incident to, or in conjunction with such farming*
- 27 *operations, including, but not necessarily restricted to:*
- 28 (1) *Preparation for market, delivery to storage or to market, or to carriers for*
- 29 *transportation to market of any products or materials from the farm.*
- 30 (2) *The transportation to the farm of supplies and materials.*
- 31 (3) *The transportation of farm workers.*
- 32 (4) *Forestry or lumbering operations.*
- 33 (5) *The marketing or selling at wholesale or retail, on-site and off-site, where*
- 34 *permitted by local regulations, any products from the farm.*
- 35 (6) *Irrigation of growing crops from private water supplies or public water*
- 36 *supplies where not prohibited by state or local rule or regulation.*
- 37 (7) *The use of dogs for herding, working, or guarding livestock, as defined in RSA*
- 38 *21:34-a, II(a)(4).*
- 39 (8) *The production and storage of compost and the materials necessary to produce*
- 40 *compost, whether such materials originate, in whole or in part, from operations of the*
- 41 *farm.*
- 42 III. *A farm roadside stand shall remain an agricultural operation and not be*
- 43 *considered commercial, provided that at least 35 percent of the product sales in dollar*
- 44 *volume is attributable to products produced on the farm or farms of the stand owner.*
- 45 IV. *Practices on the farm shall include technologies recommended from time to time by*
- 46 *the university of New Hampshire cooperative extension, the New Hampshire department*

1 of agriculture, markets, and food, and appropriate agencies of the United States
2 Department of Agriculture.

3 V. The term "farmers' market" means an event or series of events at which 2 or more
4 vendors of agricultural commodities gather for purposes of offering for sale such
5 commodities to the public. Commodities offered for sale must include, but are not limited
6 to, products of agriculture, as defined in paragraphs I-IV. "Farmers' market" shall not
7 include any event held upon any premises owned, leased, or otherwise controlled by any
8 individual vendor selling therein.

9 VI. The term "agritourism" means attracting visitors to a working farm for the purpose
10 of eating a meal, making overnight stays, enjoyment of the farm environment, education
11 on farm operations, or active involvement in the activity of the farm which is ancillary to
12 the farm operation.

13
14 RSA 674:32.b. Existing Agricultural Uses. – Any agricultural use which exists pursuant
15 to RSA 674:32-a may without restriction be expanded, altered to meet changing
16 technology or markets, or changed to another agricultural use, as set forth in RSA 21:34-
17 a, so long as any such expansion, alteration, or change complies with all federal and
18 state laws, regulations, and rules, including best management practices adopted by the
19 commissioner of agriculture, markets, and food; subject, however, to the following
20 limitations:

21 I. Any new establishment, re-establishment after disuse, or significant expansion of an
22 operation involving the keeping of livestock, poultry, or other animals may be made
23 subject to special exception, building permit, or other local land use board approval.

24 II. Any new establishment, re-establishment after disuse, or significant expansion of a
25 farm stand, retail operation, or other use involving on-site transactions with the public,
26 may be made subject to applicable special exception, building permit, or other local land
27 use board approval and may be regulated to prevent traffic and parking from adversely
28 impacting adjacent property, streets and sidewalks, or public safety.

29
30 According to the RSA, the Planning Board does not need to grant any permission. The
31 Garleys may need to obtain a sign permit from the building inspector.

32
33 Mr. Garley asked what permitting would be required to create a pond on the property.
34 Mr. MacMartin stated this permitting would be done through NH DES and would require
35 engineering.

36
37 Julie and Gavin Garley departed at 7:49 PM.

38 39 **Master Plan Update**

40
41 Natural Resource Chapter:

42 Ms. Pattison presented an executive summary of the Conservation Plan. Input from the
43 planning board was given – some of the map information confusing and the board
44 recommended updating the maps with proper source material to establish credibility to
45 the document. Ms. Pattison has run out of time and resources to remap but if the proper
46 information could be obtained quickly and efficiently, then perhaps a new map could be

1 generated. Mr. Williams will talk with the assessor and Ms. Atwood to obtain proper
2 data. Mr. Kandt express concern that this data not accurate. The executive summary will
3 be presented at Town meeting. This plan will form basis for Natural Resource Chapter.
4

5 **Town Facilities and Services Chapter:**

- 6 • Ms. Pattison still waiting on input from several Department Heads for Facilities
7 Chapter. Ms. Pattison will hold office hours Tuesday, January 19 and will be
8 available to help department heads with their contributions – most specifically
9 Mr. Elliott who has expressed an interest in sitting down and having Ms. Pattison
10 assist with getting his portions done.
- 11 • Ms. Pattison will reach out to the elementary school principal.
- 12 • The Middle School/High School section has been submitted.
- 13 • Ms. Pattison will discuss with Pat Fickett the library updates.
- 14 • Ms. Pattison will seek out assistance from Dawn Tuomala for Fire portion, as
15 there has been no replay from the Fire Chief.
- 16 • Mr. Williams will discus with Ms. Atwood the recommendations for the Town
17 Hall to be included in the chapter.

18
19 The Wilton Water Works charter was discussed and Mr. Williams will track this down
20 and share it with Ms. Pattison because the charter needs to be explained in the Facilities
21 chapter.
22

23 **Sign Permit Form**

24 Ms. Pattison discussed the sign permit form with Mr. Shepardson who will be taking over
25 this process. Mr. Shepardson asked that the process be simple. Ms. Downing had
26 created an abridged version of the sign application procedures, which may be updated
27 and used alongside the form. Mr. Williams asked that there was enough information on
28 the forms. Mr. Kandt asked that the form be easy to review for a future building
29 inspector too, Mr. Shepardason has quite a bit of institutional knowledge that future
30 people may not have and we need to be sure to not overlook details that might need to be
31 spelled out.
32

33 Ms. Tuomala arrived at 8:15 PM.
34

35 **By Laws/ Rules of Procedures**

36 Ms. Pattison and Ms. Downing to create an updated Rules of Procedures (vs. “By Laws”)
37 using the OEP outline as a guide. The Wilton Planning Board By Laws should be simple
38 but comprehensive. Mr. Faiman suggested looking at the Wilton ZBA By Laws too. The
39 RSAs may not need to be paraphrased.
40

41 **Minutes from 12-16-15**

42 Page 1, line 35: “notes” to “changes”
43 Page 2, line 13: add “Motion Carried”
44 Page 2, line 42: Change Zuber Mylars to PB Case number
45 Page 3, line 8: typo - from
46 Page 3, line 13: Ms. Pattison is

1 *A MOTION was made by Ms. Spittel and SECONDED by Mr. MacMartin to approve the*
2 *minutes from 12-16-15 as amended.*

3 *Voting: 5 ayes. Mr. Williams abstained. Motion carried.*
4

5 **Other Business**
6

7 Ms. Spittel discussed with a possible buyer of the “Roam” building that there is a
8 condition that the owner can give first refusal to her daughter. Apparently the daughter
9 may use the building as a residence. This was confirmed. The possible buyer has now
10 since found another property.

11
12 Mr. Williams will follow up on the status of the grant Alison Meltzer applied for.
13

14 Ms. Pattison asked if the Economic Development Survey be publicized more. There
15 have only been 30 responses.

- 16 ○ People to share on Facebook
- 17 ○ A printed Survey to be created for Town Meeting, Ms. Ewing has offered
18 to transcribe
- 19 ○ A Printed brochure to be created for voting February 9 and March 8
20

21 *A MOTION was made by Ms. Spittel and SECONDED by Ms. Ewing to adjourn the*
22 *meeting.*

23 *Voting: 6 ayes. Motion carried unanimously.*
24

25 Chairman Kandt declared the meeting adjourned at 9:10 PM.
26

27 Respectfully Submitted,
28 Sorrell Downing
29 Secretary