



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

DATE: September 21, 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, Alec MacMartin, Alternate Bart Hunter (voting for Matt Fish), NRPC Representatives Stephen Meno and Jen Czysz, Clerk Sorrell Downing

Present from Community: John Shaprdson, Carol Roberts, Matthew Benoit, Michael Ploof, John Haithcock, Jason Neel, Lorrie Tuthill

Public Hearing

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

PB-SP01-0716 - Neel

An application by Jason Neel to change the use of 17 Main Street, Lot J-60 from an office to a church. The proposed hours of operation would be Sunday 8 AM to 12 PM, Sunday 5 PM to 8 PM and Wednesdays 6 PM to 8 PM. There is on street parking. The proposed use will be modified for handicapped accessibility according to the fire chief's recommendations.

This case had been continued. Mr. Neel presented the plan to change the use of 17 Main Street from an attorney's office into a church.

The following changes were made to the plan:

- Updated drawing to show the road and the adjacent buildings.
- Marked the exterior lamp as "downcast"
- Added J-60 to plan
- Dimensions of the lot were added
- Letter of approval from Fire Chief received

1 *A MOTION was made by Mr. Faiman and SECONDED by Ms. Ewing to accept PB-*
2 *SP01-0716.*

3 *Voting: 5 ayes. Motion carried.*
4

5 The case was opened to public for comment. No comment received.
6

7 *A MOTION was made by Ms. Spittel and SECONDED by Ms. Ewing to approve PB-*
8 *SP01-0716.*

9 *Voting: 5 ayes. Motion carried.*
10

11 NRPC will calculate fees for refund.
12

13 ***Eversource Tree Trimming***

14 *Eversource is planning to remove trees and brush adjacent to and beneath most of its*
15 *power line within the town of Wilton. According to Eversource records, show that Heald*
16 *Rd, Kimball Hill Rd, King Brook Rd, Russell Hill Rd, Sand Hill Rd, Wilson Road have*
17 *been designated as scenic roads by the town. Please consider this letter to be a request*
18 *from Eversource for a public hearing for the trimming and removal of trees on these and*
19 *any other scenic roads within the proposed work area pursuant to RSA 231:158.*
20

21 No representative from Eversource present.
22

23 ***PB-SD05-0816 - Haithcock***

24 *An application by John Haithcock to subdivide the H-94 into two residential lots on*
25 *Mason Road. The zoning of the lot is Residential and Agricultural and the lot is outside*
26 *the Wellhead Protection Area. The current lot is 4.778 acres and the proposed lots*
27 *would be H-94 = 2.573 acres and H-94-1 = 2.204 acres.*
28

29 Michael Ploof from Fieldstone Land Consultants representing Mr. Haithcock.
30

31 Mr. Faiman asked the lots to be re-numbered as H-94-1 and H-94-2.
32

33 Abutters are not opposed to houses being built on the lot, just a concern that the building
34 of two houses on the road will prevent the other lots on the road from being subdivided in
35 the future. This is an easement question and the documentation for the easements and
36 deeds were presented.
37

38 The board requested both a letter from the road agent and the fire chief before accepting
39 the case and hearing further. Mr. Ploof to determine if there is a change in access and
40 requirements if there are four homes on the road vs. two.
41

42 Mr. Ploof confirmed the survey was a field survey so numbers are accurate.
43

44 The error on note #11 will be corrected
45

1 *A MOTION was made by Mr. MacMartin and SECONDED by Mr. Faiman to continue*
2 *PB-SD05-0816 – Haithcock to October 21, 2016.*

3 *Voting: 5 ayes. Motion carried.*
4

5 ***PB SP02 0816 - Benoit***

6 *Mr. Benoit of Wilton Attic Finds (J-58) would like to expand into the lower level of the*
7 *current business facility.*
8

9 Mr. Benoit expressed his frustration with the process of starting and building a business
10 in Wilton. Ms. Spittel suggested Mr. Benoit bring his concerns to the Selectmen who are
11 able to enforce the policies and procedures.
12

- 13 • Mr. Benoit will update plan with downcast lighting as requested.
 - 14 • Mr. Benoit will obtain a letter from the Fire Chief.
 - 15 • The number of stairs and direction of stairs will be noted on the plan.
 - 16 • Mr. Spehardson will do building inspection when work is complete.
- 17

18 *A MOTION was made by Mr. Faiman and SECONDED by Ms. Ewing to accept PB SP02*
19 *0816 – Benoit.*

20 *Voting: 5 ayes. Motion carried.*
21

22 The case was opened to public for comment. No comment received.
23

24 *A MOTION was made by Ms. Spittel and SECONDED by Ms. Ewing to conditionally*
25 *approve PB SP02 0816 – Benoit.*

26 *Voting: 5 ayes. Motion carried.*
27

28 NRPC will calculate fees.
29

30 *A MOTION was made by Mr. Faiman and SECONDED by Ms. Ewing to continue PB*
31 *SP02 0816 – Benoit to October 19, 2016.*

32 *Voting: 5 ayes. Motion carried.*
33

34 **Other Business:**

35 **Lunn**

36 Ms. Roberts asked if the Sacred Heart repurposing (Rev. Lunn) case was on agenda. This
37 will be discussed at the October 5, 2016 Work Session.
38

39 **Change of Use**

40 Mr. Kandt stated the Planning Board no longer in the business of deciding if someone
41 needs a site plan. The building inspector and the selectmen need to determine this. The
42 Planning Board is getting stuck in the weeds trying to make these decisions and slowing
43 down the process of starting a business in Wilton.

- 44 • Mr. Shepardson stated the requirements for this need to be very specific.

- 1 • Ms. Roberts asked NRPC if other towns have this problem and NRPC
2 representative Jen Czysz stated other towns do not face this problem and Wilton
3 has more “Change of Use” issues than other towns.
4 • Ms. Spittel to get this discussion added to the Selectmen agenda.
5

6 **Impact Fees**

7 Mr. Kandt spoke with the Town Administrator about the notification of people about
8 Impact Fees. Ms. Spittel asked if NRPC could add this to the checklist for subdivision.
9

10 **Building Inspector Fees**

11 The Planning Board has discussed the updating of the Building Inspector Fees but no
12 record on file is found so this needs to be noticed for October 19, 2016 for discussion.
13

14 **NRPC**

15 NRPC will now provide all working for public notices.
16
17

18 **Minutes 8-17-16**

19 Alec MacMartin was not present and needs to be removed from attendance.
20 These will be reviewed at the October 5, 2015 Work Session as not enough present at the
21 meeting are present today.
22

23 **Minutes 9-7-16**

24 Format and typo edits were submitted to Ms. Downing.
25

26 *A MOTION was made by Ms. Spittel and SECONDED by Ms. Ewing to approve the*
27 *Minutes from 9-7-16 as amended.*

28 *Voting: 5 ayes. Motion carried.*
29
30

31 *A MOTION was made by Ms. Hunter and SECONDED by Ms. Ewing to adjourn the*
32 *meeting.*

33 *Voting: 4 ayes. Motion carried.*
34

35 Chairperson Kandt declared the meeting adjourned at 9:55 PM.
36

37 Respectfully Submitted,
38 Sorrell Downing
39 Secretary
40
41