



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

**DATE:** August 19, 2015  
**TIME:** 7:30 PM  
**PLACE:** Wilton Town Hall Courtroom

**PRESENT:** Wilton Planning Board Members: Chairman Jeff Kandt, , Marion Kearns, Sara Spittel, Tracey Ewing (Alternate voting for Neil Faiman), NRPC Representative Camille Pattison, Secretary Sorrell Downing, Dawn Tuomala, Nate Chamberlain, Bob McKenney, Chad Brannon, James Quinn, Monadnock Ledger Reporter, Bill Keefe.

**PUBLIC MEETING**

Chairman Kandt opened the meeting at 7:40 PM.

**PB-SD15-0701 – Provost Trust**

*An application by Provost Trust for a subdivision of five single family homes on 70 acres. Tax Map B-14-1 to B-14-13. The property is situated mostly in Wilton with a portion extending into Lyndeborough along Cram Hill Road. The lots range in size from 11.1 acres to 19.6 acres.*

Mr. Brannon represented the applicant. Mr. Brannon stated the requested revisions have been made and provided updated maps.

- Letter received from Fire Chief stating the Town of Wilton will provide fire protection to the proposed subdivision.
- The Fire Chief letter also stated that the proposed subdivision of 5 lots does not require a water supply (can be obtained at Dale Street or Rebecca's Way) and Ray Dick agreed the fire cistern easements not needed and signed to extinguish the fire cistern easements. Mr. McKenney will do necessary paperwork and file with HCRD after discussion with Real Estate attorney.
- All 5 wells and all 5 septic systems have been moved on the plan so they are in the Town of Wilton.
- Revised Note #13 to Note #20 stating all houses will be built in the Town of Wilton.
- Added Note #21 stating that if the land is further subdivided in the future, a water supply would need to be provided.

- The legend was edited to reflect the shared driveway. A trail marking was also added

Impact Fees were discussed. The Wilton Planning Board has recently implemented Impact Fees and it was advised to the applicant to assess these now rather than later as the Impact Fees now will likely be less costly now than in the future. These Impact Fees would be denoted on the plan in a Note. When the property is sold, and a house built, in order to obtain a certificate of occupancy, the buyer will need to pay the impact fees. The applicant has already paid Road Impact Fees/Offsite Improvement Fees in Lyndeborough at the close of the previous subdivision approval and would not like to pay the Impact Fees or add a Note to the plan. Mr. McKenney assured the board the buyers of the proposed lots will have knowledge of these fees. Ms. Pattison stated that within the Wilton Land Use Laws, there is an application for a waiver of the Impact Fees if certain conditions exist.

*A MOTION was made by Ms. Spittel and SECONDED by Ms. Ewing to accept the application of PB-SD15-0701 Provost.*

*Voting: 4 ayes. Motion carried.*

*A MOTION was made by Ms. Spittel and SECONDED by Ms. Ewing to approve the application of PB-SD15-0701 Provost.*

*Voting: 4 ayes. Motion carried.*

Mr. Brannon, Mr. McKenney and Monadnock Ledger Reporter departed. The applicants will return with mylars after they are signed by Lyndeborough.

**PB-SP15-0601 – Bugeau Realty, LLC**

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

Ms. Tuomala stated the letter from the Fire Chief has been received. The applicant is still awaiting a letter from FEMA.

*A MOTION was made by Ms. Ewing and SECONDED by Ms. Spittel to continue to September 16, 2015 PB-SP15-0601 – Bugeau Realty, LLC.*

*Voting: 4 ayes. Motion carried.*

**PB-EX 01 – Quinn, Annual Inspection Report**

Town Counsel made necessary review of the bonds and found them to be in order.

*A MOTION was made by Ms. Spittel and SECONDED by Ms. Ewing to renew the excavation permits for PB EX 01 – Quinn.*

*Voting: 4 ayes. Motion carried.*

Forms signed by Mr. Kandt.

**PB-EX 02 – Quinn, Annual Inspection Report**

Town Counsel made necessary review of the bonds and found them to be in order.

*A MOTION was made by Ms. Spittel and SECONDED by Ms. Ewing to renew the excavation permits for PB EX 01 – Quinn.*

*Voting: 4 ayes. Motion carried.*

Forms signed by Mr. Kandt.

**PB-EX 05 – Quinn, Annual Inspection Report**

Town Counsel made necessary review of the bonds and found them to be in order.

*A MOTION was made by Ms. Spittel and SECONDED by Ms. Ewing to renew the excavation permits for PB EX 01 – Quinn.*

*Voting: 4 ayes. Motion carried.*

Forms signed by Mr. Kandt.

**Quinn Reclamation**

Ms. Tuomala shared the review letter from Mr. LaBombard s Re: Quinn Excavation Site (Lots E-22, F-173 & P/O E-21 and E-31)

*This letter is to confirm my review of the drawings, emails and groundwater elevations report sent to me by Dawn Tuomala, P.E. of Monadnock Survey, Inc. for the above referenced site. The draft final reclamation plan by Monadnock Survey is dated July 23, 2015 and was prepared at a scale of 1": 100'. It indicates areas "one" and "two" along with proposed contours for the entire site, which includes more lots than listed above. Area one, containing 12.55 acres has already been partially reclaimed. Area two, containing 6.75 acres is that portion of the site that they would like to loam and seed this year. The groundwater elevations report was prepared by Emery & Garret Groundwater Investigations, LLC for the Wilton Water Commission and is dated June 22" 2015. Attached to it is a table 1 showing well with corresponding water table elevations and figure 1 showing groundwater contours for this site.*

*I also received 3 full sized sheets that were previously approved (for comparison purposes). Two of these sheets were as prepared by Souhegan Valley Engineering, Inc., sheet 1 of 6 revised through 5/10/06 and sheet 2 of 7 as revised through 4/19/04. A third sheet was as prepared by Amherst Survey Associates, Inc., sheet 2 of 3 as revised through 11/14/2000. I am assuming that these 3 sheets were the approved plans for this gravel excavation. I compared the proposed contours on the draft final reclamation plan by Monadnock to the elevations in table 1 of the Emery & Garrett report. I agree that the proposed contours are 10 feet or higher than the listed water table elevations. I also agree*

*that the proposed contours on the Monadnock plan are not steeper than 2 horizontal to 1 vertical.*

*On the original drawings, there was an infiltration basin shown on lot E-22 (Souhegan sheet 2 of 7). On Monadnock's drawing, this basin has been moved to lot F-173, further east (downhill) and a little bit to the north. This new location seems more logical since it will now collect more surface runoff. There are two other infiltration basins indicated on the original drawings that are not indicated on the Monadnock drawing; one on E-23 next to Webb Road and the other on lots E-30 & E-32. Neither of these have any impact on the reclamation of "area 2" as indicated on the Monadnock plan. At this point, I am assuming both of these other infiltration basins will be constructed when the adjacent areas are disturbed.*

*For August 19th meeting purposes, I would concur that as indicated on the Monadnock*

*final reclamation plan should be allowed to be loamed and seeded at the proposed contour elevations. This area should be stabilized and would not be changed for any of the proposed infiltration basins.*

*Sincerely,*

*LaBombard Engineering, LLC*

*Dennis LaBombard, P.E.*

- Ms. Tuomala will be visiting the site with Mr. LaBombard this coming week.
- Ms. Tuomala also stated they have visited the site with the Wilton Water Commissioners and have received their approval. She provided Minutes from this meeting.
- The applicant would like to do the reclamation as an entire, not piecemeal.

*A MOTION was made by Ms. Spittel and SECONDED by Ms. Kearns to approve the final reclamation plan for Area #2 as noted on the map in pink.*

*Voting: 4 ayes. Motion carried.*

Mr. Quinn departed.

### **Simoni – Amended Driveway Easement**

The Simoni Subdivision was originally approved by the Planning Board in 2008 for 6 lots at the intersection of Badger Farm Road and Isaac Frye Highway. The subdivision consists of Parcels H-56-1 through H-56-6. Four of the parcels, lots 56-2 through 56-5, have an easement for a private way, while lots 56-1 and 56-6 have direct access from Isaac Frye Highway.

The easement to address the shared driveway, also included lot 6 as a benefited lot, however this was in error. Mr. Keefe, representing the property owners, presented the amended easement for the board's review and a vote of approval. This amendment was reviewed by Town Counsel. Ms. Kearns and Mr. Kandt asked that the form have an additional line added for the current property owners to sign. Since the drafting of the

amendment and the meeting, lot 6 has sold and now more people are involved and should be aware of the change.

*A MOTION was made by Ms. Ewing and SECONDED by Ms. Kearns to approve the amendment easement with the additional lines added for the new buyers.  
Voting: 4 ayes. Motion carried.*

### **Simoni – Potential Lot Consolidation**

Sanford Surveying has contacted the board about the process involved to potentially consolidate lots 56-2 through lots 56-5.

Discussion as to which Caveat Lot Consolidation rule applies - Section 3.2.6 of the Town of Wilton Subdivision Regulations or NH RSA 674:39a. Town Counsel advised the RSA applied. Discussion as to whether the Land Use laws are overreaching and it was concluded there are flaws in the ordinances. This will be further discussed and rewritten for Town Meeting.

Ms. Pattison to tell Ray Shea to use the Caveat Lot Consolidation and a board member will sign.

Mr. Keefe departed.

### **Economic Development Chapter of Master Plan**

The Board was pleased with the new formatting.  
Page 11: Some edits were proposed.

Page 12:

- Multigenerational Community – Add SVTV
- Diverse Tax Base
  - Need to streamline the review process
  - Address poor perception of review process
  - Municipal resources need to be invested in economic development.
    - Staff person
    - Grants
- Vibrant, Livable Downtown
  - Streetscape – façade improvements/street beautification
  - Community Development Block Grants
- Destination
  - Town website difficult to navigate. Need person primarily in charge who can tie in the various groups and make more user friendly.
  - Hiking Trails, Water Falls, Swimming Holes, Town Forests – need maps on website. Snowmobile Club might have good resources.
  - Agri-Tourism:
    - Need to keep the Rural sense of Wilton

- Keep Businesses that allow people to make a living
- Make sure town supports farm stands
- Need to support local agriculture and farms.

**Other Business:**

Do the Impact Fees need to be added to the checklist? Ms. Pattison to compare the Wilton checklist to that of Litchfield. Litchfield has recently made updates. There are some outdated and incorrect things on the current Wilton checklist.

Ms. Tuomala recently met with Ms. Atwood to discuss the Quinn escrow. There was a remaining +/- \$650 in the Riverwalk escrow. Riverwalk is complete and closed. Ms. Tuomala asked the remaining monies in the Riverwalk escrow be transferred to the general Quinn Escrow – PB EX 01, PB EX 02 and PB EX 05.

*A MOTION was made by Ms. Spittel and SECONDED by Ms. Kearns to approve the transfer of funds remaining (+/- \$650) in Riverwalk (Quinn) to PB EX 01, PB EX 02 and PB EX 05 (Quinn).*

*Voting: 4 ayes. Motion carried.*

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

*Voting: 6 ayes. Motion carried.*

Chairman Kandt declared the meeting adjourned at 10:45 PM.

Respectfully Submitted,  
Sorrell Downing  
Secretary