



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

DATE: June 3, 2015
TIME: 7:30 PM
PLACE: Wilton Town Hall Courtroom

PRESENT: Wilton Planning Board Members: Chairman Alec MacMartin, Neil Faiman, Vice Chairman Jeff Kandt, Marcie Kearns, Tracey Ewing (Alt), NRPC Representative Camille Pattison, Secretary Sorrell Downing, Board of Selectmen Representative Kermit Williams, Dawn Tuomala (Alt)

REGULAR SESSION

Chairman MacMartin opened the meeting at 7:30 PM.

Review of Minutes from 06-03-15:

- Page 1, line 15 Selectmen
- Page 1, line 31 6 Ayes
- Page 2, line 5 5 Ayes
- Page 2, line 20 Kristina
- Page 2, line 24 add Commission
- Page 2, line 40 add "on June 1"
- Page 3, line 3 procedures
- Page 3, line 25 once to "one"
- Page 4, line 19 and 20 change to 10:00 AM to 2:00 PM
- Page 4, line 25 add word refund
- Page 4, line 27 correct from Ms. Kearns to Ms. Spittel
- Page 4, line 30 4 Ayes
- Page 4, line 46 Mr. Hammer
- Page 5, line 5 6 Ayes

A MOTION was made by Mr. Kandt and SECONDED by Ms. Kearns to approve the Minutes as amended.

1
2 *Voting: 5 ayes. Motion carried unanimously.*

3
4 **Lang Driveway:**

5
6 Mr. Faiman moved to the audience.

7
8 *PB-SD15-0401 – Lang*

9 *The Town of Wilton Planning Board has received an application from Douglas Lang to*
10 *relocate the driveway serving 722 Abbot Hill Road, MAP H, LOT 103-2, from an existing*
11 *common driveway shared by 722 and 724 Abbot Hill Road to a private driveway serving*
12 *722 Abbot Hill Road.*

13
14 Mr. Guida, representing the applicant, presented the revised plan with addressed the
15 NRPC and Planning Board requests in Notes #8 and #9.

16
17 *A MOTION was made by Mr. Kandt and SECONDED by Ms. Kearns to accept the*
18 *application from Douglass Lang to relocate the driveway serving 722 Abbot Hill Road,*
19 *MAP H, LOT 103-2, from an existing common driveway shared by 722 and 724 Abbot*
20 *Hill Road to a private driveway serving 722 Abbot Hill Road.*

21
22 *Voting: 3 ayes, Ms. Tuomala abstained. Motion carried.*

23
24 Chairman MacMartin asked for further discussion. None was heard. The mylars were
25 signed and fees discussed.

26
27 *A MOTION was made by Mr. Kandt and SECONDED by Ms. Kearns to approve the*
28 *application from Douglass Lang to relocate the driveway serving 722 Abbot Hill Road,*
29 *MAP H, LOT 103-2, from an existing common driveway shared by 722 and 724 Abbot*
30 *Hill Road to a private driveway serving 722 Abbot Hill Road.*

31
32 *Voting: 3 ayes, Ms. Tuomala abstained. Motion carried*

33
34 *A MOTION was made by Mr. Kandt and SECONDED by Ms. Kearns to waive the uplift*
35 *charges for the application from Douglass based on less than one hours worth of time*
36 *was involved for this case.*

37
38 *Voting: 4 ayes. Motion carried*

39
40 Mr. Faiman returned to the Planning Board table.

41
42 **Krystal Pelletier, Truly Timeless Day Spa move from 43 Main Street to 53 Main**
43 **Street:**

1 Ms. Pelletier would like to move her current day spa from 43 Main Street to 53 Main
2 Street. There is a site plan on file for 53 Main Street and it was determined that the
3 business change is from retail to retail so no application is needed to the planning board.

4
5 *A MOTION was made by Mr. Kandt and SECONDED by Ms. Ewing that the move of*
6 *Truly Timeless Day Spa from 43 Main Street to 53 Main Street is not a Change of Use*
7 *and does not need a Site Plan Review.*

8
9 *Voting: 5 ayes. Motion carried.*

10
11 Ms. Pelletier needs a letter to the NH State Board of Cosmetology and Esthetics stating
12 she has permission to occupy 53 Main Street. This letter will be drafted by Ms. Downing
13 and mailed. A draft letter was dictated.

14
15 *A MOTION was made by Ms. Kearns and SECONDED by Mr. Kandt to approve the*
16 *dictated letter to be typed and sent to the State Board of Cosmetology and Esthetics on*
17 *behalf of Ms. Pelletier.*

18
19 *Voting: 5 ayes. Motion carried.*

20
21 **Bugeau Realty:**

22
23 Ms. Tuomala moved to the audience.

24
25 Ms. Tuomala stated that Mr. Carl Michaud has returned to the Planning Board after
26 following through with the Planning Board's request of having the applicant find an
27 industrial site for the location of his proposed crematorium.

- 28 • Location found at 343 Forest Road.
 - 29 • Current property has house that will be burned. Applicant working with
30 Fire Chief regarding this.
 - 31 • DOT has reviewed site distance and change of use and the applicant is
32 waiting for this approval.
 - 33 • Current property has a barn that will remain and serve as structure for
34 cremation retort.
 - 35 ○ Proposed access to the retort would be on the side so vehicle could
36 back in and close door for privacy.
 - 37 ○ Employees would not stay on property other than to process and
38 therefore no need for septic. There was some discussion of the
39 possible use of a composting toilet on the property if necessary to
40 comply with laws. Mr. MacMartin asked about the continuous
41 coming and going on the property which may spark need for
42 septic. Mr. Michaud stated the "coming and going" is sporadic.
 - 43 • The applicant will seek a special exception from the Town of Wilton
44 Zoning Board of Adjustments as the property does not meet the 2 Acre
45 minimum due to floodplain.
- 46

1 Mr. Michaud stated his business would like to set up a crematorium in Wilton for several
2 reasons:

- 3 • The current system in NH is 3rd party cremation.
- 4 • There are two places in the state and the process is expensive and impersonal.
- 5 • The system Mr. Michaud is proposing to install is very efficient. There will be no
6 smell.
- 7 • Mr. Michaud is a member of the State Funeral Board and plans for his proposed
8 facility to be accountable to an even higher standard.
- 9 • The proposed facility will address the mercury-filling problem brought before the
10 Planning Board before by the use of a selenium tablet in the retort. Also,
11 according to a local dentist the mercury fillings will naturally age out over time.
12 Mr. Michaud stated other facilities are not careful with mercury fillings and
13 jewelry recycling.
- 14 • Mr. Michaud's proposed crematorium would also be more careful than other
15 businesses to carefully identify the remains of loved ones.
- 16 • This space will also be used by other local funeral homes.

17
18 Mr. Michaud thanked the board and departed.

19
20 **Excavation Renewal – Leighton White:**

21
22 Mr. Fish walked the property with Mr. White and advised that the renewal be granted.
23 This will be addressed on July 1.

24
25 **NRPC Brochure – How to Start a Business in Wilton:**

26
27 Ms. Pattison shared preliminary content of the DRAFT brochure. The format to be
28 created in conjunction with the Main Street Association once content is established.

29
30 Language/Wording was discussed and updated. The idea of using a zoning map was
31 batted around then discarded, as it would be too difficult to read. The format is more
32 question and answer and the goal is to keep things simple and useful to the majority.

33
34 **Planning Board By-Laws:**

35
36 The current 1991 bylaws need to be updated. Ms. Downing to try to convert the current
37 document from PDF to a working Word document. Ms. Pattison and Ms. Downing to
38 consult OEP Handbook and other towns for examples. The current by-laws have
39 outdated references.

40
41 **Provost Joint Meeting:**

42
43 Ms. Pattison met with Chan Branon from Fieldstone who will be working on the case
44 going forward. Mr. Branon plans to meet with the Lyndeborough Planning Board June
45 18, 2015 and hopes to meet with the Wilton Planning Board August 5, 2015 in
46 preparation for an August 19, 2015 (earlier time of 7:00 PM) joint meeting with

1 Lyndeborough. Since there are no new proposed roads in Wilton, the access to the lots is
2 from Lyndeborough. The August 19, 2015 date might be difficult for the Wilton
3 Planning Board to have a quorum based on family vacations scheduled. Ms. Pattison to
4 discuss with Mr. Branon this availability concern.

5
6 **Procedural Question:**

7
8 Typically NRPC reviews an application before it is submitted to the town. However, the
9 fees for NRPC escrow are not obtained from the applicant until the application is filed
10 with the town. Therefore, the preliminary mandatory meeting is done without the
11 security of being paid. Mr. MacMartin suggested the applicant pay the NRPC escrow
12 first then after the NRPC reviews, then complete application and fees. Ms. Tuomala
13 disagreed with this suggestion as it requires the applicant to come twice to the Town
14 Offices. It was agreed that Ms. Pattison and Ms. Downing will work quickly together to
15 assure all timeframes are met when an application is submitted.

16
17 **Ballot Typo:**

18
19 According to Town Counsel, the correct wording shall be used and a footnote will mark
20 that there was a typo on the ballot but the language above is the language that was
21 approved by the Town of Wilton Planning Board. The proper wording will be re-voted
22 on at Town Meeting 2016.

23
24 **Thank you to Alec MacMartin:**

25 The Planning Board wished Mr. MacMartin well as he will not serve on the Planning
26 Board for a few months. Mr. MacMartin has served on the Planning Board for many
27 years and his service to the community is appreciated.

28
29 *A MOTION was made by Mr. Kandt and SECONDED by Mr. MacMartin to adjourn the*
30 *meeting.*

31 *Voting: 5 ayes. Motion carried unanimously*

32
33 Chairman MacMartin declared the meeting adjourned at 9:45 PM.

34
35 Respectfully Submitted,
36 Sorrell Downing
37 Secretary