



TOWN OF WILTON, NH - PLANNING BOARD

WILTON TOWN HALL • P. O. Box 83 • 42 Main Street • Wilton, NH 03086
[ORDINANCE](#) • [REGULATIONS](#) • [MEETINGS - \(Information - Notice - Agendas - Minutes\)](#)

51 • Fax: (603) 654-6663

[Planning Board E-mail](#)

NOTICE OF DECISION

Authority: RSA 676:3 ([Text](#))

10/24/2016

Project Name: Subdivision for Claire Budro	Case Number: PB-SD03_0716 Budro
Plan (Plat) Date (Latest Revision): July 20, 2016	Tax Map: C Lot #: 45

MEETING DATE: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> Minutes Attached	APPLICANT(s): Claire Budro, PO Box 719 Wilton, NH	APPLICATION TYPE: <input checked="" type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (CR) Cluster <input type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (EX) Excavation <input type="checkbox"/> (HO) Home Occupation <input type="checkbox"/> Sign
---	--	--

In accordance with RSA 676:3, Issuance of Decision, this document and any attachments serves as written notice in the matter described herein, where the Town of Wilton, NH Planning Board (Board), at a public hearing noticed in accordance with RSA 676:4, Boards Procedures on Plats, has, after consideration of the information before them, voted in the affirmative on a motion to Approve / Deny the application before the Board to:

Subdivide the existing 22 acre parcel on Davisville Road (C-45) into 2 lots: 1 eight acre lot and 1 fourteen acre lot for single family residences.

The application was approved with the following condition(s) to be completed for final approval:

1. The Impact fees are noted on the plan
2. The bounds are to be walked

The application has been denied for the following reason(s) for the denial:

Jeff Kandt

Chairman, Wilton Planning Board

Attachments:

Approved Minutes from the July 20, 2016 Planning Board Meeting

Conceptual Discussion Lot C-45 Davisville Road – Claire Budro to divide current property into two lots.

Ms. Spittel moved away from the Planning Board table

- Driveway access to be reworked with the Road Agent and follow natural contour of land.
- Will use existing stone walls for boundaries.

- For submission July 20, 2016 for August 17, 2016 Public Hearing

Ms. Tuomala shared she has accepted a new job with DPW in Merrimack and will be phasing out her role at Monadnock Survey. The board wished Ms. Tuomala the best and expressed their gratitude for all her work with not only the Planning Board but for the Town of Wilton.

Ms. Spittel returned to the Planning Board table.

Approved Minutes from the August 17, 2016 Planning Board Meeting

PB-SD03-0716 - Budro

An application by Claire Budro to subdivide the existing 22 acre parcel on Davisville Road (C-45) into 2 lots: 1 eight acre lot and 1 fourteen acre lot for single family residences.

Ms. Tuomala is representing Ms. Budro.

NRPC Concerns as stated on the NRPC Review:

- Need a letter authorizing representation from the surveyor. This was submitted although the new subdivision review application states this is not necessary.
- The application form on page 1, item 3 mistakenly noted the application is for tax map # C-47. The correct lot # is C-45. This error is repeated on plan sheets 1 and 2. New lot # C-47-2 must be corrected to read C-45-2. This has been corrected.
- Road agent driveway approval letter pending. This has been received.
- There appears to be a discrepancy in the lot sizes. The data in the NRPC GIS shows that the parcel is approximately 2 acres smaller than what the applicant is showing. – Staff if verifying. Monadnock Survey has surveyed this and is more accurate than a tax map for acreage.
- Easement area boundaries for lot D-3 should be delineated on the plat. This has been covered in Note #3 on the plan.

Mr. Williams asked for Impact Fees to be noted on the plan.

Mr. Williams will walk the bounds Sunday, August 21 at 3:00 PM with Ms. Tuomala.

A MOTION was made by Mr. Faiman and SECONDED by Ms. Ewing to accept the application PB-SD03-0716 – Budro. Voting: 4 ayes. Motion carried.

Mr Fish opened the discussion up to the public.

Mr. Wright asked to see where the two driveways would be located. Ms. Tuomala pointed them out on the plan.

A MOTION was made by Mr. Faiman and SECONDED by Mr. Williams to conditionally approve the application PB-SD03-0716 – Budro. The conditions to be met are that the Impact fees are noted on the plan and the bounds are to be walked.

Voting: 4 ayes. Motion carried.

The mylars will be brought to the meeting September 7, 2016 to be signed. Ms. Longval to determine fees.

Mr. Hunter moved back to the Planning Board table.