



**TOWN OF WILTON, NH - PLANNING BOARD**

WILTON TOWN HALL • P. O. Box 83 • 42 Main Street • Wilton, NH 03086  
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**NOTICE OF DECISION**

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

10/24/2016

<b>Project Name: Subdivision for Hellyn Egan, Rev Trust Case Number: PB-SD04_0716 Egan</b>		
<b>Plan (Plat) Date (Latest Revision): July 14, 2016</b>	<b>Tax Map: M</b>	<b>Lot #: 98</b>

<b>MEETING DATE:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> Minutes Attached	<b>APPLICANT(s):</b> Hellyn Egan Rev Trust, PO Box 756 Wilton, NH 03086	<b>APPLICATION TYPE:</b> <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
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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:

An application by Hellyn Egan of 240 Gibbons Highway (Lot M-98) to subdivide two half acre lots from the 5.9 acre parcel along Robbins Road.

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

1. Impact fees are to be 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:

**From the APPROVED minutes of the July 20<sup>th</sup> Planning Board Meeting:**

Conceptual Discussion Lot M-98 Robbins Road – Hellyn Egan for a two-lot subdivision.

- The proposed lots are on town water/sewer and therefore can be ½ acre
- The property is zoned residential
- For submission July 20, 2016 for August 17, 2016 Public Hearing

**From the APPROVED minutes of the August 17<sup>th</sup> Planning Board Meeting:**

PB-SD04-0716- Egan

An application by Hellyn Egan of 240 Gibbons Highway (Lot M-98) to subdivide two half acre lots from the 5.9 acre parcel along Robbins Road.

Ms. Tuomala is representing Ms. Egan.

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.
- Insufficient fees were submitted with the application. On the application form page 3, item 12, B Subdivision application fee, item 5 should have read 3 lots x \$200/lot = \$600. \$200 was entered on the total line. \$400 balance due. These fees have been paid.
- The two new driveways on Robbins Rd will need driveway permits at time of construction. The board may wish to seek the input of the road agent at this time. The letter from the DPW stating their approval is on file.

During the conceptual meeting the Planning Board asked about Water and Sewer hook up for the proposed lots. Ms. Tuomala submitted documentation stating both boards have approved the proposed water and sewer connections and the location of these connections will be determined at time of construction.

Mr. Williams asked that the Impact Fees be added to the plan.  
Ms. Tuomala will walk the bounds with Mr. Fish. Date TBD.

A MOTION was made by Mr. Fish and SECONDED by Ms. Ewing to accept the application PB-SD04-0716 – Egan. Voting: 4 ayes. Motion carried.

Mr. Fish opened the discussion to the public.

Mr. Jean stated there is a culvert on the property. Ms. Tuomala stated noting can be built where the culvert is located.

Mr. Jowders asked where the proposed driveways would be located. Ms. Tuomala pointed them out on the plan.

A MOTION was made by Mr. Fish and SECONDED Ms. Ewing to conditionally approve the application PB-SD04-0716 – Egan. 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.