

Wilton Planning Board

March 16, 2005

Members present: Selectman's Rep. Jerry Greene, NRPC Rep. Steve Wagner, Bruce Johnson, Matt Fish, Neil Faiman, Brian Sullivan, Alt. David Holder, Alec MacMartin and Alt. Dawn Tuomala and Alt. Gail Hoar and Andrew Fairbank. Lynne Draper and Spencer Brookes for Conservation Commission were present.

The Board welcomed Andrew Fairbank, newly elected Board member.

VOTE: Mr. MacMartin made a motion for the purpose of this Board that Mr. Fairbank is an alternate for tonight's meeting. Mr. Johnson seconded the motion. Motion passed unanimously.

Minutes for February 16, 2005

Page 2, line 5: add the word "is" to now read "and it is lower than the dam".

Page 3, line 40 in the vote should be "application" not applicant.

VOTE: Bruce Johnson made a motion of accept the minutes as amended. Mr. Greene seconded the motion. Mr. Fish and Mr. Sullivan abstained. Motion passed.

Chalet Susse – lot C-128-1-2 Subdivision

Alt. David Holder replaces Mark Whitehill for this case.

Dawn Tuomala and Fred Rodell were present.

Mrs. Tuomala described the changes to the driveway shown on page 3.

Three notes were added to page one:

- No salt on all driveways

- No disturbance on lot 4 within 50 ft. of the wetlands and to treat it as if it was in the shoreline protection area.

- Address fertilizer and lawn product uses.

- Seeding mix

Ms. Tuomala discussed 6.3 paragraph 2 and talked about their efforts in designing this subdivision. A cluster plan was considered but the applicant felt their plan had less impact than a cluster. She discussed other subdivision in the area and reduced frontage lots approved in the past three year.

To do list:

- Add a note regarding a 100-ft. setback on lot four on buildings and leach field.

- Fire pond estimate from Dennis Wheeler for \$9,800.

1 -Attorney Will Sullivan is drawing up papers for \$4,300 per lot for voluntary
2 contributions for road upgrades.

3
4 The applicant hopes to use the existing pond on Keyes Hill Rd. All the
5 specifications spelled out from the fire dept. will be on the existing pond if that
6 becomes available including a dry hydrant. Discussion continued.

7
8 **VOTE: Mr. Green moved to conditionally approve the plan subject to the**
9 **note that Mr. MacMartin requested and subject to bonding for pond and**
10 **voluntary contributions. Mr. Faiman seconded the motion. Mr. MacMartin**
11 **and Mr. Johnson opposed. In favor of the motion are Mr. Faiman, Mr.**
12 **Greene and Mr. Holder. Opposed to the motion are Mr. MacMartin, Mr.**
13 **Johnson and Mr. Sullivan. The vote is 3-3. The chairman votes no. The**
14 **motion did not pass.**

15
16 **VOTE: Mr. MacMartin made a motion to deny based on the fact the use of**
17 **reduced frontage lots does not benefit the neighborhood over the**
18 **development that would use the standard frontage. By balancing the**
19 **number of curb cuts vs the balance of the wetlands. The balance goes**
20 **through the number of curb cuts, as opposed to the reduced number of**
21 **curb cuts as to where it places the development in relation to the wetlands.**
22 **Seconded by Mr. Johnson. Yes votes: Mr. MacMartin, Mr. Johnson, Mr. Fish**
23 **and Mr. Sullivan. Opposed are Mr. Faiman and Mr. Greene. Mr. Holder**
24 **abstained. Motion passed.**

25
26 A work session is scheduled for March 21, 2005 at 7:30pm at Town Hall to
27 discuss and draft the decision. A decision will be posted within 10 days.