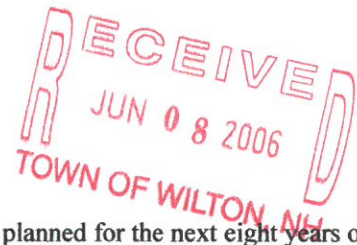


June 4, 2006
To the ZBA
RE: gravel extraction on lot F3 on Isaac Frye Highway



As a neighbor living between 200 and 300 yards from the proposed site of gravel extraction planned for the next eight years off of Isaac Frye Highway, I wish to put on record my strong opposition to this request for both a use and area variance on this piece of property that clearly sits outside of the industrial zone where such gravel operations are allowed. There are several reasons I am opposed to granting the variance request as listed below. The reasons for my opposition include:

1) General Impacts:

A) Variances should not be lightly given. Particularly ones that will have an immediate and long-ranging impact on the ability of ANY neighborhood in Wilton to protect its environment and quality of life. Allowing this variance as the first test of Article 2 leaves the town open to law suits by current gravel operations that wish to extend their operations outside of the boundaries of the industrial zone. It will allow them or any other gravel extraction operations to purchase land in any part of the town and gravel it at will since no other town area will suffer the number of consequences as this historic and residential area will if this variance is allowed.

B) This test case in the Town's most historic area impacts many, many residents, tax payers, church goers, Andy's Summer Playhouse attendees, tourists, and grieving grave-side visitors in every way imaginable – loss of quality of life (through noise, traffic and associated dangers from large gravel trucks on a small road, pollution, loss of privacy, environmental devastation, scenic degradation, historic area decimation and financial impact); health impacts (through noise, water quality degradation and pollution); decrease in house values leading to loss of tax revenue for town; and increased monies required from tax payers necessary for road upkeep due to heavy truck loads on a road not suited for such traffic.

2) Specific Impact: Trucks and Other Heavy Equipment

A) The proposed 32 trucks travelling up and down Isaac Frye Highway per day, 5 days a week for 8 years will do immeasurable damage to an historic scenic road that only has light traffic and very little truck traffic under normal conditions costing the town many thousands of additional dollars of tax money to keep up with the needed repairs if this variance is granted.

B) These 32 gravel trucks will unlikely be the only other heavy vehicles needed for this operation. There will be the water trucks, dump trucks, loaders, graders and any other equipment necessary for the operation of this proposed mining site.

C) The slope of the road and the sharp curve at the base resulting in an unsafe sight line for oncoming traffic is already a hazard for people using the road to access or leave their homes. There have already been several severe accidents at that intersection under present conditions without the proposed additional daily truck travel.

D) In addition, I believe that the slope and curved sight line on this portion of Isaac Frye where it meets 101 would not be approved for any house lot, let alone a residential area road under current town regulations if it were a new application. Just because this road has been grandfathered for use by the neighborhood and people traveling to Route 101 under current use conditions, does not mean that it is safe for the NEW heavy use proposed by Mr. Zahn, Kennedy et al.

E) If the truck drivers find that making the curve on to Route 101 is too difficult/dangerous will this then cause them to travel UP Isaac Frye, through the neighborhood and damage that portion of the road and endanger all of the foot and bicycle traffic constantly on this country road to an even greater degree?

F) Additionally, this road is CLOSED to all heavy traffic four to eight weeks a year during "mud season" to preclude any extensive damage to the road bed and surface. Would this operation truly shut down for 1 to 2 months a year or would another variance be requested for the use of the road?

3) Specific Impacts: Water Considerations

Fact: Lot F3 is sited directly on top of the aquifer (see attached NHDES and town maps to be included in the Record.)

Fact: A portion of this aquifer runs down from the reservoir area and under a portion of Camp Anne Jackson and directly DOWN HILL under lot F3 (except for one very small section in the upper easternmost corner of the property.) As has been noted by Doug Heath in both his 1993 "Wilton Well-Head Protection Area" report to the town and in a conversation I had with him in mid-May 2006, "water runs down hill.." Although he stated that this portion of the aquifer was not thoroughly researched during his 1993 EPA/ NHDES study since the flow to the town wells was primarily from the south and west, he then went on to say that any disruption of ground cover and soil in this area greatly increases the risk of damaging or destroying the aquifer. Also, he mentioned that it was unclear exactly what the subterranean flow patterns would be vis a vis the town wells, but "one can assume that whatever happens on this piece of land can impact the aquifer since gravel is so permeable that anything spilled will make its way to the water level in the aquifer." Which means that any excavation without extreme oversight (which would preclude any "sloppiness" in either fueling vehicles or the use of any other oils, fuels, chemicals or toxic substances) stands the chance of damaging the aquifer. Whether this portion of the aquifer directly impacts the water drawn from the town wells or not, it is still a large aquifer used by local residents and businesses, including Monadnock Spring Water that must be protected from any chance of contamination. Just because other operations have been approved on top of the aquifer, does NOT mean that any further potential dangers to the town water supply and that water supplied to local residents and businesses should be allowed, *particularly if precluded by a town ordinance.*

Fact: Mr. Zahn has a history of “disrespect” for, and refusal to reclaim land he has gravelled in the past (See accompanying publication “Moonscape” put out by citizens of Lyndeborough after one previous gravel operation conducted by Mr. Zahn to be included in the record.) When Mr. Zahn called me last March after the town vote, I asked him about his Lyndeborough excavation history and he admitted that he had NOT reclaimed the land he mined because, as he stated “ I was angry with the town.” What leads us to assume we can expect any better on a sensitive piece of land on our aquifer?

In addition, water-related questions asked and not answered at the last ZBA meeting still of concern are:

- A) What will be the impact of this mining excavation on both the private wells of area residents and the two public wells on the Girl Scout property?
- B) What will be the impact it will have on the pond and stream also on the Camp Anne Jackson property?

4) Specific Impacts: General Area

A) Even though there are campers, renters and/or caretakers using land that directly abuts Lot F3, only those tax paying residents permanently residing in the adjacent neighborhood will be affected by this proposed excavation on a daily basis, year in and year out. Many of the people living in this part of Wilton are **retired** and spend every day in and around their homes, so the proposal to only work on week days has little meaning when there will be incredible disruption of a neighborhood 5 days a week, 8 hours a day for 8 years. Whatever those associated with Camp Anne Jackson feel about the proposed excavation, it has little relation to the impact this operation will have on those residents *living* in close proximity to the site – meaning, DAILY noise, pollution and destruction of roadways as well as what has already been pointed out in a letter previously sent by Mr. Deysher, a drastic reduction in home values in an area of high tax revenue.

B) Even if the Girl Scouts are only in the area on weekends, the children and families who are in attendance DAILY at Andy’s Summer Playhouse are another matter entirely. These youngsters walk up and down Isaac Frye Highway to the convenience store at the bottom of the hill at least once a day. As one of several “dog walkers” who already must avoid gravel trucks working at a local new-home site, we recognize the danger when around large trucks in a rush with poor tires and breaks that cause them to skid at the slightest provocation. Not only will these children be in danger on a daily basis, but their families who make several runs a day will be in danger, not to mention the young teenage drivers from Andy’s who also use this hill for travel and “food-foraging” trips or the attendees who visit the playhouse for their Wednesday matinee series.

C) Although the abutting cemetery houses only the dead, those wishing to visit a grave site or hold a service on a week-day will be greatly impacted by the noise, dust and truck traffic generated at the excavation site 5 days a week. Even if the MINIMAL 150-foot setback (instead of the normal 300 feet) suggested by Mr. Nelson representing the cemetery trustees is accepted, this will still be the case. With the 50 foot setback suggested by Zahn, Kennedy, et al, the disruption will be ever more heightened.

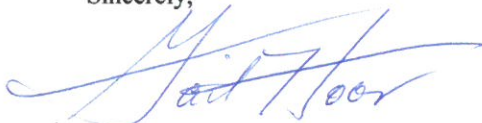
5) Historic Impact:

This proposed gravel extraction would be taking place in Wilton’s most historic area – the site of the first settlement of the town in 1739. This historic area has the oldest homes and public buildings in Wilton and is clearly an area that is not within the INDUSTRIAL ZONE established by the recently passed Article 2 written by the Planning Board where gravel extraction operations are allowed.

6) As has been deemed appropriate by the Planning Board during the Granite State gravel extraction proceedings, neighbors in close proximity to the site have as much right to an opinion and attention paid to resulting impact issues, as do the direct abutters. In this case, an entire neighborhood (or town, in a worse-case scenario) will be greatly impacted in ways that have previously been mentioned and should receive the same consideration as those who own the non-residential land that directly abuts the property.

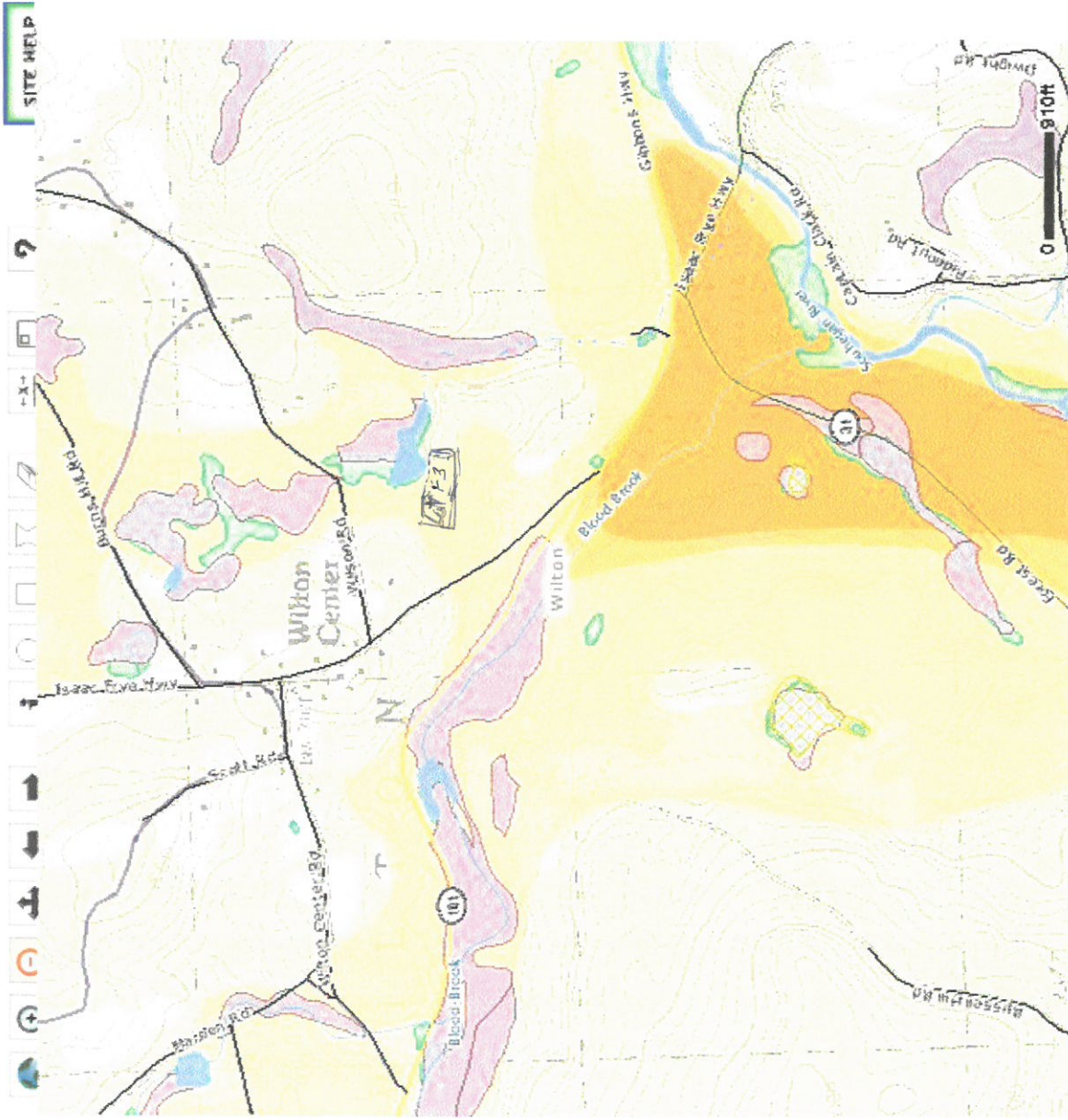
7) If this variance is allowed I request that each of the 5 points on hardship for both use and area are clearly explained why they have LEGALLY been met. As a mere citizen, yet one who understands a bit about zoning regulations, it appears that a hardship variance can NOT be adequately LEGALLY defended whether under use or area considerations at this point

Sincerely,



Gail Hoar
578 Isaac Frye Highway, Wilton, NH 03086



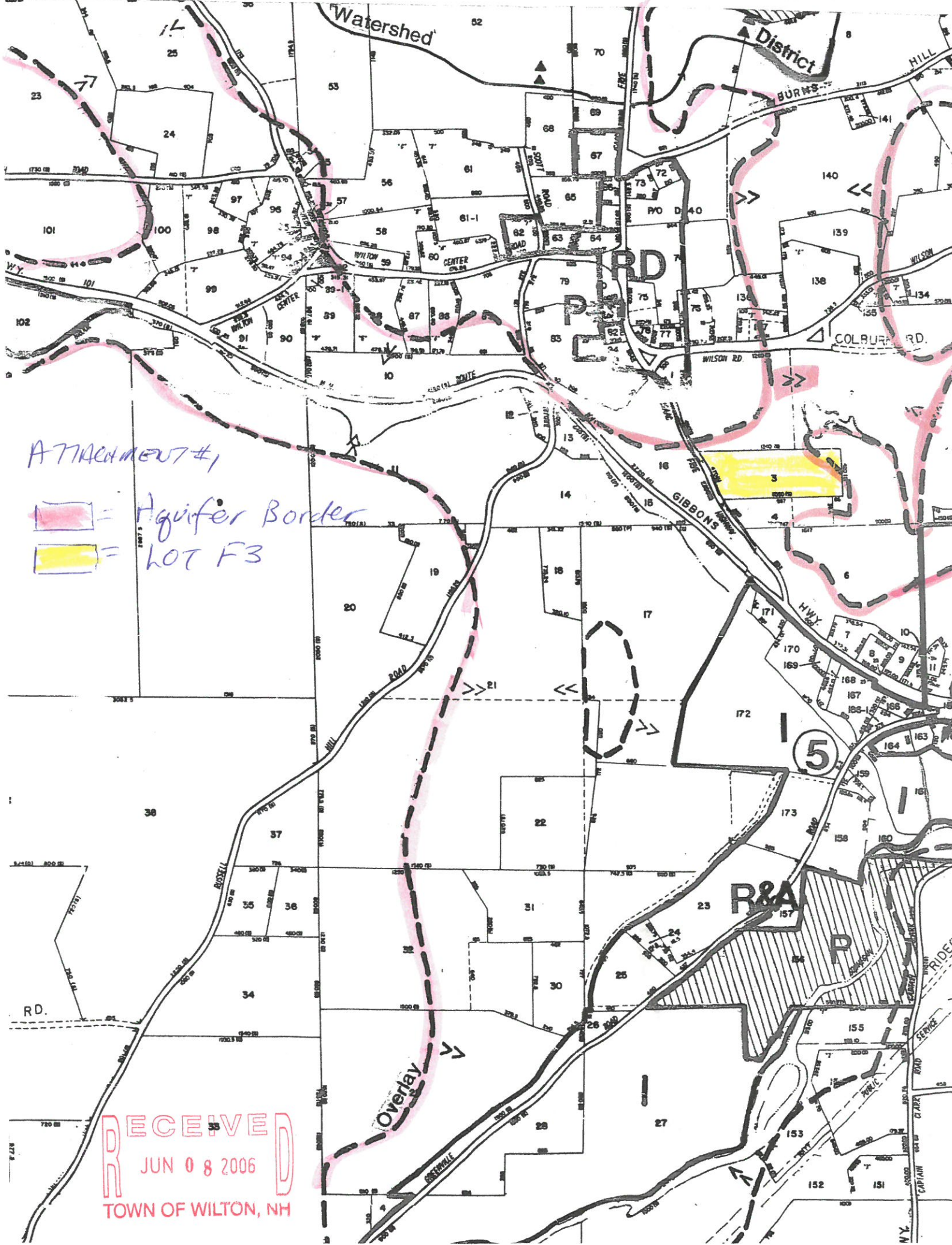


Water Resources



Legend

Roads	
	Class I: primary system
	Class II: secondary system
	Class III: state recreational
	Class IV: within compacta
	Class V: municipal
	Class VI: unmaintained municipal
Political Boundaries	
	State
	County
	Town
Watersheds	
	Watersheds
Subwatersheds	
	Subwatersheds
Stream Network	
	Perennial Stream
	Intermittent Stream
	Canal/Ditch
Water Bodies	
	Lake/Pond
	Reservoir
	Swamp/Marsh
Other Water Features	
	River
	Spillway
	Inundation Area
	Dam/Weir
	Canal/Ditch
	Rapids
Hydric Soils	
	Hydric Soils
Wetlands	
	Estuarine
	Lacustrine
	Marine
	Palustrine
	Riverine
Aquifer Transmissivity	
	Less than 2000 ft ² /day
	2000-4000 ft ² /day
	Greater than 4000 ft ² /day

RECEIVED
JUN 08 2006
TOWN OF WILTON, NH



ATTACHMENT #1

-  = Aquifer Border
-  = LOT F3

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