

CARLSON

2 letters from
applicant -
read into
record @
6/13/06
hearing.

June 9, 2006

To whom it may concern;

After a conversation with Carl Zahn, I took a look at the excavation site in Wilton, NH known as lot F-3 Isaac Frye Highway.

My professional opinion on what is happening here is a positive one. When all is said and done, the existing site and the surrounding plots will all be better off. It will be a much easier site to work with; and the development should not have a negative effect on the area in general.

My career in Real Estate began in 1978, and I have been a full time Realtor ever since. I have also done appraisal work and have owned my own Real Estate firm. I am currently a Realtor-Broker with Carlson GMAC Real Estate in Amherst, NH.

If you have any further questions, please feel free to contact me.

Best regards,


Jim Spellman
Realtor-Broker



June 9, 2006
To Whom It May Concern,

In my opinion the excavation/reclamation project proposed by Mark Gibbons/Karl Zahn and James Kennedy at Lot F3 on Issaac Frye Highway in Wilton, NH will have no negative impact on the surrounding property values. The end result, as planned should increase the value of the subject property. There is one Commercial excavation less than 1/8 mile away that is near completion and another on the west side of Wilton center that has just been completed. These two projects exist without a deleterious effect. Any traffic generated at the Kennedy lot exits straight to Rte 101 and will not impact Wilton Center. If you have any questions please feel free to contact me directly at 603-673-9747 x237.

Lori Worrall
RE/MAX Country Properties
603-673-9747 x237



RE/MAX Country Properties

55 Ponemah Road

Amherst, New Hampshire 03031

Toll Free: (800) 222-2829

Office: (603) 673-9747

Fax: (603) 673-8862

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Brenda K. Morse

From: Zahn Family [zahn4@adelphia.net]
Sent: Monday, June 12, 2006 9:24 PM
To: Gerald R. Prunier
Subject: Lyndeborough Excavation by Karl Zahn

To Whom It May Concern,

Due to misinformation recently sent by letter to The Town of Wilton, NH and printed in The Milford Cabinet I am compelled to offer a brief, factual synopsis regarding a gravel excavation by me in Lyndeborough, NH. In 1994 I purchased an eight acre parcel of land on Curtis Brook Road in Lyndeborough, NH. The parcel had been advertised for sale for ten years. I bought the land with the intention of removing gravel, reclaiming and selling the land as a single house lot. I appeared before the Lyndeborough Planning Board with a conceptual plan. The excavation was a permitted use and I received conditional approval from the Board, the condition being that I return before the Board the following month with an engineered plan depicting elevations, amount of material to be removed, erosion control and reclamation methods.

I returned the following month after spending \$10,000.00 with Meridian Land Services and with their representative to make the presentation. At this meeting, however, many neighbors were present with objections. I was told at the end of the meeting, by the chairman of the Planning Board, "I know that Mr. Zahn, by law, is allowed to obtain an earth removal permit, but I would rather disappoint him than all of these people I know". That statement is a matter of public record.

Within a month of this meeting, another Lyndborough land owner on Center Road, cleared a large piece of land and began selling sand and gravel. I contacted the Planning Board chairman and was told it was being done as incidental to construction of a barn for which the land owner had obtained a permit. Aside from the fact that no barn was ever built and material is hauled from that site even to this day, it is my understanding that material moved as incidental to construction cannot be sold.

When confronted with this dilemma, the Planning Board asked me to get a building permit and they would allow gravel to be removed. I subdivided the piece into two lots, obtained building permits, and removed gravel.

Between vandalism to my equipment and other assorted unpleasantries, I ended the project well short of what I had hoped. The lots were graded, seeded, and sold. There was never any communication, written or otherwise, from any Lyndborough official or Board that I had left that land in an unsuitable condition. Acceptance of the very plan the Town had asked for, and I provided at considerable expense, the Town could have controlled every aspect of the project. Now, I could legally have left the land in any condition I wanted. Common sense dictates, as the person selling the lots, I would want them in a marketable condition.

I have been in business since 1981, exactly 25 years. Generally, I think my reputation stands on it's own, nonetheless, I wanted a factual account of these events on record.

Sincerely,

Karl M. Zahn