

TOWN OF WILTON

PLANNING BOARD MINUTES

JUNE 20, 1990

PRESENT: Members Alec MacMartin, Vice Chairperson, Michael Davidson, David Glines, Minot Ring, Dick Rockwood & Selectman's representative Dick Greeley. Alternate Pam Ellis, NRPC representative Julie Cummings & secretary Diane Nilsson were also present.

Vice Chairperson MacMartin called the meeting to order at 7:35 p.m. and stated that Alternate Pam Ellis would be sitting on the Board for this meeting due to Mark Whitehill's absence. He also stated that any cases not receiving final approval at this meeting would be continued to the July meeting, scheduled for July 18, 1990.

OLD BUSINESS :

MONAHAN & PROLMAN - Conditional approval has not been met & fees have not been paid. Mr. MacMartin stated that Mr. Whitehill has been in contact with Mark Prolman and if fees are not collected within 30 days, they will have to re-apply.

SCHLIE, PAUL W. - Conditional approval given by the Board on 8/88 for a Lot Line Adjustment. The conditions, walking the bounds and correcting a spelling error on the plans, have been met.

FEES: ? due to the Town of Wilton for NRPC charges.
\$24 due to HCRD for recording fees.

Wil Sullivan will check into the Town office, Mr. MacMartin will have a copy of the plan made for the file.

NEW BUSINESS:

RIVER ROAD REALTY TRUST - Continuing Cluster Plan Review, Maple Street. (Case # 1115SD-2-89)

Jay Heavisides represented the Trust and stated that the Board received a letter from Weston. Moran is working with the Fire Dept. and awaiting the State discharge permit for the sewer. They are also working with the Town regarding the easement and with abutters regarding the land for sale to them.

Abutter Vi Paro stated that her dealings with the developers have been positive thus far.

To be continued.

SULLIVAN REAL ESTATE TRUST - Continuing Subdivision Plan Review, Highland Street. (Case # 117SD-1-90)

Wil Sullivan presented revised plans and stated that the bounds were walked by Mr. Ring and that there is a total of 2.27 acres of non-wetlands soil on the lot in question, now shown on the map.

MOTION: Mr. Ring moved to approve the plan. Mr. Davidson seconded the motion. The motion passed unanimously.

FEES: \$20 received to the Town of Wilton for NRPC charges.
\$24 due HCRD for recording fee. (Mr. Sullivan will bring to Town office 6/21/90).

Final approval.

ROBERT KUSHLIS - Continuing Subdivision Plan Review, Route 31 North. (Case # 221SD-1-90).

Jay Heavisides represented Mr. Kushlis. Mr. MacMartin stated that he is still waiting for corrections to covenants; driveway and right-of-way easements, from Mr. Kushlis' attorney.

To be continued.

ROBERT E. LEVESQUE, JR. - Preliminary Site Plan Review, Gray's Corner, Route 101. (Case # 418SP-2-90).

Mr. Glines stepped down from the Board. Mr. Levesque presented revised plans for a seasonal food take-out stand.

Ms. Cummings stated that the defects from the previous plan seem to be corrected on this plan except for a more complete description of the types, sizes and locations of trees and shrubs in buffer.

MOTION: Mr. Davidson moved to accept the plan as presented.

Mr. Rockwood seconded the motion. The motion passed unanimously.

Mr. Levesque was asked to explain his proposal for the buffer. He responded that he wanted to know the Board's definition of "dense". The Board responded that, generally, a dense buffer means that people walking or driving cannot see through it.

Ms. Cummings stated that she felt Mr. Levesque needed to provide a landscape design. She suggested a design consisting of some 6' trees, some 3' trees and some shrubs.

Mr. Greeley suggested using the loam from the site and making a berm around the facility.

The Board reiterated the need for a landscape plan specifying density, height and types and numbers of plants used in the plan.

The Board then suggested that Mr. Levesque take his plans home and finish the design and bring the completed plans back later in the evening. Mr. Levesque agreed to this.

Upon Mr. Levesque's return, Mr. Glines again stepped down from the Board.

Mr. Levesque presented the revised plans to which had been added a side-view drawing of berm with evergreen trees of varying heights.

Ms. Cummings stated that the distance that the trees would be planted from each other would have to be noted on the plan.

Mr. Levesque added note #9 to the plan which stated: height of trees to be 2'-3' on top of berm, spaced 6'-8' apart within buffer.

The Board asked Mr. Levesque to draw a dumpster on the plan which he did.

The Board then asked about the operation of the food stand. Mr. Levesque responded that the stand would be in operation from April 1-December 1 with hours of operation being 11 a.m. - 9 p.m. The stand will serve ice cream and pizza.

Mr. Levesque stated that he will construct the swale, drawn on the plan, at the time of excavation. He also stated that any gray water from the stand will be placed in a holding tank and removed from the site.

- MOTION: Mr. Rockwood moved to accept the plan as amended.
Mr. Davidson seconded the motion. The motion passed unanimously.
- MOTION: Mr. Rockwood moved to approve the plan as amended.
Mr. Ring seconded the motion.
- MOTION: Mr. MacMartin made a motion on the approval to include the items that have been stated to the Board: Project is for seasonal use only, from April 1 - December 1; hours of operation to be 11 a.m. - 9 p.m.; stand to serve ice cream and pizza; buffer as shown on plan; bathroom facilities as required by State of N.H.; access as shown on plan; swale constructed at time of excavation as shown on plan; that any running water on site be held in a holding tank and be disposed of off-site as per State of N.H. requirements.
Mr. Rockwood seconded the motion.
- VOTE: (On amendment to motion) Motion passed unanimously.
- VOTE: (On motion to approve as amended) Motion passed unanimously.
- FEES: \$80 due to the Town of Wilton for NRPC charges.

Final approval.

WINSTON & ANNA FAIRFIELD - Continuing Subdivision Plan Review, Burton Highway West of Isaac Frye Highway. (Case # 516SD-1-90).

Dawn Tuomala of Monadnock Survey represented the Fairfields. David Glines rejoined the Board. Ms. Tuomala stated that the Lot numbers have been changed as requested, the pins for the driveway easements have been noted on the plans, note #18 has been added and legal language was presented to the Board.

Mr. MacMartin stated that the bounds were walked. The bounds that were missing have been placed and the legal language has been reviewed.

MOTION: Mr. Ring moved to approve the plan.
Mr. Rockwood seconded the motion. The motion passed unanimously.

FEES: \$20 received by the Town of Wilton for NRPC charges.
\$58.25 received to HCRD for recording fee.

Final approval.

JOSEPH A. MAZZUCHELLI - Preliminary Subdivision Plan Review, Abbot Hill Road near Mason/Milford line. (Case # 620SD-1-90).

Mr. Rockwood stepped down from the Board and represented Mr. Mazzuchelli and presented plans for a 2-lot subdivision. He stated that Mr. Davidson had walked the bounds.

Mr. MacMartin pointed out that in Article IV of the covenants, Lot #1 should be added. He also stated that the existing road and existing stream crossing should be shown on the plan.

MOTION: Mr. Glines moved to accept the plan. Mr. Davidson seconded the motion.
The motion passed with Mr. Greeley abstaining.

CONDITIONS FOR APPROVAL:

1. Corrections to covenants; Articles II & IV, adding Lot 103-1 & 103-2.
 2. Showing the existing stream crossing for the right-of-way on Lot 103-1.
 3. Add note #9 to plan which would read... access to each lot is restricted to the right-of-way shown on the plan as per covenants.
- * \$3.00 due to the Town of Wilton for an additional abutter notification.

Accepted.

To be continued.

BEN BINGHAM - Pre-application, Joyce/Petty Road, West Wilton.

Mr. Bingham stated that his nearly 2-acre property is in the Residential & Aquifer Protection districts. In 1935, the Town deeded the old schoolhouse to his property which also has a home on it. After going to the ZBA to request a Variance on lot size, he needed some technical information from the Board. He would like to subdivide the property so that there would be two separate lots with two houses. At present there is only one well serving both houses. There are two septic tanks but he doesn't know where, or if, there is a leechfield.

Mr. MacMartin suggested that Mr. Bingham go through the subdivision regulations in the zoning ordinance for the Town of Wilton as well as checking into the State subdivision requirements. He also suggested hiring a soil scientist or surveyor to determine whether a septic system can be sited on the lot and whether an additional well can be put in.

SWEAZEY/TOWN OF WILTON - VALE CEMETARY - Pre-application, Isaac Frye Highway.

The Sweazey family wishes to donate or sell to the Town 2.04 acres of land to be added to the Vale Cemetary. Mr. MacMartin will contact Town Counsel regarding whether a subdivision for the Town must be legally noticed as are other subdivisions.

OTHER BUSINESS:

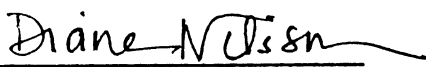
The Board scheduled a work session and public hearing for July 12, 1990 at 7:30 p.m. The work session will discuss the CIP and subdivision/site plan regulations. The public hearing will be to discuss excavation regulations.

MOTION: Mr. Greeley moved to adjourn the meeting.

Mr. Davidson seconded the motion. The motion passed unanimously.

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,


Diane Nilsson, Secretary

Posted: June 26, 1990