

The spirit of the ordinance is observed:

At the March 10, 1981 Town Meeting the residents of Wilton voted 408-198 in favor of entirely rewriting the zoning ordinance for the Industrial District. The revision process was requested by petition, guided by the sounding board and given the approval of the planning board. The Article of the ordinance that was adopted at that time continues to regulate what is and is not allowed in our industrial district and includes the height restriction that is being appealed by Quinn Properties LLC.

In the March 5, 1981 Milford Cabinet and Wilton Journal, Wilton's sounding board chairman, Dana Packard, in referring to the industrial zone, is quoted as saying, "This article has been rewritten entirely. The recommendations establish standards designed to retain Wilton's character, insure safe traffic flow, prevent undesirable industry, protect Wilton water sources and encouraging desirable industry."

A March 19, 1981 Milford Cabinet Wilton Journal piece references "the newly created industrial zone" and Planning Board chairman Ed Bushey is quoted as saying, "The planning board and the sounding board are making a real effort to stay ahead of the problems which the town could be faced with in the future."

Clearly, almost 40 years ago the good people of Wilton, including the members of their planning board and sounding board, took their power and responsibility seriously as they thoughtfully crafted and adopted, in a 2-1 vote, a zoning ordinance that they believed would promote the health, safety and general welfare of our community by preventing undesirable industry, protecting our natural resources and preserving the character of Wilton for many years to come.

In addition, although the town has reviewed and changed many articles of its zoning ordinance since 1981, including amending the permitted uses in

the industrial district to include commercial uses, they have steadfastly maintained the restriction on height for structures in the district, thus solidifying their commitment to the standards that were adopted in 1981.

The Wilton Economic Development Committee reached the same conclusion. Based on their survey at the voting exit polls they conclude “an asphalt plant at the proposed location or any other location, is not aligned with the desire of most residents or appropriate for our roadways, bridges or in keeping with the protection of our natural resources.” They also say that an asphalt plant “could actually put at risk the future businesses and services out residents have told us they want.”

It is feared that granting this variance would be the beginning of our slide down the slippery slope of allowing large polluting industries to set up shop in our town, thus forever changing the character of the town and endangering the health of its residents. The small batch asphalt plant in Amherst, that is shown in the video, is confined to a 4 acre space. B-10 is a 65 acre lot. Quinn Properties LLC owns an additional abutting 33 acres. New Spartan Properties LLC, which shares an address with Quinn Properties LLC, controls 44 acres that abut B-10 to the north in Lyndeborough. If these properties were to be used together they would allow for a very large operation indeed. If Granite State were to merge with the Quinn Properties, there would be even more space for this petroleum based industry to expand in our midst.

At the present time, there are *no* industries in Wilton that produce a sufficient amount of pollution to require them to report to the EPA through the TRI program. In contrast, Milford, which did not adopt a height restriction for their industrial district until 2005, has 7 TRI reporting industries. It seems that the height restriction that has been in place in our town since 1981 is serving its intended purpose of keeping out “undesirable industries” that have managed to make their way into some of our neighboring towns.

2/5/1981
Roland Cooley Fund income) to the Wilton Public and Free Gregg Library

any city, town, or other governmental unit of the state to five percent."

\$706,960. Highlighting the budget is the list of proposed capital expenses.

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Proposed zoning changes for Wilton are on the warrant

By Elizabeth Whelton

In an effort to clarify the proposed changes in the Wilton zoning ordinances which appear on the town warrant, the sounding board has comprised a sheet of "pertinent facts" which will be available to voters at town meeting.

Each of the eight articles which deal with zoning changes will be voted on separately by ballot on Tuesday, March 10, between 10 a.m. and 6 p.m. in the town hall court room.

The Wilton Planning Board has approved all eight recommended changes. The last one on the warrant, and probably the most easily understood proposed change, is to amend the zoning map to include the area known as "the island" in the residential zone. The island is currently zoned industrial.

The other seven articles which concern changes in the Wilton zoning ordinances are listed below with supplementary information on the changes prepared by sounding board chair-

ning Board approves this amendment.) (By Ballot)

The new definition of "Dwelling Units" includes "single family, duplex family, and multifamily" houses.

Amend Article IV General Provisions by deleting "B Sanitary Protection" and inserting a new "B Sanitary Protection" making more specific reference to individual septic systems and to the Town Sewer System (The Planning Board approves this amendment.) (By Ballot)

The new sanitary protection clause states that individual septic systems "shall be inspected before covering by the State of N.H., or Town of Wilton, with cost borne by the installer."

Amend Article V Residential District which provides for home occupation uses by special exception reduces minimum lot sizes from one (1) acre to one-half (1/2) acre per dwelling unit keeps present set back provisions and ban on mobile homes, and allows for illuminated signs. (The Planning Board approves this amend-

The most important change proposed by this amendment is the increase of the required lot size for a unit in the residential district from one-half acre to one acre.

The proposed additions to the current Article V Residential District include a new definition of the district and a requirement of site plan approval by the planning board for all multi-family dwellings of three families or more.

The new regulation would also require board of adjustment approval for home businesses in the residential district and require that "all illuminated signs be in keeping with the neighborhood character." The new regulation would also list specifications for private garages.

Amend Article VI General Residence and Agricultural District by deleting "C. Required Lot Area" which provides for determination of lot size by reference to soil classifications and suitability for septic system and for location of septic system.

which has already cost the town over \$18,000 and \$3000 for a trailer for the recycling center.

The budget for the Wilton Recycling Center originally contained \$6000 in capital funds to purchase two trailers for storing and transporting recyclables but

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this amendment.) (By Ballot)

The required lot area for septic systems would be further determined by "soil type and slope classification for septic tank effluent disposal systems." The change also calls for identification of the location of on-site disposal fields.

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Amend Article VIII Industrial District by deleting the present text and adding proposed text which states the purpose of the Article, permitted uses, lot sizes and frontages, conditions for use of water supply, signs, and buffer zones. (The Planning Board approves this amendment.) (By Ballot)

The information supplied by sounding board chairman Dana Packard describes this change as follows. "This article has been rewritten entirely. The recommendations establish standards designed to retain Wilton character. Insure safe traffic flow, prevent undesirable industry, protect Wilton water sources and encouraging desirable industry."

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Zoning changes seek to bring order out of the chaos of Wilton ordinances

By Elizabeth Whelton

Wilton Planning Board members and sounding board members enjoyed a small victory last week when eight proposed changes in the Wilton Zoning Ordinance won the approval of Wilton voters during voting on Tuesday.

Ed Bushey, chairman of the planning board, sees the changes as the beginning of an effort to clarify, simplify and better define the ordinances which govern growth in Wilton.

"The zoning ordinances used to be very confusing," said Bushey. "Every article in the ordinance referred back to another article and that article usually referred back to yet a third article. We are trying to get all the regulations which apply to each zone or district in one place in that booklet," he said.

There was some question in the minds of board members whether Wilton voters would support the changes which were proposed on the warrant. "We decided to put each proposed change in a separate article so that voters could not be tempted to vote down the whole lot without considering each change individually," said Bushey. Each of the eight articles which dealt

dental in nature. "The area which is already industrially developed will remain industrial. The area which is affected by the change in zoning is Mill Street," said Bushey.

Home occupations on the island will be allowed by variance. The same restrictions and procedures for obtaining a variance for home occupations will apply on the island as in other residential districts in town according to Bushey.

Lot sizes

The amendment to Article V of the zoning ordinances which was approved by voters allows for a decreased lot requirement in the residential zone. The old regulation required one acre, the new regulation allows for lots which are only one-half acre in size.

Bushey stressed the fact that the new minimum lot requirement only applies to lots which are serviced by both municipal water and sewer. This could have an effect on development in areas such as Abbot Hill if town water and sewer is extended up into that area during future water and sewer projects.

The measures which the planning board has taken to protect property owners from problems

without an inspection. New zoning regulations call for town inspection of the site if the state fails to perform the inspection.

"In places such as Abbot Hill Acres some lots have sand which makes for very good drainage, other lots are hardpan or clay. With the new regulations we will be able to determine the required minimum lot size according to the quality of the soil.

"We are trying to protect people who may be next to a piece of property with very poor drainage. We are also trying to look ahead a little and avoid any future pollution of groundwater."

said Bushey.

The industrial zone has been separated from the commercial zone as a result of one of the changes which voters approved. The newly created industrial zone excludes all commercial business except for those granted special exceptions by the board of adjustment.

"The planning board and the sounding board are making a real effort to stay ahead of the problems which the town could be faced with in the future," said Bushey. "I'm not saying we are staying ahead of them - but we are certainly trying."



