



## Staff Report

### Intro information

Case Number: Case #9/8/20-1  
Type: Special Exception to Section 17.3 & Variance to Section 6.2.5  
Applicant: Scott Thompson  
Noticing: Abutter Letters sent 09.02.20  
Public Notice Posted 09.02.20  
Newspaper Notice: 10.08.20

### Summary

Scott Thompson has applied for a Special Exception under section 17.3 and a variance from section 6.2.5 of the Wilton Zoning Ordinance, to permit the construction of a single-family home and the location of a septic disposal field on Lot D-23, Holt Road, both of which would be closer to lot lines than would otherwise be permitted by the Ordinance.

### Lot Background

Map & Lot: D-23  
Lot size: 0.3 acres  
Frontage: 183 ft  
Zone: Res/Ag

### Chris A. Guida Certifications

Certified Wetland Scientist  
Certified Soil Scientist  
Licensed Septic Designer  
Certified Septic Evaluator  
MA Title 5 Soil Evaluator  
Hazmat Certified (OSHA 29 CFR 1910.120)

### Testimony from the Chris Guida

**Please provide an evaluation of the concentration of septic fields in a small geographic area? There are a lot of small lots on Holt Road each with a septic system and Town water. What are the concerns about many septic systems in small lots?**

*Update: From Chris Guida – he clarified that the soil is well drained therefore they infiltrate quickly and that location has a water table that is not close to the surface. In addition, with Town water supply on site, there are also no water well setback issues to septic systems to be concerned about. Septic design meets all state setback requirements as well and has been state approved.*

The soils along Holt Road are well drained and excessively drained sands the infiltrate quickly with very deep seasonal high water table (greater than 8 feet and more) which provides a much better than average vertical separation between the leach field and the seasonal water table which minimizes any chance of contamination of groundwater since



## Land Use Department

there is so much filtration through soil. Although some of the lots are small in size they typically meet or exceed all the state lot loading requirements due to excellent soils and town water service. The subject lot has a lot loading potential of 0.3 acre x 2000 gallons / day/acre = 600 gpd available and only 300 gallons per day proposed for a 2 bedroom house.

### **Why are those concerns not an issue here?**

Excellent draining soils, no wetlands in the vicinity, level terrain with very low possibility of stormwater runoff or erosion potential and meets all of state subsurface systems bureau requirements.

### **Is this an enviroseptic system?**

No, a pipe and stone system is designed

### **How does this compare to an Enviroseptic System?**

Pipe and stone systems are bigger than enviroseptic and provide larger footprint for effluent disposal over a larger area allowing for a larger footprint for treatment. Given the sandy soil conditions and mild slopes the Pipe and Stone system tends to have the largest footprint and a longer life span than any other type of effluent disposal area and is one of the more cost effective systems.

### **Why this system? Why this is appropriate for this location?**

Pipe and stone systems are bigger than and provide larger footprint for effluent disposal than other systems. Given the sandy soil conditions and mild slopes the Pipe and Stone system tends to have the largest footprint and a longer life span than any other type of effluent disposal area and is one of the more cost effective systems. This type of system was designed because I believe that it is the best type of system for the conditions present at the site.

### **Is there a superior system? Is it prohibitively expensive?**

I am a NH Certified Wetland Scientist, NH Certified Soil Scientist, NH Licensed Septic Designer and MA Certified Soil Evaluator and have been practicing for over 20 years and firmly believe that the stone and pipe septic system is the longest lived and most robust and resilient type of system available; it is also the benchmark system that the state measures / compares all other systems to for sizing purposes and is usually the most cost effective type of system as well.

### **Public Comments**

No written comments were received prior to 10.23.20