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RETIRED
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J. RODERICK FALBY, JR.

October 13, 2021

Town of Wilton
Zoning Board of Adjustment
42 Main Street, P O Box 83
Wilton, NH 03086

RE: Isaac Frye Holdings, LLC

Dear Members of the Board:

I am writing to expand upon a point brought up by Ms. Klinghoffer concerning the grade of the driveway. The Town of Wilton allows driveways with a grade of 10% and they allow a driveway with a grade of up to 12% if certain conditions are met. The plan prepared by Rokeh Consulting, LLC with a date of September 6, 2021 showing the grade of the driveway distorts matters visually. The vertical (Y) axis shows elevations on increments of 5 feet for each line starting at datum level 610. The horizontal (X) axis is on a scale of 50 feet for each line. I have taken the liberty of copying that portion of the Rokeh Plan and showing how a 10% grade significantly alters the amount of material that is required to be removed for the purposes of the driveway. As a consequence, the amount of material required to be removed to site the house is changed drastically too. At a 10% grade, starting at station 0+00 with an elevation of 625 feet, the 10% grade results in an elevation at station 4+42, being the apron outside the driveway of approximately 665 feet, or only

approximately 12 feet elevation change from original ground. The material necessary to achieve the 10% grade can be added to the driveway between stations 0+00 and 3+00 to achieve the 10% grade.

This exercise endorses my assertion to the Zoning Board of Adjustment that the applicant has used no creativity and employed no established engineering principles, but rather this proposal is geared to removal of earth materials from the site.

A review of the design requirements indicates that the applicant's variance application is deficient in that insufficient area is being allowed for other requirements imposed for driveways. Again, compliance with those other requirements would be much easier were the grade of the driveway to be 10% and in some areas increased to 12%.

Very truly yours,

Fernald, Taft, Falby & Little
Professional Association

By:



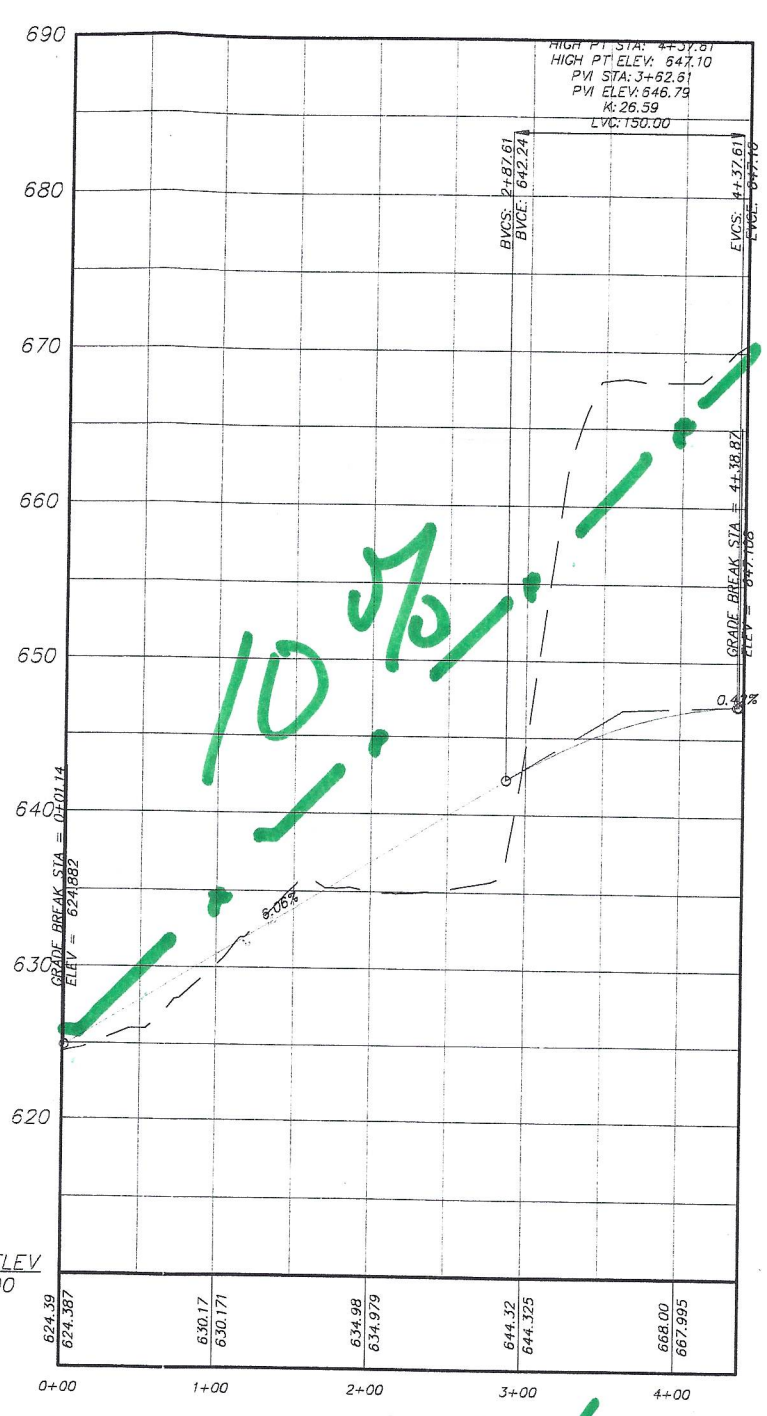
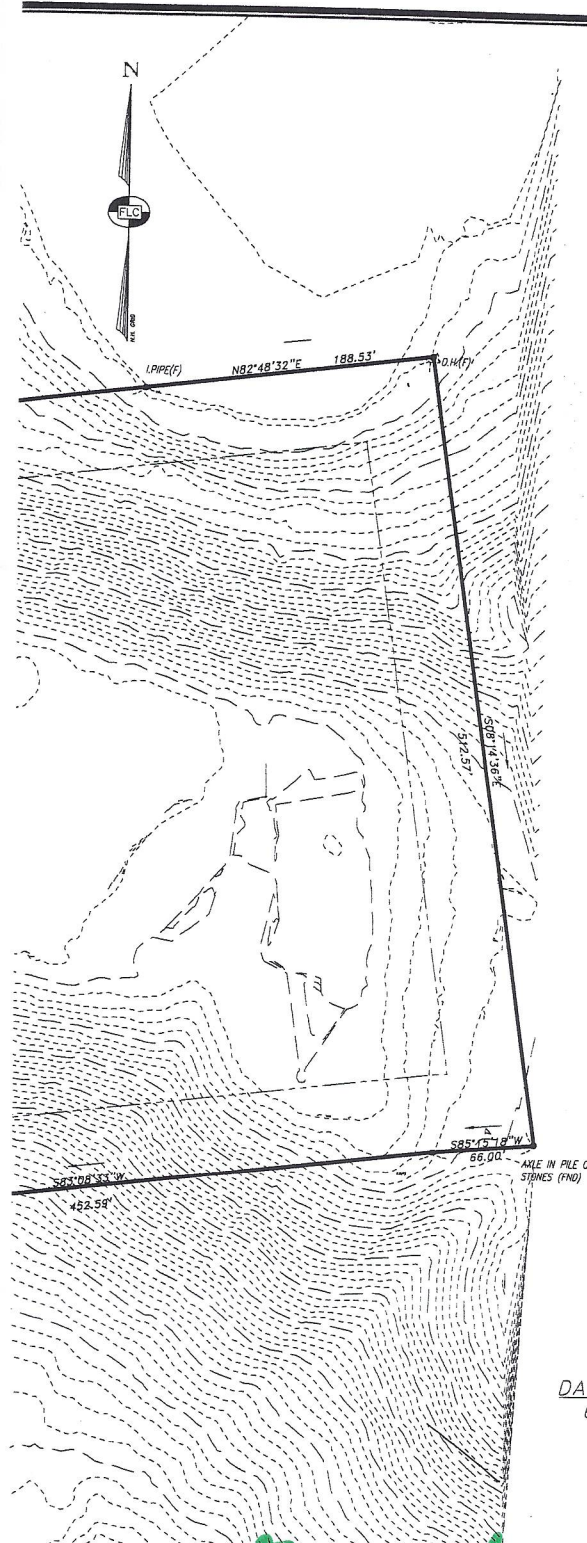
Silas Little

Direct Line: 603-924-3364 Ext. 14

sl/djh

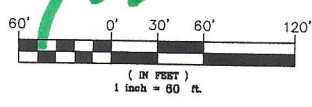
cc: Roy Tilsley, Esq. (via email)
Mr. Andrew Burns (via email)
Ms. Shannon Linn (via email)

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DATUM ELEV
610.000

10% grade = 10' vertical for 100' horizontal



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DATE	REVISIONS DESCRIPTION	DWN BY	CK BY

ROKEH CONSULTING, LLC
89 KING ROAD, CHICHESTER, NH
PH: 603-387-8688

SCALE: 1" = 60'
DATE: SEPT 6, 2021
DR. BY: JR
JOB NO.
SHEET
1 of 1