



Town of Wilton, NH Planning Board
 Phone: (603) 654-9451 x309
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Nashua Regional Planning Commission
 Phone: (603) 417-6570
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STAFF REPORT ON PLAN REVIEW

Plan/Revision Date: 01/04/2022

Project Name: Isaac Frye Holdings LLC	Wilton Case Number: ESP01-1121
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MEETING DATE: Wednesday, January 19, 2022	APPLICANT(s): Isaac Frye Holdings, LLC 586 Turnpike Road New Ipswich, NH 03071	APPLICATION TYPE: <input type="checkbox"/> Sign <input type="checkbox"/> (SD) Subdivision <input checked="" type="checkbox"/> (EX) Excavation <input type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ.
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	APPLICANT'S REP: Jon Rokeh Rokeh Consulting, LLC Mailing Address: PO Box 204, Epsom, NH 03234 Business Address: 89 King Road, Chichester, NH	REVIEWED BY: Caleb Cheng NRPC Circuit Rider 01/14/2022

EXECUTIVE SUMMARY:

An application for an Excavation Site Plan Review for Lot F-003-2 (8.85 acres, 58 feet of frontage) for the removal of 5,183 cubic yards of material from this lot to develop an area for a single family home and driveway. This will include a required reclamation plan. This lot is in the Residence and Agricultural District and in the Aquifer Protection overlay district.

WAIVER REQUESTS:

Via a letter, the Applicant requested waivers for Vegetative buffer and for distance of the excavation from property line. However, these requests were based on the application checklist and Staff had since worked with the Applicant to identify the specific provisions that need waivers.

The Applicant had not submitted a new waiver request letter but one is expected.

DOCUMENTS:

<u>Document Name</u>	<u>Prepared/Submitted by</u>	<u>Date & Notes</u>	<u>New/Change</u>
Excavation Application, includes a waiver request letter	Jon Rokeh Rokeh Consulting, LLC	11/17/2021	X
Plan Set (4 sheets) Reclamation Plan & Proposed Residence, Tax Lot F-3-2, Isaac Frye Highway, Wilton, New Hampshire	Jon Rokeh Rokeh Consulting, LLC	Revised 01/04/2022; Orig. dated 11/15/2021	X



<u>Document Name</u>	<u>Prepared/Submitted by</u>	<u>Date & Notes</u>	<u>New/Change</u>
Drainage Report / Stormwater Management Calculations	Jon Rokeh Rokeh Consulting, LLC	01/04/2022	X
Recorded Warranty Deed for Lot F/3-2, HCRD Book 9186 Page 2436, 3 pages Attached	Jon Rokeh Rokeh Consulting, LLC	Received 01/12/2022; recorded 07/10/2019	X
Specification Sheet – EroNet SC150 Erosion Control Blanket Attached	North American Green; submitted by Jon Rokeh	Received 01/12/2022	X

CASE HISTORY:

1. Planning Board:

- a. The Zoning Board of Adjustment granted a variance on 11/09/2021 (Case# 5/11/21—1) for Section 4.1 to allow the excavation of 5138 yards of gravel, incidental to the construction of a single family dwelling on Lot F-3-2, Isaac Frye Highway, which is outside the Gravel Excavation District, where the excavation has already occurred and the gravel has already been removed from the lot.

The variance is granted:

- subject to the condition that no further earth material may be removed from the lot absent a change in the law or permission duly granted by a Town Board or Body, and
- in recognition of the applicants’ acknowledgment that the excavation is subject to Excavation Site Plan Review by the Wilton Planning Board.

The ZBA found that Excavation Site Plan Review of the excavation by the Wilton Planning Board will satisfy the requirements of section 12.4 of the Wilton Zoning Ordinance, and will therefore render applicants’ request for a variance to that section moot.

- b. Applicant submitted the subdivision review application on 11/17/2021 and the application is yet to be heard by the Board.
- c. This is the first NRPC staff report for the new application.

PLANNING STAFF COMMENTS:

1. **Zoning & Permitted Uses:** The lot is within the General Residence and Agricultural (GA) District, Aquifer Protection Overlay District, and Wetlands Conservation Overlay District (for one area of designated wetlands). The proposed single-family residential use involving manufactured housing is permitted in both the GA and Aquifer Protection districts (under Z.O./§A: 6.1, 6.5 & 12.3) and is not within the Wetlands Conservation District.

COLOR KEY ON STAFF’S NOTES

General Information

Issues requiring the Board’s consideration

Issues not requiring the Board’s consideration

Resolved Issues for the record



2. **Dimensional Requirements:** The submitted plan meets all dimensional requirements, including street frontage for being an associated lot to the abutting Lot F-3-1 (under Z.O./§A: 6.3.3).
3. **Waiver Requests:** The list of waiver requests would need to be finalized in a formal letter addressed to the Board.
4. **Reclamation Bond:** Alec MacMartin (Planning Board Chair) and Matt Fish (Select Board Representative on the Planning Board) indicated independently that there needs to be a reclamation bond set at the commencement of this excavation application to ensure the reclamation cost would be covered in all scenarios. Mr. Fish estimated the bond amount to be \$70,000.

The Applicant found this amount to be excessive and would like to see a detailed breakdown.

5. **Pending Plan Information**

- a. **Pre-Excavation Plan:** While it is Staff's opinion that an excavation plan (which will be a pre-excavation plan in this case), even with 5- or 10-foot contour lines (less than the precision required) and rough limits of the excavation will be very helpful for discussion and for the application completeness, the Applicant finds the existing conditions plan adequate for this application, as it provides the most accurate information associated with this lot.

Staff suggest the Applicant include the Excavation Plan requirement under Excavation Site Plan Review Regulations/§F: 5.2.1 in the waiver request letter.

- b. **Survey & Wetlands Verbiage:** The Applicant is awaiting additional verbiage from the surveyor and wetland scientist and will add it to the plan when it is available.
 - c. **Easement:** Based on research, Staff thinks that the existing driveway easement noted on the plan is missing a portion within Lot F-3-2 and has asked the Applicant to verify.
6. **Plan Acceptance:** The above items (#2-4) have to be resolved before the plan can be considered complete.

Issues to be addressed after plan acceptance

7. **Stormwater Management and Erosion Control (§F: 5.2.2.b & 8.f):** The Applicant had submitted a drainage report for the Stormwater Manager & Town Engineer's review.
8. **Reclaimed Slope Grade (§F: 8.a):** The applicant should demonstrate that the proposed 2:1 grade can be adequately vegetated and stabilized, as it is steeper than the generally permitted 3:1 grade. The Applicant provided documentation of the proposed stabilization product (see **attached**).
9. **Additional planting for screening, natural beauty, and erosion control (§F: 8.e)**
10. **Hours of Operation for the reclamation work (related to §F: 6.4)**
11. **Compliance with the Driveway Regulations (Wilton Land Use Laws & Regulations Section G)**
12. **Any concerns from the Fire Chief, Road Agent, and other Town departments**
13. **Town Counsel's review of legal documents**

COMMENTS FROM TOWN'S DEPARTMENTS:

Staff had not received any comments from the Town departments.



STAFF'S CHECKLISTS

Tax Map / Lot: Tax Map F Lot 3-2

Lot Area: 8.85 acres

Current Land Use: Vacant

Steep Slopes: Yes, throughout the lot except at the center hilltop

Road Access / (Closest Intersection): Isaac Frye Highway / Gibbons Highway (NH-101)

Zoning District(s): Res / RA / Com / DC / Ind / OP

Overlay Districts: MS / ROP / GE / Watershed / Wetlands

Aquifer (Wellhead Protection Area): Yes / No

Floodplain (FEMA Flood Hazard Zone): Yes / No

Surface Water Bodies: Shoreland Protection / Souhegan River (Cc: SoRLAC)

Impact Fee Assessment (per ZO Sec A.25.5.2): Refer to the Impact Fee Schedule/Report posted on the Planning Board's Website. *Impact fees shall be collected as a condition for the issuance of a Certificate of Occupancy.*

ISSUES:

- Waiver(s) Conditional Use Permit (CUP) Special Exception(s) Variance(s) Easements
- HOA/Condo Documents Road Bond
- State Permit(s): Road cut Subdivision (Sub Surface/Septic) Wetlands (Dredge & Fill)
- Alteration of Terrain Shoreland Protection

APPLICATION ACCEPTANCE CHECKLIST:

- Application properly submitted
- 1 copy of plat plus electronic copy
- All application fees paid, and escrow maintained as required
- Verify Abutters noticed
- Plan meets submission requirements and, if applicable, secures all necessary requirement waivers

APPROVAL CHECKLIST:

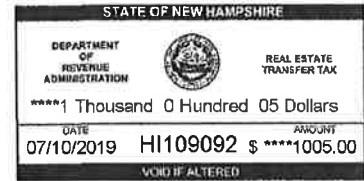
- Plan copies with professional seals & signatures
- Original Mylar with professional seals & signatures
- Electronic submission per regulations (As-builts as required)
- Bond estimate (where applicable)



TOWN OF WILTON, NH - PLANNING BOARD
WILTON TOWN HALL ▪ P. O. Box 83 ▪ 42 Main Street ▪ Wilton, NH 03086



5. All fees paid, and escrow maintained as required
6. Letters of approval/Comments from all relevant town's departments
7. Changes to Plat as detailed in minutes and this report (list):
8. Any additional conditions and/or fees (list):



Return to:
Home Key Title, Inc.
276 Turnpike Road
Suite 219
Westboro, MA 01581

Tax Stamps: \$1,005.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Nathan R. Chamberlin and Kristine L. Chamberlin, husband and wife of Milford, NH 03055

FOR CONSIDERATION PAID, GRANT TO Isaac Frye Holdings, LLC, a New Hampshire Limited Liability Company, having its principal place of business at 586 Turnpike Road, New Ipswich, NH 03071

with WARRANTY COVENANTS

A certain tract or parcel of land situated at Isaac Frye Highway in Wilton, in the County of Hillsborough and State of New Hampshire, bounded and described as follows, to wit:

Lot F/3-2, 8.85 acres, more or less, located on Isaac Frye Highway in said Wilton as shown on a plan of land entitled "Subdivision Plan, Tax Lot F/3 for H. James Kennedy, 539 Isaac Frye Highway, Wilton, NH Hillsborough County, EDM & Theodolite Survey, Control Traverse: 1/10,000+, Scale 1"= 60' December 2015", by Arthur F. Sicilian Jr., Land Surveyor, and recorded in the Hillsborough County

Registry of Deeds as Plan No. 38802 ("the Plan"). Reference is made to the Plan for a more particular description of the premises conveyed.

Subject to and together with all the rights and obligations as set forth in a "Declaration of Common Driveway Easement, Isaac Frye Highway, Wilton, New Hampshire" recorded in said Registry at Book 8832, Page 2473.

Subject to all matters shown in the Plan including but not limited to the provision for the payment of impact fees.

Also subject to the right of the owner of Lot F/3-1 to relocate the physical path of the common driveway on Lot F/3-1 away from the existing house so long as it remains within the common driveway easement on Lot F/3-1 as shown on the Plan. Such a move would be at the sole expense of the owner of Lot F/3-1 and the relocated driveway would be of the same condition and quality as the driveway before the relocation. This clause does not limit the right of the owner of Lot F/3-2 (the within conveyed premises) to move the portion of the driveway servicing only Lot F/3-2 entirely onto Lot F/3-2 at said owner's sole expense.

Being the same premises conveyed in Deed recorded with the Hillsborough County Registry of Deeds at Book 9013, Page 1294.

This is not homestead property.

Executed as a sealed instrument this 9th day of July, 2019.


Nathan R. Chamberlin



Kristine L. Chamberlin

STATE OF NEW HAMPSHIRE

Hillsborough, ss

On this 9th day of July, 2019, personally appeared **Nathan R. Chamberlin and Kristine L. Chamberlin** satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged that he/she/they executed the foregoing for the purposes therein contained as his/her/their free act and deed.





Notary Public:
My commission expires:



ROLLMAX™
ROLLED EROSION CONTROL

Specification Sheet – EroNet™ SC150® Erosion Control Blanket

DESCRIPTION

The extended-term double net erosion control blanket shall be a machine-produced mat of 70% agricultural straw and 30% coconut fiber with a functional longevity of up to 24 months. (NOTE: functional longevity may vary depending upon climatic conditions, soil, geographical location, and elevation). The blanket shall be of consistent thickness with the straw and coconut evenly distributed over the entire area of the mat. The blanket shall be covered on the top side with a heavyweight photodegradable polypropylene netting having ultraviolet additives to delay breakdown and an approximate 0.63 x 0.63 in (1.59 x 1.59 cm) mesh, and on the bottom side with a lightweight photodegradable polypropylene netting with an approximate 0.50 x 0.50 (1.27 x 1.27 cm) mesh. The blanket shall be sewn together on 1.50 inch (3.81 cm) centers with degradable thread. The blanket shall be manufactured with a colored thread stitched along both outer edges (approximately 2-5 inches [5-12.5 cm] from the edge) as an overlap guide for adjacent mats.

The SC150 shall meet Type 3.B specification requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.17

Material Content

Matrix	70% Straw Fiber	0.35 lbs/sq yd (0.19 kg/sm)
	30% Coconut Fiber	0.15 lbs/sq yd (0.08 kg/sm)
Netting	Top: Heavyweight photodegradable with UV additives	3 lbs/1000 sq ft (1.47 kg/100 sm)
	Bottom: lightweight photodegradable	1.5 lb/1000 sq ft (0.73 kg/100 sm)
Thread	Degradable	

Standard Roll Sizes

Width	6.67 ft (2.03 m)	8 ft (2.4 m)	16.0 ft (4.87 m)
Length	108 ft (32.92 m)	112 ft (34.14 m)	108 ft (32.92 m)
Weight ± 10%	44 lbs (19.95 kg)	55 lbs (24.95 kg)	105.6 lbs (47.9 kg)
Area	80 sq yd (66.9 sm)	100 sq yd (83.61 sm)	192 sq yd (165.6 sm)

Index Property	Test Method	Typical
Thickness	ASTM D6525	0.35 in. (8.89 mm)
Resiliency	ECTC Guidelines	75%
Water Absorbency	ASTM D1117	342%
Mass/Unit Area	ASTM D6475	7.87 oz/sy (267.6 g/sm)
Swell	ECTC Guidelines	30%
Smolder Resistance	ECTC Guidelines	Yes
Stiffness	ASTM D1388	1.11 oz-in
Light Penetration	ASTM D6567	6.2%
Tensile Strength - MD	ASTM D6818	362.4 lbs/ft (5.37 kN/m)
Elongation - MD	ASTM D6818	29.4%
Tensile Strength - TD	ASTM D6818	136.8 lbs/ft (2.03 kN/m)
Elongation - TD	ASTM D6818	27.6%
Biomass Improvement	ASTM D7322	481%

Design Permissible Shear Stress

Unvegetated Shear Stress	2.00 psf (96 Pa)
Unvegetated Velocity	8.0 fps (2.44 m/s)

Slope Design Data: C Factors

Slope Gradients (S)

Slope Length (L)	≤ 3:1	3:1 – 2:1	≥ 2:1
≤ 20 ft (6 m)	0.001	0.048	0.100
20-50 ft	0.051	0.079	0.145
≥ 50 ft (15.2 m)	0.10	0.110	0.190

NTPEP Large-Scale Slope
ASTM D6459 - C-factor = 0.031

Roughness Coefficients – Unveg.

Flow Depth	Manning's n
≤ 0.50 ft (0.15 m)	0.050
0.50 – 2.0 ft	0.050-0.018
≥ 2.0 ft (0.60 m)	0.018



North American Green
5401 St. Wendel-Cynthiana Road
Poseyville, Indiana 47633

nagreen.com
800-772-2040

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