


From: Sharon theopenboat@tellink.net 
Subject: Fwd: Zoning Board
Date: October 6, 2022 at 12:19 PM
To: Zoning Board wiltonzba@wiltonzba.org

S

From: Sharon <theopenboat@tellink.net>
Date: October 6, 2022 at 12:13:57 PM EDT
To: theopenboat net <theopenboat@tellink.net>
Subject: Zoning Board

October 6, 2022

To the Zoning Board of Adjustment Wilton NH

I am writing in response to the request from San-Ken, Barrett Hill Rd, for a special exception under 11.4 of the Wilton Zoning Ordinance.

The proposed subdivision should be reviewed in its entirety by this board, not in the limited view the applicant has made. The proposed wetland crossing driveway to access lot (#7) has significant acreage in the protected watershed district. The spirit of the ordinance is to prevent the development of structures and land use of naturally occurring wetlands which would contribute to pollution of surface and groundwater.

Response to Section 4.12 of the Wilton Zoning Ordinance pertaining to Special Exceptions.

- b. The proposal will substantially affect the character of the neighborhood. Currently there are 7 residences on Barrett Hill Rd. This proposal for 7 more houses on the road increases the density by 100%.
- c. The safety of residence on the proposed driveway will be impacted by the difficult access for emergency vehicles to this location.
- e. The proposed driveway is part of a subdivision which includes 4 cuts to the town road. This 7 lot subdivision will significantly increase the traffic on Barrett Hill Rd. As stated in a review by the town road agent "The road will have to be rebuild to accommodate the increase in traffic". As Barrett Hill Road is a designated Scenic Road, protecting the rural beauty of the road is a priority of the town.

The Wilton Master Plan has designated constraints on future development to include wetlands, steep slope and poorly and very poorly drained soils. The Wilton Constraints map illustrates that a significant portion of town has limitations on its development potential.

The 45 acre lot subdivision plan by San-Ken is clearly noted on the Constraints Map to be designated as not develop-able due to steep slopes.

The driveway exemption now being asked for would directly impact this concern and impact erosion and runoff into the wetlands.

New Hampshire Wildlife Action Plan:

"The greatest current and future danger to New Hampshire's wildlife is conversion of wildlife habitat into surfaces and structures—in a word: development"

The NH Wildlife Corridors Map illustrates connected core areas of wildlife habitat where wildlife are predicted to most easily move between core wildlife areas that are over 50 acres in size.

This map designates the San-Ken subdivision proposal to be an important wildlife corridor. Permitting a special exception to the protections of this land would adversely affect the wildlife conservation efforts of the Wilton Master Plan and the State of NH.

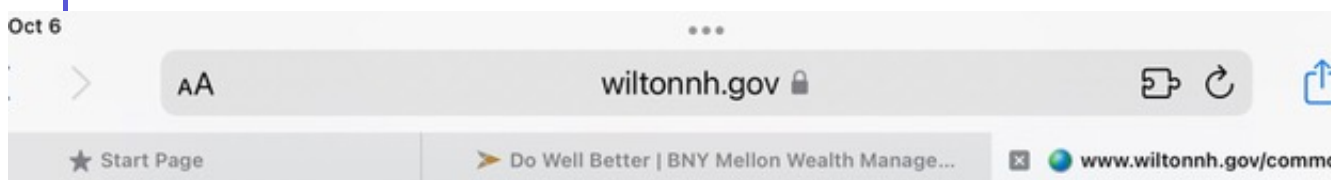
There are NO unique characteristics of the property that distinguish it from other properties in the area.

I ask that the Zoning Board of Adjustments deny the special exception requested by San-Ken.

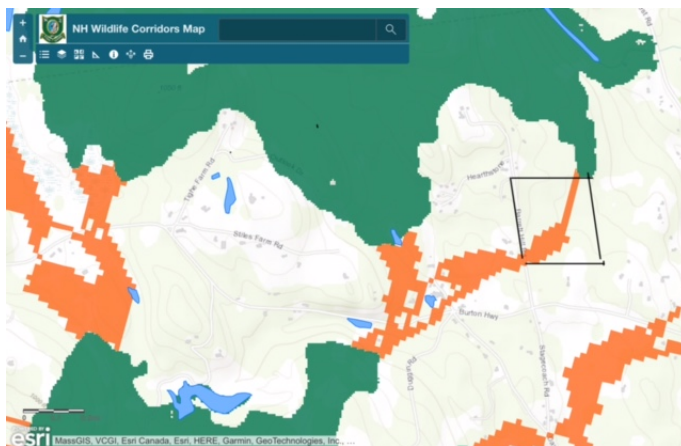
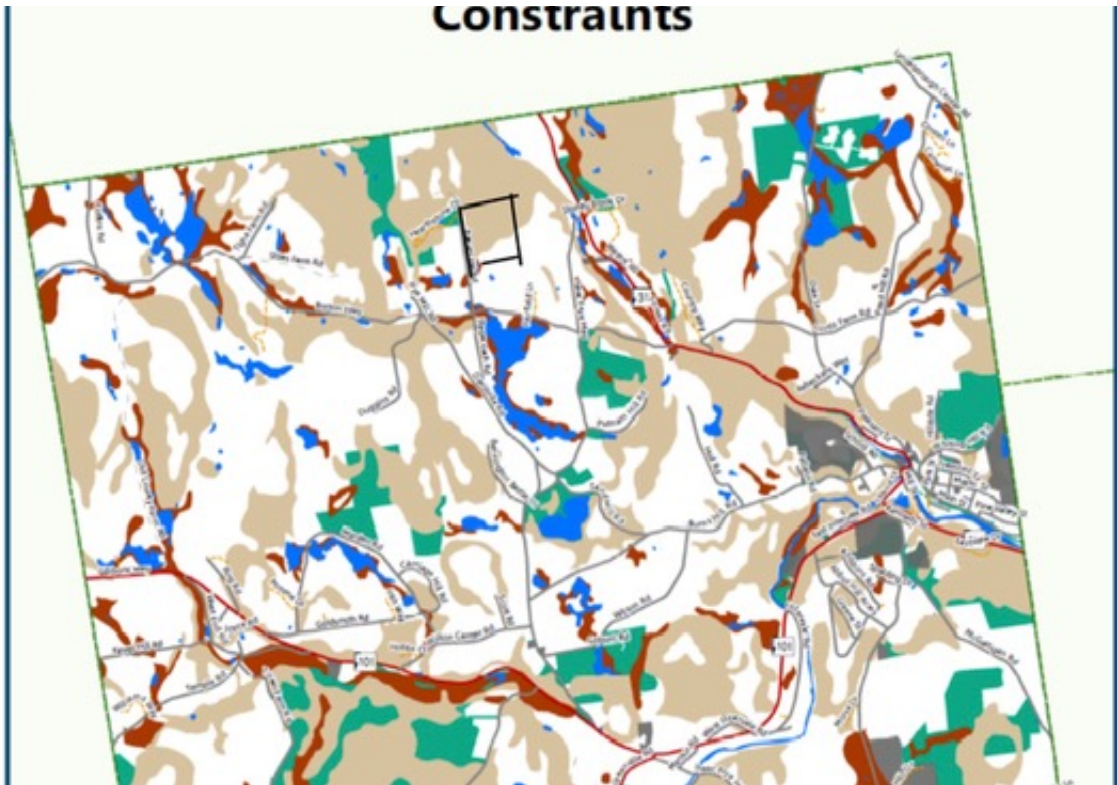
Respectfully

Sharon Blackburn
52 Barrett Hill Rd

Oct 6



Constraints



Sent from my iPad

Sent from my iPad