

March 9, 2025

Neil Faiman, Chairman
Wilton Zoning Board of Adjustment
Wilton Town Hall
42 Main Street
Wilton, NH 03086

Re: Cori Ryan's Opposition to Case 3/11/2025-2 Lot A-47-1; 74 Stagecoach Road

Dear Mr. Faiman and Board Members,

Please allow this correspondence to serve as my opposition to the application from the Dawn C. Ryan Revocable Trust of 2021 (the "Trust") to the Zoning Board of Adjustment ("ZBA"). I reside at 54 Stagecoach Road, Wilton, New Hampshire (Lot A-47-2) which directly abuts the subject property, Lot A-47-1 at 74 Stagecoach Road ("Lot A-47-1"). We are upstream from the Trust on the Mill River.

We are not related to Dawn Ryan.

As my husband and I are referenced in Pinsonneault's letter on the history of Parcel B, some additional background needs to be stated.

I, along with our real estate agent, Jeff Rupert, met with then owner, Dave Deysher of 74 Stagecoach Road as we had interest in both the Deysher property at 74 Stagecoach Road and the property at 54 Stagecoach Road. Mr. Deysher discussed the easement used to cross the Mill Brook on Lot A-47-2. Where Mr. Deysher wanted access outside the scope of the deeded easement, he was required to come to an agreement with the owner of Lot A-47-2. For purposes of clarity, an agreement between Mr. Deysher and ourselves was negotiated without issue.

Subsequent to this meeting, Jeff Rupert became Dawn Ryan's ("Dawn") real estate agent for her purchase of Lot A-47-1. Following the transfer of Lot A-47-1 from Mr. Deysher to the Trust, Dawn's contractors repeatedly and unnecessarily cut trees to the base on our land, rather than simply cutting back branches to maintain the eight foot (8') wide pathway on the easement. After each occurrence of tree cutting, Dawn represented that this should not have happened. Unfortunately, trees continued to be cut down, leading to a subsequent legal dispute between the parties.

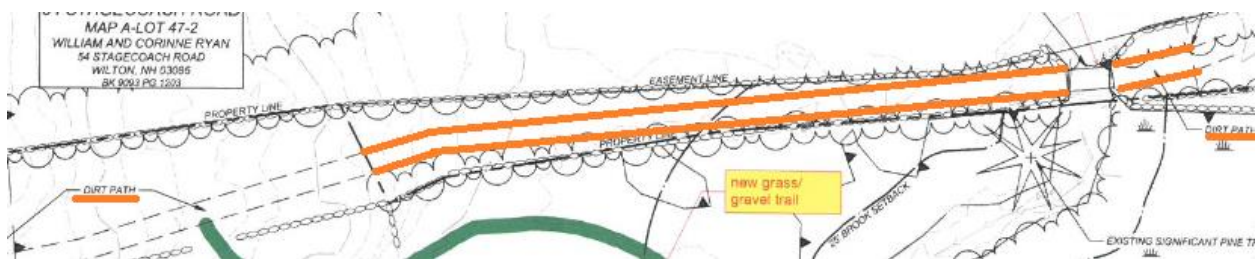


Figure 1 - Please refer to EX-101 where the eight foot (8') pathway I refer to is labeled "dirt path"

In addition to the continued cutting of trees, we found out from another town resident that Dawn had applied for a permit to build a new bridge on our property. We had concerns about the large bridge design and that it would be used as an excuse for more unnecessary tree cutting. We eventually had to file suit to request a court order to prevent further damage. As part of this suit, the judge determined that the easement rights for the owner of Lot A-47-1 were only to access Parcel A and no other parcels.

During a lengthy mediation, we offered many compromises that would have allowed Dawn to access her back lot for activities that were low impact to the land. Had she accepted any of the compromises, she could be snowshoeing snowmobiling up to Parcel B via our land right now. Unfortunately, Dawn rejected all offers and she made no counteroffers at that time. She then unilaterally removed a large number of trees outside of the 8 foot (8') wide pathway, again, cutting trees and shrubs at the base. This action was counter to what was stated as necessary for bridge installation in emails with her contractor (that only 2-3 trees needed to be cut). Trees, plants, and brush stabilizing the road bed (her contractor's words) were also removed. Dawn then constructed a new bridge on the easement without consent.

In reference to the "nature path", pairing my personal past experiences with the fact that the application is silent as to specific design and/or dimension causes immense concern that Dawn may be seeking to create something significantly more substantially impactful to the wetlands and aquifer than a proposed "nature path."

In addition to the unnecessary tree cutting, a recent experience that raises my concerns over the use of the proposed "nature trail" occurred at the end of January of this year. The Trust snowblowed our dirt path with a Kubota when there was less than two inches (2") of snow cover. In February, the Trust used the said dirt path for snowmobiling. Will the proposed "nature trail", alleged for snowmobiles, also be snowblowed with farm equipment? Is this a permissible use for a nature trail? If so, what is that impact on wetlands?

In light of the foregoing, I request that the Trust's application be denied. The information the Trust provided lacks significant details. It also fails to address the potential impact to the wetlands, and water flow patterns as it is unclear how this would impact the abutting lots. If Ms. Ryan wishes to move forward with this application, an environmental impact report should be necessary.

Thank you in advance for your attention to my concerns.

Sincerely,

Cori Ryan
54 Stagecoach Road
Lot A-47-2