

Land Use

From: Jane Davenport <jhdtanglewood@gmail.com>
Sent: Monday, March 10, 2025 12:15 PM
To: Land Use
Cc: Jane Davenport
Subject: Dawn Ryan Trust Special Exception Case 3/11/2025-2
Attachments: snowmobile-trail_2019.png

To: Land Use Office and Wilton ZBA,

As designated representatives of the Hubert M Hoover Trust, we are writing regarding the ZBA Case 3/11/2025-2 requesting special exceptions to allow the creation of a nature trail. The Hoover Trust holds ownership of the land downstream of the proposed boardwalk and nature trail and, thus, has great interest in this case.

In reviewing sections 11.3 and 11.4 of the Wilton Zoning Ordinance, we offer the following concerns:

- The proposed site plan doesn't have specifics about the puncheon/boardwalk over the brook except it will be 20 feet long. How wide would it be? Will it be able to carry trucks and heavy machinery or is it simply a narrow walking bridge? What kind of structure needs to be put in place on the banks to raise it over the brook? These are concerns since our property is downstream from where the construction work will be done and there are concerns on how it will affect the environment.
- The property owner wishes to add truckloads of gravel to create the path. How will the gravel be delivered to the middle section of the property? Over time, this gravel will make its way toward the brook and thus cause flow issues, damming and possibly a new path for the brook.
- In 2020, the property owner was cited by the Conservation Commission for clearing trees in the wetlands area along Mill Brook. We have some concerns about how much more cutting would need to occur in order to create this trail. In 2019, the previous owner did forestry work harvesting 50% of the mature trees. According to section 14.3.5, additional cutting should not happen for 20 years.
- In the site plan, the snowmobile route is not correct. The path was changed in 2019 and an updated drawing is attached. The Hoover Trust allows the use of the current snowmobile trail but not creating new ones. The trail is marked and maintained by the Wilton-Lyndeboro Wanderers Snowmobile Club. To our understanding, the property owners are not members of the club.

We urge you to vote against approval of these exceptions.

While the Hubert M Hoover Trust has no issues with a nature trail, in principle, it should be noted that this property owner has a history of encroaching on adjacent properties - one instance is cited above and, most recently, in making an unauthorized clearing of a secondary snowmobile path through the Hoover property. For this reason, we remain skeptical of that property owner's intent to perform fully within the limits of any exception granted and to fully protect the environment of our and other adjacent and downstream properties. Should the board see fit to grant the requested exceptions, we would ask that

- the trail has a minimum setback of 25 feet from any property line except where it crosses to join the existing Wilton Wanderers trail
- any gravel additions be restricted to the Dawn Ryan Trust property, and
- an escrow account in the amount of \$50,000 be established by the Dawn Ryan Revocable Trust for the purposes of mitigating damage to adjacent or downstream properties. Any unused balance of this account should be returned to the Dawn Ryan Trust no sooner than ten years from the date of establishment.

Respectfully submitted,

The Hubert M Hoover Trust
Hugh Hoover
Anne Hoover
Jane Hoover Davenport



Isaac Frye Hwy

Isaac Frye Hwy

Isaac Frye Hwy

Isaac Frye Hwy

Garwin Rd

Current snowmobile trail through Hoover property

Google



Stagecoach Rd

Davisville Rd

Davisville Rd

Davisville Rd

B