


From: Brian Pratt Brian.Pratt@fando.com 
Subject: FW: ZBA Case #03/11/2025-02 The Dawn Ryan Revocable Trust of 2021
Date: April 1, 2025 at 2:55 PM
To: Land Use landuse@wiltonnh.gov
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Hi Caryn,

Below are responses to Jane Davenports comments from the site walk, and also to the newly received comments from Sharon Blackburn. We will be prepared to verbally address these at the ZBA April 8 as well.

Jane Davenport's Questions:

- *Without actual plans for the foot bridge, what size (height, width, depth) will the concrete barriers be on each side of the stream? We were told during the meeting the bridge would be 6 feet wide by 20 feet long.*

The concrete abutments are pending final design but are expected to be precast concrete blocks or cast in place concrete abutments. They will be buried beneath grade at least 2' and elevated with the trail ramping up to bring the footbridge above the floodplain elevation. The boardwalk/footbridge is expected to span approximately 21-22 feet to meet NHDES rules to span 1.2x bankful width. The bridge will be approximately 7-8' wide with wooden curbs to protect from falling off the bridge, which would leave a 6' wide usable surface.

- *What time of year will they be put in place? When is the best time of year to cause the least amount of disturbance?*

The best time of year would be to put this in during dry conditions, which in this case would be warmer dryer months. June, July, August September or October would be suitable months depending on precipitation. NHDES requires precipitation be reviewed to ensure work is not done during a storm event.

- *And what I think I heard from the meeting, the gravel is just going in on the west side of Mill Brook? However, the site plan shows a gravel trail on the east side as well. Is it a gravel trail all the way or just in the wetland areas? And how deep will the stone bed be?*

The trail will need to ramp up to the boardwalk/footbridge on either side. These areas are shown in lavender on the attached plan.

Response to Sharon Blackburn's Comments:

- There will be no further wetland impact areas on site. Proposed trails will be routed around wetlands if encountered, however it should be stressed that the area of the rest of the proposed trail is outside of the purview of this application and board. This application is for the structure/boardwalk crossing Mill Brook only. Even if trails did cross wetlands elsewhere on the property, nature trails are an allowed use within wetland areas per 11.3e of the zoning ordinance and outside of the purview of this application.
- We take exception to the comment that the trail not being marked further east of the wetland crossing is a "serious misrepresentation". The remainder of the trail is outside of the purview of this application. The applicant has made it clear that the intent of the trail is to gain access to parcel B. The exact location of that access is to be determined but will primarily follow former trails evident throughout the property. The plans show the trail continuing, the narrative indicates the trail will continue, it

was represented at the site walk that the trail continues. The site walk toured the rest of the trail as a courtesy

- Aries engineering is aware of the entire portion of this proposed trail that's within the scope of this application and ZBA request. We agreed that a corduroy or boardwalk through this crossing is appropriate and within the purview of this application and has been shown on the attached plans. No one believes that the trail simply ends in the middle of the wetlands. Its offensive to suggest that anyone suggested or concluded that the trail would simply end in the middle of a wetland area because the stakes did not continue throughout the entire property, particularly with all the written and verbal discussion to the intent of the trail.
- The trail will be used as the landowner sees fit and is appropriate to the access to and enjoyment of their land.
- A second or third site walk is not appropriate or necessary as the remainder of the trail is outside of the purview of this board.



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