

From: Brian Pratt Brian.Pratt@fando.com 

Subject: RE: ZBA Case #03/11/2025-02 The Dawn Ryan Revocable Trust of 2021

Date: April 8, 2025 at 2:46 PM

To: Land Use landuse@wiltonnh.gov

Cc: George Holt gholt@aries-eng.com, dpinsonneault@winerbennett.com, dryan@deloitte.com,

Dan Reed - New England Forestry Consultants, Inc. dreed@cforesters.com, Gregory Mattison gm@mattisoncontracting.com,

Neil Faiman Neil.Faiman@wiltonzba.org, Joanna Eckstrom JKEckstrom@comcast.net

BP

Hi Caryn,

See our responses to the new comments.

Gordon Springate's letter

The applicant is not willing to place unnecessary restrictions on an access point, which is THE ONLY legal access to portions of her land (parcel B). The applicant is not willing to restrict the materials allowed in the construction of this bridge. It should be noted that many of the requested material restrictions are physically impossible to comply with, particularly that no structures be placed in the wetlands. It should be noted that applicant would however not need to construct this new bridge if the abutter to the north would allow access to parcel B over the easement bridge, which the applicant had rebuilt at her own expense.

Blackmer minutes update

We agree that this request was made. However we disagree with the intent of the cameras and have asked that they be relocated & pointed towards the Blackmer property only if they are truly game cameras, the audio turned off and the sign that the property is under 24 hour surveillance of audio and video be removed. We would also note that the cameras are not part of the special exception application and that this is not a matter the ZBA needs to discuss, we are responding to make the public record clear.

Ryan Letter

Responses to these points have already been made to other abutters responses. Primarily that the trail beyond the wetland is not within the scope of this application. The applicant may place trails on their land where they see fit, and may use the land within the allowances of the ordinance. The applicant is not willing to place unnecessary restrictions on an access point, THE ONLY Legal access to portions of her land (parcel B). Note that hardships are not a requirement or a consideration for special exceptions. However if hardships were to be considered, I would suggest that not having access to a portion of land would be truly a hardship. It was not known at the time of purchase that the applicant would have no legal access to parcel B through the existing easement and bridge.

General comments: Note that the applicant would be willing to withdraw the request for the proposed boardwalk/bridge and nature trail through the wetlands if the abutting property owner would allow access to parcel B over the existing bridge that Dawn Ryan fixed at her own expense within the easement. However it is clear that the abutter will not allow access, therefore this new access point is necessary for the applicant to access and enjoy her property.

Brian Pratt, PE

Senior Project Manager

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From: Land Use <landuse@wiltonnh.gov>
Sent: Tuesday, April 8, 2025 12:05 PM
To: Brian Pratt <Brian.Pratt@fando.com>
Cc: George Holt <gholt@aries-eng.com>; dpinsonneault@winerbennett.com; dryan@deloitte.com; Dan Reed - New England Forestry Consultants, Inc. <dreed@cforesters.com>; Gregory Mattison <gm@mattisoncontracting.com>; Neil Faiman <Neil.Faiman@wiltonzba.org>; Joanna Eckstrom <JKEckstrom@comcast.net>
Subject: RE: ZBA Case #03/11/2025-02 The Dawn Ryan Revocable Trust of 2021

This Message is from an external sender.

Good morning, Brian et al,

New documents have been received relative to your proposal.

Thank you.

Kind & Peaceful Regards,

Caryn Case

Land Use Administrator

Town of Wilton, NH

PO Box 83, Wilton, NH 03086

42 Main Street, Wilton, NH 03086

P (603) 654-9166

landuse@wiltonnh.gov

www.WiltonNH.gov

***The Planning Board meets the 1st and 3rd Wednesday of each month; and
The Zoning Board of Adjustment meets the 2nd Tuesday of each month.***

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From: Brian Pratt <Brian.Pratt@fando.com>
Sent: Tuesday, April 1, 2025 2:53 PM
To: Land Use <landuse@wiltonnh.gov>
Cc: George Holt <gholt@aries-eng.com>; dpinsonneault@winerbennett.com; dryan@deloitte.com; Dan Reed - New England Forestry Consultants, Inc. <dreed@cforesters.com>; Gregory Mattison <gm@mattisoncontracting.com>; Neil Faiman <Neil.Faiman@wiltonzba.org>; Joanna Eckstrom <JKEckstrom@comcast.net>

<Neil.Fairman@willtonzpa.org>; Joanna Eckstrom <JKEckstrom@comcast.net>
Subject: FW: ZBA Case #03/11/2025-02 The Dawn Ryan Revocable Trust of 2021

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

scope of this application and ZBA request. We agreed that a corridor 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. It's 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.



Brian Pratt, PE
Senior Project Manager

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From: Land Use <landuse@wiltonnh.gov>

Sent: Tuesday, April 1, 2025 11:11 AM

To: George Holt <gholt@aries-eng.com>

Cc: Gregory Mattison <gm@mattisoncontracting.com>; dryan@deloitte.com; 'David K. Pinsonneault' <dpinsonneault@winerbennett.com>; Brian Pratt <Brian.Pratt@fando.com>; 'Dan Reed - New England Forestry Consultants, Inc.' <dreed@cforesters.com>; 'Neil Faiman' <Neil.Faiman@wiltonzba.org>; 'Joanna Eckstrom' <JKEckstrom@comcast.net>

Subject: RE: ZBA Case #03/11/2025-02 The Dawn Ryan Revocable Trust of 2021

This Message is from an external sender.

Good morning, George, et al,

The attached letter was received from an interested party.

Kind & Peaceful Regards,

Caryn Case

Land Use Administrator

Town of Wilton, NH

PO Box 83, Wilton, NH 03086

42 Main Street, Wilton, NH 03086

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From: George Holt <gholt@aries-eng.com>

Sent: Thursday, March 27, 2025 1:31 PM

To: Land Use <landuse@wiltonnh.gov>

Cc: Gregory Mattison <gm@mattisoncontracting.com>; dryan@deloitte.com; 'David K. Pinsonneault' <dpinsonneault@winerbennett.com>; 'Brian Pratt' <Brian.Pratt@fando.com>; 'Dan Reed - New England Forestry Consultants, Inc.' <dreed@cforesters.com>; 'Neil Faiman' <Neil.Faiman@wiltonzba.org>; 'Joanna Eckstrom' <JKEckstrom@comcast.net>

Subject: RE: ZBA Case #03/11/2025-02 The Dawn Ryan Revocable Trust of 2021

Caryn,

Please find attached our report for this project. Please contact me with any questions that you have.

Thanks, George

On Mar 14, 2025 12:05 PM, Land Use <landuse@wiltonnh.gov> wrote:
Thank you, George!

Kind & Peaceful Regards,

Caryn Case

Land Use Administrator

Land Use Administrator

Town of Wilton, NH

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From: George Holt <gholt@aries-eng.com>
Sent: Friday, March 14, 2025 11:58 AM
To: Gregory Mattison <gm@mattisoncontracting.com>; Land Use <landuse@wiltonnh.gov>
Cc: dryan@deloitte.com; 'David K. Pinsonneault' <dpinsonneault@winerbennett.com>; 'Brian Pratt' <Brian.Pratt@fando.com>; 'Dan Reed - New England Forestry Consultants, Inc.' <dreed@cforesters.com>; 'Neil Faiman' <Neil.Faiman@wiltonzba.org>; 'Joanna Eckstrom' <JKEckstrom@comcast.net>
Subject: RE: ZBA Case #03/11/2025-02 The Dawn Ryan Revocable Trust of 2021

Caryn,

I have sent a proposal to Mr. Mattison for third-party review services. We plan to conduct a separate site walk next Tuesday.

Please contact me if you have any questions. Thanks,

George



George C. Holt, P.G.
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communication in error, please notify the message sender by replying to the message and then delete this e-mail and attachments (if any) from your e-mail system. Thank you.

From: Gregory Mattison <gm@mattisoncontracting.com>
Sent: Thursday, March 13, 2025 9:43 AM
To: 'Land Use' <landuse@wiltonnh.gov>; George Holt <gholt@aries-eng.com>
Cc: dryan@deloitte.com; 'David K. Pinsonneault' <dpinsonneault@winerbennett.com>; 'Brian Pratt' <Brian.Pratt@fando.com>; 'Dan Reed - New England Forestry Consultants, Inc.' <dreed@cforesters.com>; 'Neil Faiman' <Neil.Faiman@wiltonzba.org>; 'Joanna Eckstrom' <JKEckstrom@comcast.net>
Subject: RE: ZBA Case #03/11/2025-02 The Dawn Ryan Revocable Trust of 2021

Good morning Caryn, thank you for the introduction, I will reach out to George this morning. thank you
Gregory Mattison
Mattison Contracting, LLC

From: Land Use <landuse@wiltonnh.gov>
Sent: Wednesday, March 12, 2025 2:50 PM
To: George Holt <gholt@aries-eng.com>
Cc: gm@mattisoncontracting.com; dryan@deloitte.com; David K. Pinsonneault <dpinsonneault@winerbennett.com>; Brian Pratt <Brian.Pratt@fando.com>; Dan Reed - New England Forestry Consultants, Inc. <dreed@cforesters.com>; Neil Faiman <Neil.Faiman@wiltonzba.org>; Joanna Eckstrom <JKEckstrom@comcast.net>
Subject: ZBA Case #03/11/2025-02 The Dawn Ryan Revocable Trust of 2021

Good afternoon, George,

The Zoning Board of Adjustment is requesting your expertise to provide third party review services for the above referenced case.

Documents can be found in the case file on the ZBA website. Link below.

The Board asks that you work directly with the applicant's representative, Greg Mattison (copied on this communication), with me copied on your exchanges.

The case is also represented by David K. Pinsonneault, Esq., Winer & Bennett, LLP; Brian Pratt, Engineer, Fuss & O'Neill; and Daniel D. Reed, Forester, New England Forestry Consultants, Inc. all of whom you may send to and inquire information from as well.

Pursuant to subsection 11.4(b) of the Town of Wilton Zoning Ordinance, the Special Exception under consideration requires the following:

"The undertaking of a use not otherwise permitted in the Wetland Conservation District, which may include the erection of a [structure](#), dredging, filling, draining or otherwise altering the surface configuration of the land, if it can be shown that the proposed use will not conflict with the purpose and intent of this section and if the proposed use is otherwise permitted by the zoning ordinance. Proper evidence to this effect shall be submitted in writing to the Zoning Board of Appeals and shall be accompanied by the findings of a review by a soil scientist certified by the New Hampshire Board of Natural Scientists selected by the Planning Board and/or the

Zoning Board of Adjustment. (Amended March 1999.)”

A site visit has been scheduled for the Board to physically observe the area on Saturday, March 15, 2025, at 9 a.m., 74 Stagecoach Road, Wilton, NH, you are invited to join us or schedule a time with Greg Mattison that is more convenient.

The next meeting of the ZBA to further discuss the case will be held on Tuesday, April 8, 2025.

Link: [Case #03/11/2025-02 The Dawn Ryan Revocable Trust of 2021](#)

Link: [Zoning Ordinance subsection 11.4\(b\)](#)

Please confirm you will be able to contract for this request.

Thank you.

Kind & Peaceful Regards,

Caryn Case

Land Use Administrator

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