

September 24, 1985

Case # 85-16

First Public Hearing

Applicant:

A & L Development

Zoning Board Members Present:

Acting Chairman Gail Proctor, Tom Mitchell and Arlene Laurenitis.

Meeting was called to order by Gail Proctor at 7:30 p.m.

Gail Proctor read the application from A & L Development requesting a "Special Exception" as provided in Article XI, Section D of the Zoning Ordinance to fill in for a road across fields and for water and powerlines to follow course of road across wetlands located on property on Highland Street (Horseshoe Meadow).

Gail Proctor then explained A & L Development would be granted a "Special Exception" only from the Zoning Board as there is a misprint in the Zoning Book that states the Planning Board is authorized to grant "Special Exceptions". She proceeded by reading Article XI-Sections D-1, D-2, D-3, D-4, and D-5. She then explained the purpose of this meeting was to collect evidence and data pertaining to this case. The Zoning Board would not make any decision that night but would at the Second Hearing which is scheduled for October 24, 1985 at the Wilton Town Hall Court Room at 7:30 p.m. Gail then read the description of a wetland found on page A-17 of the Zoning Book.

Discussion was then opened.

Atty. David Sullivan (for Atty. C. Wilson Sullivan) represented A & L Development. David stated he found the "Special Exception" to address primarily Section D-1 and maybe D-2. He added this wetland was poorly drained soil, containing pipestone and lichester, and had no standing water. He also remarked that the town's soils map does not coincide with the state's findings.

Brian Holt - Engineer- then explained the plans of the four house lots. He stated that only 3.1 acres out of the entire parcel were considered wetland and that only  $\frac{1}{2}$  acre or 15% of the wetland were the issue here thus leaving the other 85% of wetland undisturbed.

The Zoning Board then stated Town Council, Silas Little, had recommended that the entire parcel or lots be considered and that Sections D-1, D-2, and D-3 of Article XI be addressed for the application.

Brian Holt then went on to add that the Road would be built to the town's specifications and the placement of the road was basically placed here for visual purposes on Highland Street.

Concerned Citizen Mary Kopp then asked if the road could be moved to avoid the wetland and suggested using the existing dirt road. Brian Holt said the dirt road would not be used as the visual aspect were dangerous for motorists.

Road Agent Charles McGettigan, Jr. added the dirt road was not really a road but a wide path and agreed with Brian Holt as for the location of the road.

Abutter Andrew Linnell questioned would the remaining wetland section remain wetland? Brian Holt and a representative from Tom Moran's office said yes the section would.

Atty. Sullivan explained wetland is a soil type. Either the wetland is "poorly drained" or "very poorly drained".

Gail then read the Soils Report from the State Soils Conservation Service which was addressed to the Planning Board. (Letter attached to minutes)

David Sullivan then insisted the only section of the article involved was D-1. Mary Kopp questioned the whole parcel.

Atty. Sullivan stated the road was the only issue. Gail Proctor assured the audience that any change in plans would mean another hearing but in order to make a "Special Exception" the whole parcel should be understood.

Gail Proctor then read a letter from the Town Conservation Committee signed by Ross Jennings (also attached to minutes) Atty. Sullivan stated the ideas from Mr. Jennings were unconstitutional.

Gail Proctor then asked if any other written information had been recieved from any of the abutters. None had. She explained that only written information would be recieved by the Zoning Board concerning this case until October 24th, the scheduled Second Hearing.

Gail Proctor adjourned the meeting at 8:30 p.m.