



**TOWN OF WILTON  
ZONING BOARD OF ADJUSTMENT BOARD MEETING  
SITE WALK**

**DATE:** August 27, 2016  
**TIME:** 7:30 PM  
**PLACE:** 326 Captain Clark Highway

**PRESENT:** ZBA Board Members: Chairman Neil Faiman, Vice-Chairman Andy Hoar, Joanna Eckstrom, Carol Roberts, Alternate Bob Spear, Secretary Elizabeth Morison.  
Wilton Conservation Commission: Bill Mahar, Bart Hunter, Jeff Stone, Joe Boyles.  
Wilton Building Inspector: John Shepardson  
Applicant: Rick Kohler from Todd Land Use Consultant, LLC.  
Sylvia L. Mansfield, James Beach  
Abutter: Dov Jaffe, 326 Captain Clark Highway  
Member of public: Lynn Pentler

**Site Walk: 326 Captain Clark Highway**  
Case #8/9/16-3 – Mansfield

Sylvia L. Mansfield has applied for a special exception under section 11.4(a) of the Wilton Zoning Ordinance, to allow the construction of a driveway which will cross a wetland area on Lot H-124, 326, Captain Clark Highway.

The site walk began at 9:10 am.

Mr. Kohler, Todd Land Use Consultants, LLC, reviewed plot plan with all attendees before proceeding on to property.

Attendees proceeded towards wetland area. Driveway clearing has been made. Mr. Kohler stated that clearing is considered a logging operation. Mr. Kohler noted that property has been flagged. Mr. Kohler stated that flagging of wetlands is consistent with prior boundaries.

Wilton Conservation Commission Members noted plaques on trees indicate town owned conservation land. Members also pointed out a Sassafras tree grove, a Sweet Gum Tree and a

43 Tupelo Tree.

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45 Attendees walked to where proposed driveway will cross wetlands. Mr. Kohler identified where  
46 culvert will be on proposed driveway. Mr. Kohler also stated that existing boulders will stay,  
47 (boulders will be used as headers) finished grade will be 86 feet, approximately 1.7 feet higher  
48 than existing grade.

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50 Dov Jaffe, abutter 326 Captain Clark Highway, stated that he is concerned about the construction  
51 of proposed driveway, in particular, storm water run off and snow melt. Mr. Jaffe stated that he is  
52 most concerned of these issues at entrance of proposed driveway.

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54 Mr. Jaffe asked if proposed driveway will be paved or gravel? Ms. Mansfield answered that it will  
55 be gravel.

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57 Mr. Faiman asked what the proposed size of driveway will be? Mr. Kohler answered that it will  
58 be 10 feet wide with shoulders on either side.

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60 Ms. Mansfield stated that there are no house plans as of yet.

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62 Red salamander was spotted.

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64 Wilton Conservation Commission observed hand dug well, its' cover was a hood of an automobile,  
65 possibly a Chevy.

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67 Discussion in regards to driveway regulations and inspection responsibilities commenced.

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69 Chairman Faiman declared the meeting adjourned at 10:00 AM.

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71 The next meeting will be held on Monday, August 29, 2016 at 7:30 PM, continuance of Rev.  
72 Lunn Hearing.

73

74

75 Respectfully Submitted,

76 Elizabeth Morison

77 Secretary

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