



**TOWN OF WILTON
ZONING BOARD OF ADJUSTMENT BOARD MEETING
APPROVED MINUTES**

DATE: April 11, 2017
TIME: 7:30 PM
PLACE: Wilton Town Hall Courtroom

PRESENT: ZBA Board Members: Chairman, Neil Faiman, Paul Levesque, Joanna Eckstrom, Andy Hoar, Alternate Jeff Stone (voting for Carol Roberts), Secretary: Elizabeth Morison.

Attendance: Applicant Elaine Kalhori, Michael Bergeron, Elad Sadeh, Elena Szilagyi, Robert Degan Monadnock Survey, Inc.

PUBLIC HEARING

Chairman Faiman opened the meeting at 7:30 PM and reviewed the Agenda.

Minutes: March 21, 2017 Draft Minutes

The Draft Minutes from March 21, 2017 were reviewed.

The following edit was noted and made to the 1/10/17 minutes:

- Page 2, line 82: Ms. Eckstrom noted to change to to “too”
- Page 3, line 120: Mr. Levesque noted to change 30 days to two (2) years

A MOTION was made from Ms. Eckstrom and Seconded by Mr. Levesque to approve the minutes from March 21, 2017 as amended.

Voting: 5 ayes, Motion carried.

Mr. Hoar abstained, noted was not present at March 21, 2017 meeting.

Election of Members:

Page 2

A MOTION was made by Ms. Eckstrom and SECONDED by Mr. Levesque to postpone Member Board Elections until the next Zoning Board Meeting, May 9, 2017, in order for all Board Members to be present.

Voting: 5 ayes, Motion carried.

Case # 4/11/17 – 1 – Kalhori:

Mr. Faiman reviewed the case and explained that there would be no final decision this evening, the Board will need to see the property and a follow up will be done in a month.

- Elaine Kalhori has applied for a special exception under section 11.4(a) of the Wilton Zoning Ordinance, to allow the construction of a driveway that would cross a wetland area on Lot H-19, Gage Road. (Case #4/11/17-1).

Mr. Robert Degan from Monadnock Survey, Inc. is representing Ms. Elaine Kalhori. Mr. Degan handed out Proposed Driveway Plan and Profile for Lot- H19. Mr. Degan outlined where proposed driveway would cross the wetlands, noting that the 26.4± Acres is a funny shape. Mr. Degan noted that logging has been done on the property and that the proposed driveway would be where the logging road was. Mr. Degan also stated that by putting the proposed driveway in the same location as the the logging road, this will prevent additional disturbance of the wetland. Mr. Degan further noted that there was no evidence of a stream in the wetlands area, just muck. Mr. Degan also stated that the proposed driveway would be a 50” plastic culvert with a gravel bottom.

The Board asked the following questions regarding the proposed driveway:

Ms. Eckstrom inquired if the road would need to be built up. Mr. Degan explained that yes, just a little, because the culvert would sit on the ground and the driveway would be built on top and would not be in the ground. Ms. Eckstrom also inquired as to the type of road that was being proposed. Mr. Degan stated that the proposed road would be gravel.

Mr. Levesque inquired what is the width of the wetland area where the proposed driveway would be at crossing. Mr. Degan explained that it would be 50’(ft.)-60’(ft.). Mr. Levesque also inquired as to what the total area impact would be. Mr. Degan answered that the total impact would be 2,575 sq. ft. Mr. Levesque inquired if there would be a business at the property. Ms. Kalhori answered, there is no plans for a business at the property.

Mr. Faiman opened questions to the Public:

Mr. Elad Sadeh, abutter 555 Abbot Hill Road, inquired if there would be any impact upstream. Mr. Degan stated that there would be no impact upstream.

Page 3

Additionally, Mr. Sadeh expressed concern that a violation from clearing of the property had been made. Mr. Bergeron explained that the loggers had applied for a wetland crossing permit and best logging practices were used.

Ms. Elena Szilagyi, abutter 46 Gage Road, inquired if there would be any impact on existing wells. Mr. Degan stated that he did not believe so. Ms. Szilagyi expressed concern that if the application was not approved, then the only other location for a driveway would be across her front yard. Ms. Szilagyi also stated concern that there would be three families using the one driveway which in turn would increase traffic and would then be a concern for the safety of her family. Ms. Szilagyi is in favor of the proposed driveway and welcomed the Board to visit.

A MOTION was made by Mr. Hoar and SECONDED by Mr. Levesque to request a site visit on Lot H-19 before the next Zoning Board Meeting.

Voting: 5 ayes, Motion carried.

The Board discussed with applicant the best possible time for the Site Visit. It was determined that the Site Visit would be on Sunday May 7, 2017 at 9:00am.

Mr. Faiman reviewed Zoning Ordinance 11.0 Wetlands Conservation District Section 11.4(a) Special Exceptions.

A MOTION was made by Mr. Hoar and SECONDED by Ms. Eckstrom to continue Hearing of Case #4/11/17-1-Kalhari until the next Zoning Board Meeting, May 9, 2017 at 7:30 PM.

Voting: 5 ayes, Motion carried.

Other Business:

Mr. Stone offered a synopsis regarding NHMA Conference on New Hampshire's Right to Know Law that he had attended. The Board discussed the New Hampshire Right to Know Law, RSA Chapter 91-A in regards to email communication to the Board Members and allowing time limits on speaking.

Ms. Eckstrom and Mr. Levesque are planning to attend the OEP Conference on April 29, 2017.

A Motion was made by Mr. Levesque and Seconded by Ms. Eckstrom to adjourn the meeting.

Voting: 5 ayes, motion carried unanimously.

Chairman Faiman declared the meeting adjourned at 8:25 PM.

Approved 5/9/17

Page 4

A site visit for Case #4/11/17-1-Kalhuri, Lot H-19 is scheduled for Sunday May 7, 2017 at 9:00AM.

The next scheduled monthly meeting will be held on the second Tuesday of the following month, May 9, 2017 at 7:30PM.

Respectfully Submitted,

Elizabeth Morison
Secretary

Approved 5/9/17