

Town of Wilton, New Hampshire  
**Zoning Board of Adjustment**  
**Approved Minutes**

**DATE:** May 19, 2019  
**TIME:** 11:00 AM  
**PLACE:** 602 Isaac Frye, Wilton  
**PRESENT:** Joanna Eckstrom; Jeff Stone; Paul Levesque; Peter Howd (Alternate)  
**Absent:** Andy Hoar, Neil Faiman  
**Staff:** Land Use Administrator Michele Decoteau  
**Attendees** Peter and Pam Clemens (applicants), Ralph Buschmann, Paul Branscombe (Town Administrator), Felice Fullam, Marc Lancaric, Claudine Hessmer, Robert Keller, Megan Lydon, Jared Mezzocchin, Katherine Klayon, Scott Blanchard, Kathy Blanchard, Matt Bangert, Christine Keller, Gail Hoar, Livia Caron

J. Eckstrom opened the Site Walk at 11:00 am. She said the purpose of the Site Walk was to show various areas under consideration for the Special Events business and she reviewed the guidelines for a Site Walk.

The Clemens started the tour in the house and showed the area for the B & B guest meals and the areas for Tea Events. The private areas are on the third floor and a private office and kitchen on the first floor.

Peter Clemens showed where the parking will be. There are two areas, one for 10-12 spots, the other with 15 spots. They are in negotiations with Andy's Playhouse for use of their parking lot for overflow and building a shared parking lot in the future. There are two accesses to the property from Isaac Frye and Wilton Center Road.

Lighting is on top of the barn and house as well as on the porch and front door.

The area where the barn septic system will be put in was pointed out.

Parking will be screened with low flowering shrubs or lilacs. The tarmac that remained on site will be removed and crushed stone will be used for parking.

The pool is only used for B & B guest. The safety measures in place are up to the commercial insurance guidelines.

The Clemens took the participants to the barn. The barn is two stories with the first floor dedicated to special events. The upper floor Billiards Room is for personal use and the B & B guests.

The barn is heated by two propane heaters but is only a three season location. They plan to put in a Food Service kitchen adjacent to the barn. This will be a state-approved kitchen with a dishwasher, fridge, and ovens for reheating. What is still needed is a commercial stove and fridge. In the house, the kitchen needs a three bay sink to be approved for commercial use.

Retail space is in the house but not a designated store. Not open to the public but for guests of the events and B & B.

The Clemens said the grounds are available for photo shoots but so far only folks driving by asking about the tree in front or from family.

J. Eckstrom closed the Site walk at 11:40 AM and reminded everyone about the hearing on 5/29/19 at 7:30 PM.

Respectfully Submitted by Michele Decoteau, Land Use Administrator

Approved on 05.28.19