



TOWN OF WILTON ZONING BOARD OF ADJUSTMENT

Approved Minutes

DATE: March 9, 2021
TIME: 7:30 PM
PLACE: Remote!
PRESENT: Neil Faiman (Chair), Joanna Eckstrom (Vice-chair), Jeff Stone, Andy Hoar, Paul Levesque, Judith Klinghoffer (Alternate), Peter Howd (Alternate)
Staff: Michele Decoteau, Land Use Administrator
Attendees: Nate Chamberlin (Fieldstone Land Consultants), Lynn Pentler, Lynne Stone, Randy King, Camilla Lockwood Temple, Vicki Macpherson

1) Call to order by the Chairperson

N. Faiman opened the meeting at 7:43 PM. He read the Emergency Declaration and the Right to Know information.

2) Introduction of Board members by the Chairperson

Roll call attendance:

N. Faiman – here, Lynn Pentler
J. Stone – here, Lynne Stone
P. Howd – here, alone
J. Klinghoffer – here, alone
J. Eckstrom – here, alone
A. Hoar – here, alone
P. Levesque – here, alone

3) Minutes of previous meetings

Minutes of 12.08.20

Line 331 – non-conforming
Check spelling of Levesque

J. Eckstrom MOVED to accept the minutes of 12.08.20 with noted corrections. P. Howd SECONDED.

Discussion: Hearing none the chair asked for a roll call vote.

Roll call vote:

P. Howe – aye
J. Eckstrom – aye
P. Levesque – aye
J. Stone – aye
A. Hoar – aye
N. Faiman – aye.

J. Eckstrom MOVED to defer the October 27, 2020, meeting minutes until later in this meeting. A. Hoar SECONDED.

Discussion: Hearing none the chair asked for a roll call vote.

Roll call vote:

P. Howd – aye

J. Eckstrom – aye

P. Levesque – aye

J. Stone – aye

A. Hoar – aye

N. Faiman – aye. Motion carried.

4) Public hearings

Case # 3/9/21-1

Roger Chappell Holdings, LLC (owner) and Glendale Homes, Inc. (applicant) have applied for a special exception under section 11.4(a) of the Wilton Zoning Ordinance, to allow an access road to cross a wetland area in connection with a proposed cluster subdivision of Lot D-99, 304 Gibbons Highway.

N. Faiman opened the Public Hearing by reading the Public Notice. P. Howd has recused himself from this case and will not be participating in the discussion. J. Klinghoffer, as an alternate, will be participating in the discussion but not voting.

Before moving forward, the Board will determine, as required by RSA 36:55–58, whether any of the new cases might have a regional impact.

The Board reviewed their comments from 04.14.20, regarding the same applicant with the same project on the same lot. P. Levesque said he was concerned about the traffic impacts.

J. Eckstrom MOVED to find that there is no regional impact from case # 3/9/21-1.

P. Levesque SECONDED.

Roll Call Vote:

J. Eckstrom - yes

P. Levesque - yes

A. Hoar - yes

J. Stone - yes

N. Faiman - yes. The motion carried.

N. Faiman reminded everyone that a Special Exception for a wetland crossing requires two hearings. N. Chamberlin presented the Special Exception application. He said the impacted area will be approximately 1200 square feet. This impact will be from a culvert, the road, and grading.

J. Eckstrom asked if this was to be just a single crossing. N. Chamberlin said yes. There is a second drainage area but that is not a jurisdictional wetland.

N. Chamberlin said they will still need to get a NH Alteration of Terrain permit and a Dredge and Fill Permit.

A. Hoar asked if there were separate drawings just showing the wetland crossing? N. Chamberlin said they were just part of the larger plat. A. Hoar asked about culvert and if has a natural bottom for invertebrate crossing? N. Chamberlin said it wasn't designed with a natural bottom but it could be.

N. Faiman asked about the relationship between the culvert and the stormwater drainage? N. Chamberlin said that the stormwater system is designed to move stormwater around the site and into the detention basin. The culvert in this wetland crossing is designed to move the stormwater entering the site from offsite and bringing in through the site to its natural drainage. J. Eckstrom asked if the swales will all need to be created. N. Chamberlin said yes, but they will follow the contours of the land. The houses will use sheet flow but the road run off will be directed into the swales.

Abutter comments

R. King asked if there were any grade requirements. He thought that you can't use grades over 15%. N. Faiman said that is true within the Aquifer Protection District but this lot is outside that district. R. King said the grade is still quite steep.

R. King said that some of the maps were out of date that were used. N. Chamberlin said that they had a certified wetland scientist remap the wetlands.

J. Eckstrom clarified that the ZBA can only act on what is before them, a wetlands crossing Special Exception.

There were no other abutter comments.

N. Faiman said the ZBA should be "informed and advised" by the Conservation Commission. The ZBA should ask for input. The Board discussed a site walk and decided they wanted a joint walk with the Planning Board and Conservation Commission. The Board agreed on asking about March 20 and April 3 as possible joint site walks.

J. Eckstrom MOVED to continue this case to April 13, 2021 at 7:30 PM, request the Conservation Commission for input and advice, and propose a joint site walk with the Conservation Commission and Planning Board on March 20 or April 3. P. Levesque SECONDED.

Roll Call Vote:

J. Eckstrom - yes

P. Levesque - yes

A. Hoar - yes

J. Stone - yes

N. Faiman - yes. The motion carried.

5) Other new business

Minutes from 10.27.20

P. Howd MOVED to accept the minutes as submitted. J. Eckstrom SECONDED.

Discussion: Hearing none the chair asked for a roll call vote.

Roll call vote:

P. Howe – aye

J. Eckstrom – aye

P. Levesque – aye

J. Stone – aye

A. Hoar – aye

N. Faiman – aye. Motion carried.

Fees

The Board decided to table this discussion until next month.

6) Communications and miscellaneous

- a) Planning and Zoning Virtual Conference - Noted
- b) Town and City magazine – online version - Noted

7) Adjournment

J. Eckstrom MOVED to adjourn at 9:06 PM. P. Levesque SECONDED.

Discussion: Hearing none the chair asked for a roll call vote.

Roll call vote:

P. Levesque – aye

J. Klinghoffer – aye

P. Howd – aye

A. Hoar – aye

J. Stone – aye

J. Eckstrom – aye

N. Faiman – aye. Motion carried.

Respectfully submitted by Michele B. Decoteau, Land Use Administrator

Approved on 04.13.21