



TOWN OF WILTON
Planning Board
Zoning Board of Adjustment
Conservation Commission
Approved Site Walk Minutes

DATE: April 3, 2021
TIME: 1:00 PM
PLACE: 304 Gibbons Highway, Wilton, NH

Planning Board:

Alec MacMartin, chair; Neil Faiman (ZBA); Bart Hunter (WCC Chair); Shannen Coffey; Stephanie Kirsch

Zoning Board of Adjustment:

Joanna Eckstrom (WWC/WSC), Paul Levesque, Andy Hoar, Jeff Stone

Wilton Conservation Commission:

Alan Preston, Jennifer Beck, Peter Howd (SORLAC)

Staff:

Caleb Cheng, NRPC Circuit Rider; Michele Decoteau, Land Use Administrator

Attendees:

Kermit Williams (Select Board, WCC/WSC, SORLAC), Cheryl Bosquet, Samantha Bosquet, Susan Ye, Stasia Millet, Joe Broyles, Deb Mortvedt, Patty King, Randy King, Camilla Lockwood (SORLAC), Richard Hart (SORLAC), Chris Guida (Fieldstone Land Consultants)

A. MacMartin, Planning Board Chair, opened the site walk at 1:06 PM. N. Faiman, ZBA Board Chair, and B. Hunter, Conservation Commission, Chair, were in attendance. A. MacMartin reviewed the parameters of a site walk and N. Faiman stated that the ZBA members were at the site walk to review the wetland crossing. C. Guida, from Fieldstone Land Consultants, introduced himself.

In response to a question about the entrance, C. Guida said that the plan was to seek a shoreland protection permit and a permit from the state regarding the road entrance.

The group walked to the wetland crossing. C. Guida described the flag marking system used on this site. He said that there are three criteria needed to make a wetland; 1) wetland indicator plants, 2) hydric soils, and 3) water present for at least two weeks during the growing season.

C. Guida described where the road will be located and where the culvert will end. The planned culvert will be 30 inches across and embedded so that aquatic animals and invertebrates can move through the culvert. The wetland gets dry later in the year so no fish will be using it. C. Guida said that new road will not follow any of the current logging roads. The new road will be moved more upland from the logging road. The total wetland impact will be approximately 1200 square feet.

In response to a Board member question, C. Guida said that putting the wetlands through a larger culvert and building on the lot, the flow of the water will not increase through this culvert.

In response to an Abutter question, C. Guida pointed out the location of the first planned house. Currently there is a single-family house on the lot.

In response to an Abutter question, C. Guida pointed out an area that had a grade over 15%.

In response to a question from a Board member, C. Guida confirmed that the plan showed a road with a 20 foot width with 2 foot shoulders.

In response to an Abutter question, C. Guida said that there will not be swales added in the house lot nearest the current house.

In response to a question from a Board member, C. Guida explained the soil and gravel make-up and that bedrock was not found in any of the test pits.

C. Guida noted the location of the lot lines as the walk continued. In response to a Board member question, C. Guida said that they are not anticipating bringing in or taking out fill. They plan to balance the lot.

In response to a question from a Board member, C. Guida said the plan was to keep some of the rock walls but most are in poor condition. None of the rock walls are boundary markers.

N. Faiman ended the ZBA portion of the site walk at 1:44 PM. A Barred Owl was heard calling.

ZBA Approved Minutes 04.11.21

In response to a question from a Board member, C. Guida said that there is only one wetland crossing. He described the damage caused to wetlands by machinery. He said that not all wet or squishy areas are jurisdictional wetlands.

The walk continued to the end of the lot and attendees viewed the drainage easement area.

In response to a question from a Board member, C. Guida explained how the stormwater will move on the lot, where it was going to be detained and infiltrated. A large boulder marked an area near the edge of the planned stormwater pond. The group reviewed the test pit locations to show where the houses will be located. Test pits were denoted with a pink flag with numbers and a blue flag together.

In response to a question from a Board member, C. Guida showed where on the plan the tree line would remain. This is noted in the key on the plan.

In response to a question from a Board member, C. Guida said that his company has been working on this site for four years and had surveyed in all seasons.

Items to be discussed at a meeting: Homeowner's Association, Trails, Wildlife Corridors.

A. MacMartin closed the site walk at 3:04 PM.

Planning Board approved 04.04.21