



## TOWN OF WILTON ZONING BOARD OF ADJUSTMENT

### *Approved Site Walk Minutes*

**DATE:** June 5, 2021  
**TIME:** 9:00 AM  
**PLACE:** Lot F-003-2  
**Present:** Neil Faiman (Chair), Joanna Eckstrom (Vice-chair), Jeff Stone, Paul Levesque, Judith Klinghoffer (Alternate), Peter Howd (Alternate – voting for Andy Hoar)  
**Staff:** Michele Decoteau, Land Use Administrator  
**Attendees:** Kenny Lehtonen (San-Ken Homes, Inc), Nikki O’Neil (San-Ken Homes, Inc), Jon Rokeh (Rokeh Consulting, LLC), Lynn Pentler, Dan Dillon, Silas Little (FTFL, Law), Lynn Pentler, Robert Hartshorn, Courtney Johnson, Shannon Linn, Jerry Aubel, Tim Wylie, Laurie Bourgoine, Nancy Moro, John Moro, Mary Ann Shea (Cemetery Trustee), Michael Boggs, Joan Ross, Dan Ross, Matt Bangert, Chris Owen, Celso Munoz

Site walk for Case #05/11/21-1

N. Faiman opened the Site Walk at 9:05 AM and reviewed the parameters of a site walk. The applicant and owner provided copies of the lot plan, septic plan, and house plan.

In response to a question from S. Little, J. Rokeh said that materials provided didn’t show the same elevations because the septic plan was developed on an assumed datum and the lot plan was a true datum. The lot plan numbers are 190 feet different.

In response to a question from an abutter about work done on the site while under a Cease and Desist order, the owner said the work done on site included the marking of the locations of the septic system, house lot and the limits of excavation. Snow fence was added to denote the edges of some portions of the excavation and the areas the public should avoid for safety reasons. In other areas, snow fencing denoted the property lines. The owner cleaned up the driveway by moving some rocks by hand.

In response to a question from a Board Member, the owner said that pink flagging with knots was marked the limits of the excavation. The orange on stakes denoted the house and garage location. The trees with pink flagging and a flagged nail were the septic locations.

In response to a question by S. Little, the owner said that the surveying was done by the previous owner. There was no additional surveying.

In response to a question by a Board Member, the owner said the easement was for the shared driveway.

The owner showed the location of the topsoil that was removed and that the plan was to return the area of the driveway and the area just past the driveway to a 2:1 slope.

An abutter asked how much material will need to be removed. The owner said about 30,000 cubic yards in addition to what was already removed.

The owner described the limits of the planned excavation. In response to a question from an abutter, the owner said 90,000 square feet will be disturbed. J. Eckstrom and P. Levesque did not continue to the proposed leach field and garage.

The owner showed the location of the septic system. Trees were marked with flagging  
An abutter asked a question about an Alteration of Terrain Permit – if there were wetlands present, wasn't the threshold number lower. M. Decoteau agreed to research that question.

In response to a question from an abutter, the owner showed the location of the dig site and said that the test pit was dug to 76 inches deep. The abutter asked the depth of the seasonal high water table. The owner said they didn't find water at 76 inches.

The owner showed everyone the location of the house and garage. An abutter and a Board Member asked if there were any physical limits imposed by the lot or land that necessitated siting the house in the location shown. The owner said that the location of the house was 100% his choice as the land owner.

The owner showed the limits of excavation and how much material will need to be removed at the location of the house.

In response to a question from a Board Member, the owner said that the open water was located at the far corner of the lot and would take a hike through the woods to find. The owner gave permission to walk through the woods to see the pond. An abutter said it was located partially on her lot as well and had easier access. The abutter offered views from her property.

In response to a question from an abutter, M. Shea showed the location of the cemetery on the lot plan provided.

Items to be discussed at the meeting on Tuesday: Alteration of Terrain permits,

Site walk was closed by N. Faiman at 10:15 AM.

Respectfully submitted by Michele Decoteau, Land Use Administrator  
Approved on 07.13.21

Exhibits from the Site Walk

06.05.21.Exhibit A – Lot Plan Isaac Frye House Lot by Rokeh Consulting, LLC dated June 2, 2021

06.05.21.Exhibit B – Proposed sewage disposal system plan Lot Tax Map F Lot 3-2 by Fieldstone Land Consultants, PLLC dated February 22, 2021

06.05.21.Exhibit C – The Whitmore II F-3-2, Isaac Frye Highway, Wilton, NH 03086 dated 1/4/2021