



TOWN OF WILTON ZONING BOARD OF ADJUSTMENT

Draft Site Walk Minutes

- 7
- 8 **DATE:** June 5, 2021
- 9 **TIME:** 9:00 AM
- 10 **PLACE:** Lot F-003-2
- 11 **Present:** Neil Faiman (Chair), Joanna Eckstrom (Vice-chair), Jeff Stone, Paul Levesque,
- 12 Judith Klinghoffer (Alternate), Peter Howd (Alternate – voting for Andy Hoar)
- 13 **Staff:** Michele Decoteau, Land Use Administrator
- 14 **Attendees:** Kenny Lehtonen (San-Ken Homes, Inc), Nikki O’Neil (San-Ken Homes, Inc), Jon
- 15 Rokeh (Rokeh Consulting, LLC), Lynn Pentler, Dan Dillion, Silas Little (FTFL,
- 16 Law), Lynn Pentler, Robert Hartshorn, Courtney Johnson, Shannon Linn, Jerry
- 17 Aubel, Tim Wylie, Laurie Bourgoine, Nancy Moro, John Moro, Mary Ann Shea
- 18 (Cemetery Trustee), Michael Boggs, Joan Ross, Dan Ross, Matt Bangert, Chris
- 19 Owen, Celso Munoz

20
21 Site walk for Case #05/11/21-1

22
23 N. Faiman opened the Site Walk at 9:05 AM and reviewed the parameters of a site walk. The applicant
24 and owner provided copies of the lot plan, septic plan, and house plan.

25
26 In response to a question from S. Little, J. Rokeh said that materials provided didn’t show the same
27 elevations because the septic plan was developed on an assumed datum and the lot plan was a true
28 datum. The lot plan numbers are 190 feet different.

29
30 In response to a question from an abutter about work done on the site while under a Cease and Desist
31 order, the owner said the work done on site included the marking of the locations of the septic system,
32 house lot and the limits of excavation. Snow fence was added to denote the edges of some portions of
33 the excavation and the areas the public should avoid for safety reasons. The owner cleaned up the
34 driveway by moving some rocks by hand.

35
36 In response to a question from a Board Member, the owner said that pink flagging with knots was the
37 limits of the excavation but that was supplemented by the orange fencing. The orange on stakes
38 denoted the house and garage location. The trees with pink flagging and a flagged nail were the septic
39 locations.

40
41 In response to a question by S. Little, the owner said that the surveying was done by the previous
42 owner. There was no additional surveying.

43
44 In response to a question by an abutter, the owner said the easement was for the shared driveway.

45
46 The owner showed the location of the topsoil that was removed and that the plan was to return the
47 area of the driveway and the area just past the driveway to a 2:1 slope.

48

49 An abutter asked how much material will need to be removed. The owner said about 30,000 cubic yards
50 in addition to what was already removed. .
51
52 The owner described the limits of the planned excavation. In response to a question from an abutter,
53 the owner said 90,000 square feet will be disturbed.
54
55 The owner showed the location of the septic system. Trees were marked with flagging and flagging on a
56 nail in trees.
57
58 An abutter asked a question about an Alteration of Terrain Permit – if there were wetlands present,
59 wasn't the threshold number lower. M. Decoteau agreed to research that question.
60
61 In response to a question from an abutter, the owner showed the location of the dig site and said that
62 the test pit was dug to 76 inches deep. The abutter asked the depth of the seasonal high water table.
63 The owner said they didn't find water at 76 inches.
64
65 The owner showed everyone the location of the house and garage. A Board Member asked if there
66 were any physical limits imposed by the lot or land that necessitated siting the house in the location
67 shown. The owner said that the location of the house was 100% his choice as the land owner.
68
69 The owner showed the limits of excavation and how much material will need to be removed at the
70 location of the house.
71
72 In response to a question from a Board Member, the owner said that the open water was located at the
73 far corner of the lot and would take a hike through the woods to find. An abutter said it was located
74 partially on her lot as well and had easier access. The abutter offered views from her property.
75
76 In response to a question from an abutter, M. Shea showed the location of the cemetery on the lot plan
77 provided.
78
79 Items to be discussed at the meeting on Tuesday: Alteration of Terrain permits,
80
81 Site walk was closed by N. Faiman at 10:15 AM.
82
83 Respectfully submitted by Michele Decoteau, Land Use Administrator
84 Approved on XX.XX.XX
85
86 Exhibits from the Site Walk
87 06.05.21.Exhbit A – Lot Plan Isaac Frye House Lot by Rokeh Consulting, LLC dated June 2, 2021
88 06.05.21.Exhbit B – Proposed sewage disposal system plan Lot Tax Map F Lot 3-2 by Fieldstone Land
89 Consultants, PLLC dated February 22, 2021
90 06.05.21.Exhbit C – The Whitmore II F-3-2, Isaac Frye Highway, Wilton, NH 03086 dated 1/4/2021