

TOWN OF WILTON
Zoning Board of Adjustment
Site Visit Minutes



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DATE: Saturday, July 8, 2023
TIME: 10 AM
PLACE: Tax Map C, Lot 102, Gibbons Highway (Route 101)

Board Members

PRESENT: Neil Faiman (chairperson); Joanna Eckstrom (vice-chairperson); Peter Howd (alternate); Judith Klinghoffer; Andy Hoar; Jeff Stone

Board Members

ABSENT: AP Levesque (alternate)

STAFF: Caryn Case, Board Secretary

Attendees: Alec MacMartin (co-chair Planning Board); Randy King (Planning Board, Wilton Conservation Commission); Jennifer Beck (Wilton Conservation Commission); Sam Foisie (Meridian Land Services)

I. Call to Order

N Faiman called the site visit to order at 10 AM and read the public notice and applicant's request for a special exception. He identified the Board members present. He said that although members of the Planning Board and members of the Wilton Conservation Commission were present, the purpose of the visit was to review the proposed wetland crossing for review by the Zoning Board of Adjustment.

2. Case #06/13/2023-05, North Farm, LLC – Site Visit

North Farm LLC (owner) and Erich O. Mueller (applicant) have requested a special exception under section 11.4(a) of the Wilton Zoning Ordinance to allow the improvement and enlargement of an existing wetland crossing, in order to allow a driveway to access a proposed business on Lot C-102, Gibbons Highway. (Case #6/13/2023-5)

S Foisie walked the group to the proposed access area and pointed to the tree line and wetland and their locations on the accompanying site plan. He pointed to the area in front of the tree line and parallel to the highway as the proposed farm stand which encroaches on a portion of the wetland warranting Planning Board approval and stormwater permitting.

S Foisie walked the group to the current wetland crossing. He pointed to the location of the eroding corrugated metal pipe and said it would be replaced with a concrete (RCP) pipe. He

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38 said the proposed crossing would be larger and slightly raised because the new pipe would be
39 larger.

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41 S Foisie described the balance of the property, beyond the culvert, as 'plateaus' leading down to
42 the river. He said it was their intent to balance out the site during construction with minimal
43 import/export of materials.

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45 P Howd asked if there might be historical significance to a cellar hole he found. S Foisie said he
46 was not aware but once flagged on the plan, an archeological review would be considered.

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48 **3. Adjournment**

49 With no additional questions, N Faiman closed the site walk at 10:33 AM.

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51 Approved on 07.11.2023