



Town of Wilton, NH Zoning Board of Adjustment MINUTES

Saturday, March 15, 2025

9 AM

Tax Map A Lot 0047-01

74 Stagecoach Road

ATTENDANCE

Board Members Present:

Neil Faiman (chairperson); Joanna Eckstrom (vice-chairperson); Jeff Stone; Judith Klinghoffer; Peg Duggan (alternate); Linda Jennings (alternate)

Board Members Absent:

Andy Hoar

Board Secretary:

Caryn Case (land use administrator)

Attendees:

Alan Preston (Wilton Conservation Commission (WCC)); Sara Spittel; Robert Silva (WCC); Sharon Blackburn; Dawn Ryan (property owner); Denise Berrigan; Patricia Townsend; Greg Mattison (Mattison Contracting); Brian Pratt (Fuss & O'Neill); Marilyn Jonas; Heidi Blackmer

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SITE VISIT MINUTES

1. Call to Order

Chairman Faiman called the meeting to order at 9:10 a.m. and read the public notice:

“The Dawn Ryan Revocable Trust of 2021 has requested a special exception under section 11.4(b) of the Wilton Zoning Ordinance and/or a special exception under section 11.3 of the Wilton Zoning Ordinance to allow the creation of a nature trail, including a boardwalk over Mill Brook, on Lot A-47-1, 74 Stagecoach Road.

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The Town of Wilton Zoning Board of Adjustment will meet on Saturday, March 15, 2025, at 9:00 a.m. 74 Stagecoach Road to hold a site visit for this application. The site visit is a continuation of the public hearing on the case and is open to the public. Its purpose is to assist the Board members and other interested parties to become familiar with the property involved in the application. Board members and other interested parties may, through the Board chairperson, ask questions about, and the applicant may point out, site details pertaining to the application, such as boundaries, contours, proposed buffers, driveways, etc. No other testimony will be taken, and no other discussion should occur.”

Chairman Faiman stated that the site visit is a continuation of the public hearing on the case and open to the public. Its purpose is to assist the board members and other interested parties to become familiar with the property involved in the application. Board members and other interested parties may, through the board chairperson, ask questions about and the applicant’s representatives may point out site details pertaining to the application, such as what the stream looks like, how deep it is, how wide it is, where is the bridge is going to be located, where does the nature trail lead, where is the existing easement, property boundaries, and the like. No other testimony will be taken, and no other discussion should occur. He summarized the site visit as being able to relate to the physical properties of the lot in relation to the application and plans provided.

Chairman Faiman said the site visit is not a substitute for the public hearing. Comments about the case, about the laws, about all other issues, can be presented at the public hearing on Tuesday, April 8, 2025.

Chairman Faiman instructed attendees to direct questions to him to assure pertinent information becomes part of the permanent record. He said discussions outside of this direction could not be guaranteed to become part of that record.

Chairman Faiman introduced the Board members who were present.

2. Dawn Ryan Revocable Trust of 2021, Stagecoach Road

Case #03/11/2025-02

The Dawn Ryan Revocable Trust of 2021 has requested a special exception under section 11.4(b) of the Wilton Zoning Ordinance and/or a special exception under section 11.3 of the Wilton Zoning Ordinance to allow the creation of a nature trail, including a boardwalk over Mill Brook, on Lot A-47-1, 74 Stagecoach Road.

Greg Mattison walked the group along the side lot line, through a path in the stone wall, onto the property toward the pond pointing out centerline stakes, and areas that had been delineated for floodplain and wetlands. He said this was where the proposed nature trail would start. He traversed further toward Mill Brook to the proposed location of the Puncheon. Brian Pratt described the Puncheon as a boardwalk twenty feet in length and eight feet wide over Mill Brook and the most impactful part of the entire nature

72 trail. He said the trail through any critical area would be constructed pursuant to the Best Management
73 Practices (BMP's) from the New Hampshire Trail Construction and Maintenance Manual. He indicated that
74 the wetland area leading up to the Puncheon would be built up with gravel, drains, and construction
75 textiles that allow for the flow of excess water from a severe rain event. He said that construction of the
76 proposed nature trail might include the removal of low-lying brush and saplings. He said it was not their
77 intent to remove large trees or alter the surface of already walkable areas.

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79 H Blackmer, abutter, told the group that the warning signs posted with the video cameras that could be
80 seen coming onto her property were wildlife cameras that could not detect conversation as far away as the
81 easement permitting D Ryan access to her property over Mill Brook.

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83 Dawn Ryan, property owner, left the site visit and JK Eckstrom did not participate in the site visit to the
84 back of the lot.

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86 Greg Mattison took the group back to its starting point and then along the easement to an existing bridge
87 that allows the property owner access to her property on the other side of Mill Brook. He noted the
88 reason for the proposed second bridge was to allow the property owner access to a backlot which legally
89 could not be accessed by the first bridge. He noted that the second bridge would be higher than the first
90 bridge and used for walking and snowmobiles. Greg pointed to some marsh land they intended to avoid in
91 the construction of the proposed nature trail and added that log corduroys would be created to traverse
92 over mucky, saturated soils they may confront along the proposed nature trail.

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94 The group was then directed along an old snowmobile trail that ran from one side of the property owner's
95 lot to the other to snowmobile trail #13 maintained by the Hoover Trust. After a short walk along this
96 trail and a hike back onto the subject property and the group was in the inaccessible back lot. Greg
97 Mattison noted it had been discovered that snowmobile trail #13, thought to be off the applicant's
98 property, ran through the applicant's property. He said it was not the intent of the applicant to change this.

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100 Chairman Faiman called for final questions or comments regarding the property.

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102 **3. Adjournment**

103 Chairman Faiman closed the public site visit at 10:45 a.m.

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106 **APPROVED: 04.02.2024**