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**TOWN OF WILTON
PLANNING BOARD MEETING
DRAFT**

DATE: September 17, 2008

TIME: 7:30 P.M.

PLACE: Wilton Town Hall Courtroom

PRESENT: Wilton Planning Board Members: Chairman Jeff Kandt, Alec MacMartin, Neil Faiman, Brian Sullivan, Alternate Walter Zuber, Alternate Dave Holder, Board of Selectman Representative Bill Condra, NRPC Representative Steve Wagner, Clerk Heather Loewy Nichols.

The agenda was amended as follows:

- 1.) Minutes
 - August 20, 2008
 - September 3, 2008
- 2.) PB07-001-CSD: First Light Farm – Cluster Subdivision
- 3.) PB07-014-SD: Perham Woods- Cluster Subdivision
- 4.) PB08-003-SD: Gary & Betty Raymond – Subdivision Application
- 5.) PB08-008-SD: Donald Slowik – Subdivision
- 6.) PB08-016-SA: Wilton Main Street Association
- 7.) PB08-017-LLA: Abbot Trust
- 8.) PB08-08-SPR: Household of Faith
- 9.) Other Business
- 10.) Adjournment

Chairman Jeff Kandt called the meeting to order at 7:35 p.m. and explained that the Board will not be hearing any cases after 9:30 and will adjourn at 10:00 p.m.

Walter Zuber joined the Board as a voting member in the place of Matt Fish. Dave Holder joined the Board as a voting member in place of Michael Cooley.

1. Minutes:

- August 20, 2008

A MOTION was made by Brian Sullivan and SECONDED by Walter Zuber to approve the minutes of August 20, 2008 as amended.

Voting: 6 ayes; motion carried unanimously.

- September 3, 2008

A MOTION was made by Brian Sullivan and SECONDED by Alec MacMartin to approve the minutes of September 3, 2008 as amended.

Voting: 6 ayes; motion carried unanimously.

Continuations:

2. **PB07-001-CSD: Cluster Subdivision – First Light Farm, LLC** – Lots F-095-02,03,07,13,14 and 15 on Isaac Frye Highway in the Residential/Agricultural district. Applicant is proposing 22-unit cluster subdivision.

1 Ray Shea appeared before the Board for the applicant and stated that they have submitted
2 the state permit applications and have received minor comments in response. He noted
3 that they have not yet changed the lot numbers as discussed at the last meeting but they
4 will do so the next time they have to make other changes to the plan. He also noted that
5 the issue raised by the Milford Planning Board was going to be passed onto the Wilton
6 Board of Selectman. Jeff Kandt noted that the Board of Selectman had discussed the
7 issue and had issued a response to the Milford Planning Board. Ray Shea explained that
8 this project will actually decrease the amount of drainage on the roadway and none of the
9 run off water will end up in Milford and therefore there is no direct impact to the portion
10 of Issac Frye Highway that Milford is concerned about. He further explained that the fire
11 chief has said that he will allow the applicant to build four units before requiring that the
12 fire pond be built and the applicant has decided to bond the pond.

13
14 Ray Shea questioned whether the Board was interested in discussing the volume of
15 offsite runoff. Alec MacMartin stated that the applicant has addressed run off flow but
16 not the run off volume and that the volume is being shunted to a receiving wetland, but
17 the wetland run off goes somewhere; it is not an infinite well. He questioned whether this
18 is Milford's concern. Ray Shea stated that the wetland in question goes south across
19 Mason Road and into Tucker Brook not to the area Milford is concerned about.

20
21 With respect to bonding, Donald Sienkiewicz explained that the items the town has a
22 legitimate interest in involve measures to keep water and dirt off the road from the front
23 of the site during construction. He explained that a detention pond at the bottom of the
24 hill, a culvert under Issac Frye Highway, and a swale that carries water along the north
25 side would be needed. He estimated the cost to be \$225,000 including the fire pond. He
26 also proposed that a covenant be put in place that will prohibit stumping and grading on
27 the site without the proper bonds in place. Alec MacMartin noted that due to the fact that
28 the costs of the bonded items may change if the project is not started right away, the
29 Board is requiring a preconstruction meeting.

30
31 With regard to the comment from Dennis LaBombard Engineering that the applicant
32 should attempt to infiltrate some of the run off, Donald Sienkiewicz explained that he has
33 applied for a clean water grant from the Department of Environmental Services, as all the
34 water ends up in Tucker Brook. This grant will allow the applicant to install infiltration
35 systems. He noted that NRPC, but not Steve Wagner, has agreed to be the grant
36 applicant. He stated that he feels that the subdivision as it is now adheres to the
37 regulations and since he will not know for a few months whether the grant application
38 will be approved, he would like to proceed with the current plans and come back to the
39 Board with an amendment if the grant is approved. He reiterated that he is asking the
40 Board to drop the volume issue as he already has some infiltration measures in the plan
41 and the runoff volume has been kept to a minimum to the best extent possible. In
42 response to a question from Alec MacMartin, Ray Shea explained that the site does not
43 lend itself to a detention pond, and volume is very difficult to manage on this site so they
44 have done the best they can including using the applicant's other lot. Alec MacMartin
45 noted that a covenant will need to be in place to insure that future buyers of the

1 applicant's other lot can not get rid of the pond and the applicant will need a subordinate
2 clause from his mortgage holder.

3
4 *A MOTION was made by Alec MacMartin and SECONDED by Bill Condra to request*
5 *more information from the town engineer regarding Item 2 of his June 7th letter, and/or*
6 *thoughts or examples as to how that infiltration might be accomplished. Also to ask the*
7 *town engineer if there are any issues that warrant further discussion that have not been*
8 *addressed.*

9 *Voting: 6 ayes; motion carried unanimously.*

10
11 *A MOTION was made by Alec MacMartin and SECONDED by Neil Faiman to continue*
12 *the application to October 15, 2008. Voting: 6 ayes; motion carried unanimously.*

13
14 **3. PB-07-014-SD: Cluster Subdivision - Perham Woods** – Lots B-020 on Dale Street in the
15 Residential & Agricultural, Wetlands and Flood Plain District. Applicant is proposing a 29 unit
16 cluster subdivision.

17
18 Jeff Kandt noted that the applicant has requested a continuance.

19
20 *A MOTION was made by Alec MacMartin and SECONDED by Neil Faiman to continue*
21 *the application to October 15, 2008.*

22 *Voting: 6 ayes; motion carried unanimously.*

23
24 **4. PB-08-003-SD: Subdivision Application – Gary & Betty Raymond** - Lot E10-2, 789 Gibbons
25 Highway – Applicant is proposing converting an existing duplex into a condex.

26
27 *A MOTION was made by Bill Condra and SECONDED by Alec MacMartin to continue the*
28 *application to October 15, 2008.*

29 *Voting: 6 ayes; motion carried unanimously.*

30
31 **5. PB-08-008-SD: Subdivision – Donald Slowik** – Applicant is proposing to subdivide Lot B 31-3,
32 located on Pead Hill Rod, into three single family lots.

33 Jeff Kandt noted that the applicant has requested a continuance.

34
35 *A MOTION was made by Neil Faiman and SECONDED by Alec MacMartin to continue the*
36 *application to October 15, 2008.*

37 *Voting: 6 ayes; motion carried unanimously.*

38
39 **6. PB-08-016-SA: Sign Application – Wilton Main Street Association** – Applicant is proposing
40 erecting an affixed sign, 1.5' in length and 2' in width, on Tax Map J Lot 48 on Main Street.

41 The applicant submitted photographs of the sign in its new location. The sign is now 10'
42 from the lot lines.

43
44 *A MOTION was made by Neil Faiman and SECONDED by Brian Sullivan to approve the*
45 *application as amended.*

46 *Voting: 6 ayes; motion carried unanimously.*

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Pre-Applications:

Jeff Kandt explained that the next two items were noticed to abutters however there was an error at the newspaper and they were not able to print the public notice in time so this is not a legally noticed hearing on these items and they will have to continued to the next meeting.

7. PB08-017-LLA: Lot Line Adjustment - Abbot – Lot K-105-1 on Maple Street & K-105-3 on Pine Valley Street - The applicant is proposing transferring a 10' wide strip of land from Lot K-105-3 to K-105-1.

Dawn Tuomala appeared before the Board for the applicant and explained that this site, on Maple Street and Pine Valley Road, was before the Board last year. She explained that the highlighted area is a 10' walkway that was created because of the person who was going to buy Lot K-105-3 wanted the path, however this person is no longer planning on buying the lot and Mr. Abbot now wants the path to be part of his house lot.

In response to a question from the Board, Dawn Tuomala explained that the skate ramp was an issue last time these lots came to the Board and she added Note 9 in order to deal with the situation at the time. Therefore she has carried over Note 9 onto this plan.

Dawn Tuomala explained that she will be asking for waivers from the requirements of approval letter from the fire chief etc, as she has the letters from last year.

In response to a concern from Alec MacMartin, Dawn Tuomala stated that she will confirm that the setbacks in proximity of the garage do not need to be updated.

A MOTION was made by Alec MacMartin and SECONDED by Neil Faiman to continue the application to October 15, 2008 due to the defective public notice.

Voting: 6 ayes; motion carried.

8. PB08-018-SPR: Site Plan Review – Household of Faith – Lot J-038 on Maple Street – Applicant is proposing changing the common use areas that were approved by the Planning Board in March of 2008.

Alec MacMartin left the Board as a voting member at 8:43 p.m.

Peter Manha appeared before the Board and explained that the property has an indoor pool and last time he appeared before the Board he submitted that the pool would be turned into parking and he would like to be able to leave it as a pool if the need should arise. He noted that most of the changes would be to the association documents. He also noted that he needs eight parking spaces and even with the pool he still has 9 outside parking spaces. On the plan he will be changing “garage” to “limited common area.”

Steve Wagner noted that he had suggested to the applicant that he could ask for some of the fees to be waived and just submit the fees for the abutter notices.

1 *A MOTION was made by Brian Sullivan and SECONDED by Bill Condra to continue the*
2 *application to October 15, 2008 due to defective public notice.*
3 *Voting: 5 ayes; motion carried.*

4
5 *Alec MacMartin returned to the Board as a voting member at 9:00 p.m.*
6

7 **9. Other Business**

8 The Board discussed various “other business” items.
9

10 **10. Adjournment**

11 *A MOTION was made by Bill Condra and SECONDED by Neil Faiman to adjourn the*
12 *meeting.*

13 *Voting: 6 ayes; motion carried unanimously.*
14

15 Chairman Jeff Kandt declared the meeting adjourned at 9:20 p.m.
16

17
18 Respectfully Submitted,
19 Heather Loewy Nichols
20 Wilton Planning Board Clerk
21