



**Town of Wilton, NH**  
**Application to the Zoning Board of Adjustment**  
 (Revised January 2010)

**General Information, Page 1 of 3**

**Property Information**

Describe the lot involved in the application (the lot that you want to build a building on, subdivide, conduct a business or other activity on, etc.). If more than one lot is involved, then describe them all in this space if it is convenient, or attach additional copies of this page.

Tax Map and Lot Number F-98-1 Lot Size 33.244 Ac

Street Address 195 Isaac Frye Hwy, Wilton, NH

Zoning District (check one):

- Residential     General Residence and Agricultural  
 Commercial     Industrial     Office Park

Relevant Overlay Districts (check any that apply):

- Research and Office Park     Floodplain Conservation     Watershed  
 Wetlands Conservation     Aquifer Protection     Elderly Housing

**Owner**

If the application involves multiple lots with different owners, attach additional copies of this page.

Name Genator Development LLC, Steven Mobeard, Manager

Mailing address 1 Endicott Road

Mailing address \_\_\_\_\_

Town, State, ZIP Andover, MA 01810

**This application must be signed by the owners of all lots involved in the application.**

I approve the submission of this application. If an applicant or representative is named on the next page, the person named there has my permission to represent me before the Wilton Zoning Board.

Signature [Signature], Manager Date 4/19/10

(continued on the next page)

**RECEIVED**

APR 22 2010

TOWN OF WILTON NH

<b>clerk use only</b>	
Date and time received: _____	_____
Received by: _____	Amount paid: _____
Case #: _____	<input type="checkbox"/> Abutter list and labels included

**RECEIVED**

APR 22 2010

TOWN OF WILTON NH



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**General Information, Page 2 of 3**

**Applicant**

The applicant is the person who actually wants to build the building, conduct the business, etc. This is usually the same as the property owner, but might be a tenant, someone who plans to purchase the property, etc. If the applicant is the same as the owner, just check "Same as owner" and leave the rest of this section blank.

Same as owner

Name LINCOLN GEIGER

Mailing address 56 MEMORIAL HWY

Mailing address \_\_\_\_\_

Town, State, ZIP TEMPLE, NH 03084

**Signature of Applicant or Owner**

I certify that to the best of my knowledge and belief, all information provided in this application is accurate.

Signature *Lincoln Geiger* Date 4/15/10

**Representative**

Fill out this section if the application is being submitted by a realtor, surveyor, engineer, attorney, etc., on behalf of the actual owner or applicant.

Name \_\_\_\_\_

Mailing address \_\_\_\_\_

Mailing address \_\_\_\_\_

Town, State, ZIP \_\_\_\_\_

I authorize the above-named representative to submit this application and to speak before the Zoning Board on my behalf.

**Signature of applicant or owner**

Signature *[Signature]* Date 4/15/10

(continued on the next page)



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**General Information, Page 3 of 3**

**Contact Information**

How can we get in touch with the applicant or the applicant's representative, if there are questions about or problems with the application? Provide at least one of the following. If you provide more than one, please check your preferred form of contact.

This information is for:  the applicant  the representative.

Daytime phone 603-554-6536  Evening phone \_\_\_\_\_

Work E-mail \_\_\_\_\_  Personal e-mail lincoln.geiger@comcast.net

**Proposed Use**

**Explain what you want to do with the property.** (Do you want to build a building, subdivide a lot, have a business, ...).

**Explain why you need the Zoning Board to let you do it.** (The building will be too close to the lot line; the Planning Board wouldn't approve your subdivision; your lot is in a zoning district where businesses aren't allowed; ...).

**Be specific.** Identify the section or sections of the Zoning Ordinance that apply. If lot sizes or configurations or building placements are relevant, provide a scale drawing or plan showing all relevant information, such as lot lines, setbacks, present and proposed structures on your lot and neighboring lots, etc.

Description of proposed use and need for ZBA approval (use this page; attach additional pages as necessary):

To change the usage of the apartment at Four-  
corners Farm from a Residence to a Cafe. In the  
existing duplex downstairs apartment.

*I appeared at the planning board meeting with this issue Oct 21st 2009. they suggested I go to the zoning board.*



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**Application for a Variance, Page 1 of 2**

When, because of the specific characteristics of your property, the Zoning Ordinance unreasonably restricts your use of your property without a corresponding public benefit, the Zoning Board may grant a Variance, which modifies or sets aside particular requirements of the Ordinance.

The specific section of the Zoning Ordinance to be varied: 531 Home Occupations

The requirement in that section that you want to change, and how you want it changed:

The closest Permitted use I can find is Bed and Breakfast.  
I would like to extend a similar scenario to a farm  
Serving meals based on primarily its own food production.

To grant a variance, the Zoning Board must decide that it will satisfy each of the following five conditions. Please explain why you believe that each of the following statements is true. (Use additional sheets of paper if necessary.)

1. Granting the variance would not be contrary to the public interest: No, it would be a  
benefit to the Public to have access to food grown  
locally, served and ready to eat.

2. Granting the variance would be consistent with the spirit of the Ordinance: See attached  
Sheet #1

3. Granting the variance would do substantial justice: Yes it would serve the  
farm and the Public Justice mutually.

4. The proposed use will not diminish surrounding property values: No, on the contrary.

(continued on the next page)



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**Application for a Variance, Page 2 of 2**

5. Literal enforcement of the provision of the ordinance would result in unnecessary hardship. Complete just one of sections 5(a), 5(b), or 5(c):

5(a) i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property:

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ii. The proposed use is a reasonable one:

Yes, It would limit the range of income from "added value" options a farm would have access to.

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iii. The hardship is a consequence of special conditions of the property that distinguish it from other properties in the area:

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5(b) i. The property cannot be reasonably used in strict conformance with the ordinance:

Correct, Farming is a hard profession in which to make a living, we need as many ways possible to keep ~~the~~ going. In our case we see an opportunity.

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ii. The hardship is a consequence of special conditions of the property that distinguish it from other properties in the area:

5(c) **Hardship resulting from a physical disability.**

i. The variance is necessary to make reasonable accommodations to allow a person with a recognized physical disability to reside in or regularly use the premises:

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ii. The variance is in harmony with the general purpose and intent of the zoning ordinance:

Yes.

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Sheet # 1

The nature and spirit of the extension from growing and retailing food to serving that same food prepared, seems to be in accordance with the nature and spirit of the towns preamble to it's zoning ordinances. We promote health by providing fresh and safe food conveniently and do not add Ag chemicals to the environment. We bring food closer to people and people closer to the land. I think it serves the town well.

Preamble quote

“The purpose of this ordinance is to promote and protect the health, safety, prosperity, convenience or general welfare of the inhabitants, as well as efficiency and economy in the process of development of the incorporated Town of Wilton, by the promotion of good civic design and arrangements including protection of farmlands and open space; by wise and efficient expenditures of public funds; by the adequate provision of public utilities and other public requirements; and by other means.”

1.