



Town of Wilton, NH
Application to the Zoning Board of Adjustment
(Revised January 2011)

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-37-2 Lot Size 0.75 acres

Street Address Intervale Road

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 Thomas G. Holmes

Mailing address 8 Proctor Road

Mailing address _____

Town, State, ZIP Merrimack, NH 03054

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 Thomas G. Holmes Date 27 SEP 2016

(continued on the next page)

clerk use only

Date and time received: 9/27/16 9:15AM

Received by: D. Miller Amount paid: 148.00

Case #: _____ ☒ Abutter list and labels included



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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 _____

Mailing address _____

Mailing address _____

Town, State, ZIP _____

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 Thomas S. Holmes Date 27 SEP 2016

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 Dawn B. Tuomala, PE, LLS, CWS

Mailing address Monadnock Survey, Inc.

Mailing address P.O. Box 607

Town, State, ZIP Wilton, NH 03086

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 Thomas S. Holmes Date 27 SEP 2016

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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) 654-2345 ☐ Evening phone _____

☒ Work E-mail dawn.monadnock@tds.net ☐ Personal e-mail _____

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):

The applicant proposes the construction of a new house with a deck across the back which would not fit within the existing building envelope on the lot.



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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: 4.6.7 Wetlands Conservation District Setback

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

The ordinance requires buildings be set back 50 feet from the edge of the wetland. The applicant would like to reduce this to 32 feet, to allow room for a house with a deck, and to facilitate use of the existing barn on the property.

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: _____

Granting the variance would have no negative impact on the public. All other setbacks will be maintained.

2. Granting the variance would be consistent with the spirit of the Ordinance: _____

The proposed construction will be set back further than the existing structures on the property, and the wetlands will be protected with appropriate erosion control measures.

3. Granting the variance would do substantial justice: _____

The applicant would be able to develop the lot in a way that is comparable to the surrounding properties. Lot size is similar to surrounding lots that have been developed.

4. The proposed use will not diminish surrounding property values: _____

Constructing a new house on the lot will increase surrounding property values.

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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:

ii. The proposed use is a reasonable one:

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

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

~~The configuration of the wetland on the property precludes most of the 3/4 acre~~
~~parcel from development.~~

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

Other properties in the area are of similar size, but have much larger building
envelopes and/or were developed prior to the wetland setback being created.

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:

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