



Town of Wilton, NH Zoning Board of Adjustment

Notice of Decision

The request by Chris Bourdon for a variance to section 5.2.1 of the Wilton Zoning Ordinance has been granted. It will allow the creation of three dwelling units in the existing building on Lot J-122, 3 Mill Street.

This decision shall expire if the construction or use permitted by it has not begun by Friday, June 9, 2028. (Wilton Zoning Ordinance section 17.4)

The selectmen, any party to the action or proceedings, or any abutter may apply for a rehearing of this decision. A request for a rehearing must be filed in writing with the Zoning Board of Adjustment on or before Thursday, July 9, 2026, and must fully specify all grounds on which the rehearing is requested. (N.H. RSA 677:2)

Findings of Fact

- Lot J-122 is a 0.17 acre lot in the Residential District and the Downtown Residential Overlay District.
- Approximately 3/4 of the lot area is occupied by a 5500 sq. ft. pre-zoning industrial building.
- The applicant has developed the building with with one dwelling unit and an ADU.
- The applicant proposes 3 dwelling units, of 2600, 1800, and 1060 sq. ft.
- Section 5.2.1 of the Zoning Ordinance requires 1/3 acre / dwelling unit, so lot is non-conforming even for a single dwelling unit, but section 17.2(a) allows a single family dwelling and section 5.5 allows an ADU

Reasons for the Decision

- **Granting the variance would not be contrary to the public interest** because adding one more unit to the existing building will increase housing supply and likely increase surrounding property values.
- **Granting the variance would be consistent with the spirit of the Ordinance** because the plan will stay within the current foot print of the building.
- **Granting the variance would do substantial justice** because it will create a new housing unit for Wilton, increasing the low housing supply.
- **The proposed use will not diminish surrounding property values** because increasing the finished square footage and number of units will actually increase surrounding property values.
- **Literal enforcement of the provision of the ordinance would result in unnecessary hardship** because, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it: The property is a large building on a small lot. Because of this, strict

conformance to the ordinance prevents the owner from utilizing the entire square footage of the building.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Faiman". The signature is fluid and cursive, with a long horizontal flourish at the end.

Neil Faiman, Chairperson
Wilton ZBA
June 10, 2026

Case #5/12/2026-1, decided Tuesday, June 9, 2026