

Town of Wilton, NH
Application to the Zoning Board of Adjustment
(Revised August 2022)
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 Map A Lot 47-1 Lot Size 14.5 acres

Street Address 74 Stagecoach Road, 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 The Dawn Ryan Revocable Trust

Mailing address 74 Stagecoach Road

Mailing address _____

Town, State, ZIP Wilton, NH 03086

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  Date 8-25-2026

(continued on the next page)

clerk use only

Date and time received: _____

Received by: _____ Amount paid: _____

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 _____ Date _____

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 Brian Pratt, P.E.

Mailing address 50 Commercial St

Mailing address Unit 2S

Town, State, ZIP Manchester, NH 03101

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 (only if a representative is named)

Signature  Date 8-25-2026

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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 [redacted] ☐ Evening phone : [redacted]
☒ Work E-mail [redacted] ☐ 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 (attach additional pages as necessary):

The Applicant wishes to build a bridge in order to access "Parcel B" in the rear portion of their property. ZBA approval is required due to section 14.3.3 which does not allow structures in the 100-year floodplain or wetland/water body setbacks. ZBA approval is also required for section 14.3.5 for a second "driveway" through the setback area.

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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: Section 14.3.3 and Section 14.3.5

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

The Applicant wishes for a variance from section 14.3.3 to allow for a bridge structure in the 100-year floodplain, wetland and water body setbacks. The Applicant wishes to change section 14.3.5 to allow for minimal clearing of vegetation for a path to the bridge for a second "driveway."

To grant a variance, the Zoning Board must find that it will satisfy each of the following five conditions. Please explain why you believe that each of the following statements is true (attach additional pages as necessary).

These five conditions come from the New Hampshire statutes and decisions of the state Supreme Court. Unless you are familiar with Zoning law, the language of these conditions probably does not mean what you think it means. If you have not applied for a variance before, we recommend that you consult with the Wilton Land Use Administrator or obtain professional advice.

1. Granting the variance would not be contrary to the public interest: The bridge would be entirely located on the Applicant's property and would not affect abutting properties. The bridge would allow the Applicant to use the rear portion of their property without creating a new access point through any adjacent properties. The land is otherwise landlocked due to legal restrictions from using the existing bridge in the easement to the north.
2. Granting the variance would be consistent with the spirit of the Ordinance: The ordinance regulates structures within and clearing wetlands to protect wetland functions, minimize disturbance, and preserve the natural character of these areas. The proposed bridge is a limited structure intended to provide access across the existing water body to the rear portion of the Applicant's property, rather than to facilitate development or extensive alteration of the wetland.
3. Granting the variance would do substantial justice: by allowing the Applicant reasonable access to the rear portion of the property, which is currently separated by the water body. Without the proposed bridge, access to the rear portion of the lot would be impossible due to the abutter preventing access through the existing bridge which has been used for decades to access Parcel B.
4. The proposed use will not diminish surrounding property values: The bridge would be located on the Applicant's property and is not anticipated to create adverse impacts to neighboring properties, including impacts related to noise, traffic, or incompatible land use. The bridge is not anticipated to adversely affect the value or marketability of surrounding properties. No adverse impact to the environment, drainage, or flooding will occur with the construction of this bridge as it spans the brook entirely, and the rest of the trail is at grade to allow floodwaters to pass.

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5. Literal enforcement of the provision of the ordinance would result in unnecessary hardship.
Complete section 5(a), 5(b), OR 5(c):

5(a) i. Owing to special conditions of the property that distinguish it from other properties in the area:

ii. 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:

iii. and the proposed use is a reasonable one:

5(b) 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

A water body separates the rear portion of the lot from the remainder of the property, creating a unique physical condition that prevents access to the rear portion of the lot. Without the proposed bridge, this portion of the property would be inaccessible. The Applicant previously constructed a bridge providing access to the area by easement; however, pursuant to a court order, the Applicant is not permitted to use that bridge to access "Parcel B."

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:
