



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-02-01 Lot Size 5.66 ac

Street Address 32 Coburn Rd.

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 Kathleen and William Raney

Mailing address 32 Coburn Rd.

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 [Signature] Date 9/15/16

(continued on the next page)

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

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 _____ Date _____

(continued on the next page)



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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 617-221-1580 Evening phone 978-337-6555

Work E-mail billr@gcecorp.com Personal e-mail billrwey29@gmail.com

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):

Appeal of Administrative Decision

Kathleen + William Raney - 32 Coburn Rd.



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Appeal of an Administrative Decision

If any Town official or board has denied you permission to do something, refused to issue you a permit or other approval, or has taken enforcement action against you, and the decision or action is based on what you believe to be an incorrect interpretation or application of the terms of the Wilton Zoning Ordinance, you may appeal that decision to the Zoning Board.

The Zoning Board does not have any authority to review a discretionary decision to commence formal or informal enforcement proceedings, or a decision based on any law or regulation other than the Wilton Zoning Ordinance.

If you wish to appeal an administrative decision to grant a permit or other approval for the use of property not belonging to you, please use the *Third-Party Appeal of Administrative Decision* Form.

For more information, please refer to RSA 674:33, I(a) and RSA 676:5.

An appeal of an administrative decision must be filed within 30 days of when the decision was made.

You must attach a copy of the decision notice with this appeal. If the decision was made by a board, you should also attach a copy of the minutes of the meeting at which the decision was made. **The Zoning Board cannot review an informal or verbal decision.**

What is the decision that you are appealing? We have requested A
Waiver of Impact Fee. Board of Selectmen
declined waiver at their 8/28/16 meeting

What Town official or board made the decision? Board of Selectmen

What sections of the Zoning Ordinance was the decision based on? RSA 676-5 Section 25.0

Why do you believe that the decision was incorrect? For numerous reasons,
we believe we should be exempt from the
recently enforced Impact Fee Assessment.

TOWN OF WILTON
SELECTMEN'S MINUTES

Date: August 29, 2016
Time: 6:30 P.M.
Place: Town Office
Present: Chairman Kermit R. Williams, Selectmen William F. Condra and Daniel E. Donovan, III.
Recording Secretary Pamela Atwood.

The meeting was called to order at 6:30 P.M. by Chairman Williams.

✓ Bill and Kathleen Raney were first on the agenda to continue the discussion from last week on Impact Fees. Chairman Williams stated that he has looked at the issue. He explained the Impact Fee section of the Zoning Ordinances. The Ordinance points them to the Zoning Board of Adjustment for the appeal process. Chairman Williams thinks they have a reasonable argument regarding a reduction in the fee; because for one thing they are on a private road which will not be maintained by the Town. He told them that the Select Board cannot rule on the appeal. Mr. Raney cited a lack of notice about the fee. He said the statute is pretty clear on that. It states that notice must be given at the time of a subdivision, or absent a subdivision requirement, then at the time of a building permit application. He feels that an 11th hour bomb was dropped on them. Chairman Williams suggested they speak to Neil Faiman, Chairman of the Zoning Board. Chairman Williams agrees that their lot was already a separate lot because of the natural subdivision of the road. Bill Raney asked when the Town started collecting the fees. Chairman Williams said from the point they were voted in forward they were supposed to be collected, and it was wrong on the Building Inspector's part that they were not informed of the Impact Fee, but the Board of Selectmen cannot waive the fee. The Raney's thanked the Board.

Cat Loader

Steve informed the Board that the CAT loader was acting up. First gear is gone and third gear is acting up. He gave approximations to fix it here for \$17,000, or to have it rebuilt between \$25,000 and \$30,000. The loader is thirteen years old with 10,000 hours on it, and it will need new tires soon. It is the second most used piece of equipment. Discussion ensued. Selectman Condra asked if Steve had the funds to fix it in his budget. Steve said he does if he uses his special labor and storm water line items. Chairman Williams said that it is critical to get it repaired. The Board agreed that Steve should fix it. Steve thanked the Board.

Copier purchase

Jane Farrell attended the meeting to discuss the copier quotes she obtained. Selectman Donovan asked for her recommendation. Jane stated that the last copier had lasted 8 1/2 years and is considered obsolete. Future Town Administrator Scott Butcher asked Jane if she had bid on supplies. They discussed web based fax services. The budget for a new copier was \$6,000. Chairman Williams stated that we need the ability to scan and archive documents and scan up to 11 x 17. They discussed the three quotes. Jane will get the maintenance contract breakdown and ask if we can go up to 15,000 copies per quarter without overage charges. She will also ask about maintenance on the old copier if we give it to another department.

Gun Replacements

Police Chief Hautanen was next on the agenda to discuss his department's hand gun replacement process. He plans to replace all the hand guns in 2017. The current hand guns are 13 years old. He wants to reduce

the caliber which is in line with the FBI study. He plans to test and evaluate some of the pistols that are available and this will require an investment of time and some ammunition to run the tests. He estimates the cost to be approximately \$400-\$450 per gun for 12 guns with possibly some trade in value. The Board was in favor of Brent's plan.

Personnel Policy

This discussion will be put off until the next meeting as Ambulance Chief Gary Zirpolo had to leave on a call.

Selectman Donovan made a motion to enter a non-public session at 7:49 P.M., Selectman Condra seconded the motion which was voted in the affirmative.

The regular meeting was called to order at 7:55 P.M. Chairman Williams moved to seal the minutes of the non-public meeting, seconded by Selectman Condra. Motion passed with roll call vote: Williams, Aye; Condra, Aye; Donovan, Aye.

Tighe Farm Road Complaint

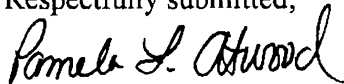
Administrative Assistant Pam Atwood updated the Board on the information she had received from the DRA regarding short term rentals. The Selectmen agreed that the Planning Board should probably look into this issue. Chairman Williams will put it on the Planning Board's agenda. Selectman Condra stated that if they ask the State to look at one business they should ask them to look at all of them. The Board agrees.

Other Business

The Board agreed to consult with Attorney Little regarding a wage and salary question.

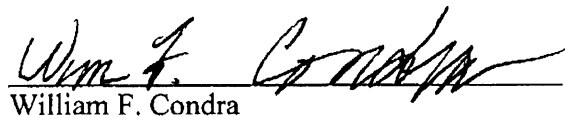
A motion was made to adjourn the meeting at 8:30 P.M. by Selectman Condra, seconded by Selectman Donovan, followed by a vote with all in favor.

Respectfully submitted;



Pamela L. Atwood,
Recording Secretary

Kermit R. Williams, Chairman



William F. Condra

Daniel E. Donovan, III

Date Signed 8/23/16