

NOTICE OF DECISION
ZONING BOARD OF ADJUSTMENT
TOWN OF WILTON, NEW HAMPSHIRE

You are hereby notified that the application of **Marilyn a. Warner, Lot D-143, Wilson Road**, for a variance from Section 6.2.1 of the Wilton Zoning Ordinance, has been **granted**.

The variance will permit a lot-line adjustment which will reduce the size of Lot D-143 to below the two acres required by the soil type of said lot. Lot D-143 is located in the Residential/Agricultural District.

The variance was granted on the basis of the following findings of fact by the Board:

1. The proposed use would not diminish the surrounding property values by changing lot lines, and there will be no visible differences in the property lines are changed from what already exists.
2. Granting this variance would be in the public interest because the lots would be improved, making them more conforming to the Zoning Ordinance.
3. Denial of the variance would cause unnecessary hardship because the lot is non-conforming and a change in lot-line makes the lot closer to conformance by allowing compliance with Section 6.2.2 of the Wilton Zoning Ordinance.
4. Granting the variance would do substantial justice because there will be equalization in the size of the lots, making them more conforming.
5. The spirit of the ordinance is not violated because the septic systems are not impacted and the variance gives the smaller lot more acreage which is better for septic drainage.

The selectmen, any party to the action or proceedings, or any person directly affected thereby 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 **Tuesday, August 28, 1990**, and must fully specify all grounds on which the rehearing is requested. (N.H. RSA 677:2)

Case # 8/8/90-1

Diane Nilsson
ZBA recording Secretary
August 17, 1990