



Town of Wilton Zoning Board of Adjustment

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Application to the ZBA

TOWN OF WILTON, NH

Property description:

General Information

Location (street and number): 20007 Hill Rd (77 Pine Hill Dr.)

Tax map and lot # F 99 Zoning district(s): RES. DG. Lot size: 47.3 acres (PROPOSED SUBDIVISION TO HAVE 40.116 AND 7.190 ACRES).

Applicant:

Name: DAVID ELY, AIA. WINDY HILL ASSOCIATES

Mailing address: 243 CLARK HILL RD

Town, State, ZIP: NEW BOSTON, NH 03070

Phone (day): 487-5252 (evening): 487-3908

Signature: [Signature] Date: 11-30-04

Owner (if not the same as the applicant):

Name: PINE HILL WILSON SCOUTS

Mailing address: PO BOX 668

Town, State, ZIP: WILTON, NH 03086

This application must be signed by the owner, or a separate letter of authorization must be presented to the ZBA before the case is heard:

I approve the submission of this application to the Wilton Zoning Board of Adjustment, and authorize the above-named applicant or his or her representative to present it before the ZBA in public hearing.

Signed: [Signature] Date: 11-30-04

Description of proposed use, including site plan or map, diagrams, etc. (continue on back, or attach additional pages as necessary):

Pine Hill proposes to subdivide 7.19 acres and lease the land to the Center for Anthroposophy for the purpose of building an administrative and teacher training facility, accessory to Pine Hill. The proposed subdivision and location of the buildings are shown on the enclosed site plan. The character of the building is shown on the enclosed schematic design. The new first new building will contain offices, lecture hall, library, kitchen and bookstore. It may be built in phases. There may be a dormitory built during a later phase not addressed with this application.

Date filed: _____	Case #: _____
Amount paid: _____	Signed: _____
for clerk use only	

Main Street * P. O. Box 83 * Wilton, NH 03086 * (603)654-9451



Town of Wilton
Zoning Board of Adjustment

Application for a Special Exception

Special exception under which section of the Zoning Ordinance? 5.3.6.d

Explain how the proposed use satisfies the specific requirements of that section, and the general requirements of section 4.4:

PLEASE SEE ATTACHED:

Main Street * P. O. Box 83 * Wilton, NH 03086 * (603)654-9451

Request for Special Exception:

Section 4.4 allows special exceptions permitted by the ordinance provided that:

- a. The proposed use is not permitted by the Ordinance in the absence of a Special Exception.

See 5.3.6 d below.

- b. The proposed use is consistent with and will not substantially affect the character of the neighborhood in which it is proposed:

The proposed use is consistent with the character of the neighborhood in that it relates strongly to the Pine Hill and High Mowing campuses. The new building will enhance the character of the neighborhood.

- c. The proposed use will comply with section 4.6, Performance Standards

All requirements under 4.6 have been considered, and will be met.

- d. The proposed use will not cause any unreasonable diminution of surrounding area property values.

Since the proposed building is integral with the Pine Hill campus, enhances the architectural character of the area, and does not adversely affect any neighbors, there will be no diminution of surrounding properties in any way.

- e. The effect of the proposed use on traffic in the neighborhood and in the Town will generally be acceptable.

The administrative use will be for one or two staff on site on a regular basis. The teacher training use which will be accommodated in the new building is currently being accommodated at Pine Hill. The teacher training is done in the summer, non-school months. Lectures and other special events are also currently accommodated at Pine Hill during non-school hours. Therefore the new configuration will not significantly increase traffic count. Site distances at the proposed curb cut are very good.

- f. Sewer, water and other public facilities are adequate for the proposed use.

Bob Todd, licensed soil scientist and septic designer, feels confident given the test pit results and types of soils that an on site septic system is feasible. Water demands will be low, and will be able to be accommodated by an on site well. We have spoken with a PSNH representative who has indicated that power and telephone are feasible to the site.

- g. Adequate off-street parking is available for the proposed use.

In the Wilton Site Plan Review Regulations, 9.7.3, parking, the closest category to our use is Community Center/Public assembly hall, which requires one space per 250 sq ft gross area plus one per employee.

$4,000 \text{ sq ft} / 250 = 16 + 2 \text{ employees} = 18 \text{ spaces required.}$

25 spaces are provided.

- h. The proposed use will not be detrimental to the attractiveness of the town.

The new building has been designed and sited to enhance the architectural character and fabric of the community. Natural vegetative landscaping and a setting deep in the woods will maintain the rural character of the area.

- i. The proposed use is consistent with the spirit of the Zoning Ordinance.
We have worked with the Planning and Zoning officials through the development of this project to ensure compliance with the letter and the spirit of the ordinance.
- j. The proposed use meets all other criteria enumerated in the section of the Ordinance which permits the particular Special Exception.
To the best of our knowledge it does.

Paragraph 5.3.6 d allows Accessory Adult Education by special exception which:

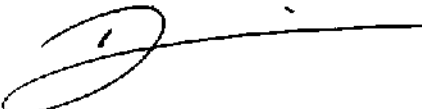
- is strictly subordinate to and in support of the primary childhood education function of the existing school.
- must be located on the same or contiguous property
- is new construction is limited to 30% of the primary facility, max 10,000 sq ft., max 2 stories

The Center for Anthroposophy will be an administrative and teacher training facility for Waldorf Education (Pine Hill) teachers. In addition the facility will be used for parent meetings and lectures, with the heaviest use during the summer, non-school months.

The new building will be located on land leased to the Center for Anthroposophy by Pine Hill School, in a contiguous configuration.

The area of Pine Hill is approximately 27,000 sq ft. The allowable area of the new facility is limited to 30% of that, or 8,100 sq ft. The proposed new building is approximately 4,000 sq ft. The new building will be one story with a partial basement.

Respectfully submitted:



David Ely, AIA
Windy Hill Associates
603-487-5252