



Town of Wilton, NH
Application to the Zoning Board of Adjustment

(Revised January 2010)

General Information, Page 1 of 3

RECEIVED
 MAR 15 2010
 TOWN OF WILTON, NH

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 H-66 Lot Size 5.4 acres

Street Address 110 Isaac Frye Hwy

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 Donald H. Sienkiewicz

Mailing address 110 Isaac Frye Hwy

Mailing address Wilton NH 03086

Town, State, ZIP _____

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 *Donald H. Sienkiewicz* Date 3-11-10

(continued on the next page)

clerk use only	
Date and time received: <u>3/15/10</u> <u>10AM</u>	
Received by: <u>D. Miller</u>	Amount paid: <u>99.00</u>
Case #: _____	<input checked="" type="checkbox"/> Abutter list and labels included



Town of Wilton, NH
Application to the Zoning Board of Adjustment
(Revised January 2010)

General Information, Page 2 of 3

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 Donald W. L. L. Date 3-11-10

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)



Town of Wilton, NH
Application to the Zoning Board of Adjustment
(Revised January 2010)

General Information, Page 3 of 3

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 654-8811 Evening phone _____

Work E-mail dhs@dhslandlaw.com 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 (use this page; attach additional pages as necessary):

I would like to open a Home Occupation for my solo
law practice. Home Occupations are allowed in the
Res/Ag District by Special Exception under Section 6.6.
Sections 4.4, 4.6, and 5.3.1 also appear to apply.



Town of Wilton, NH
Application to the Zoning Board of Adjustment
(Revised January 2010)

Application for a Special Exception

A Special Exception is a use which is permitted by the Zoning Ordinance, but requires approval from the Zoning Board. Most special exceptions have a list of requirements; the Zoning Board can only approve the special exception if it finds that all the requirements are satisfied.

Note that in addition to the specific requirements that may be listed for a particular special exception, all special exceptions are subject to the general requirements in Section 4.4 of the Zoning Ordinance.

What section of the Zoning Ordinance defines the Special Exception that you are applying for? 6.6

Explain why your proposed use satisfies the requirements of the Zoning Ordinance: _____

- 6.6.1
- a. the home office is not visible from the road
 - b. not applicable - no materials storage
 - c. no retail sales
 - d. no separate structures
 - e. home office is clearly subordinate and secondary to residence

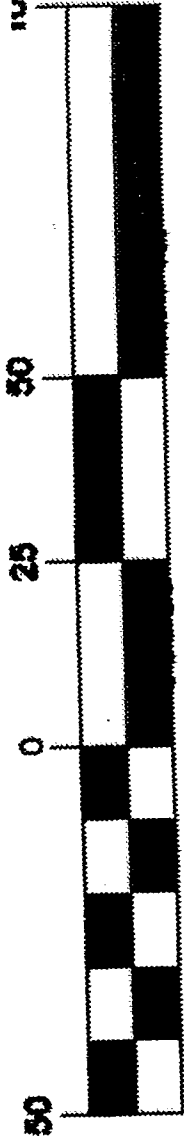
- 4.4
- a. Section 6.6 requires a Special Exception
 - b. This home office, with unobtrusive signage and infrequent client visits in one or two cars does not detract from the rural character of the neighborhood.
 - c. Performance standards are met
 - d. No conceivable diminution of property values.
 - e. No measurable impact on traffic.
 - f. No measurable impact on residence's adequate utilities, etc.
 - g. Adequate off-street parking shown on site plan.
 - h. Not detrimental to attractiveness of Town.
 - i. consistent with spirit of Ordinance
 - j. consistent with all criteria in Section 6.6

- 4.6
- The Home Occupation will produce no vibrations, noise, odor, smoke, discharges, stormwater runoff, or be located within 50' of a wetland.

Donald H. Sieukiewicz
Home Law Office Application

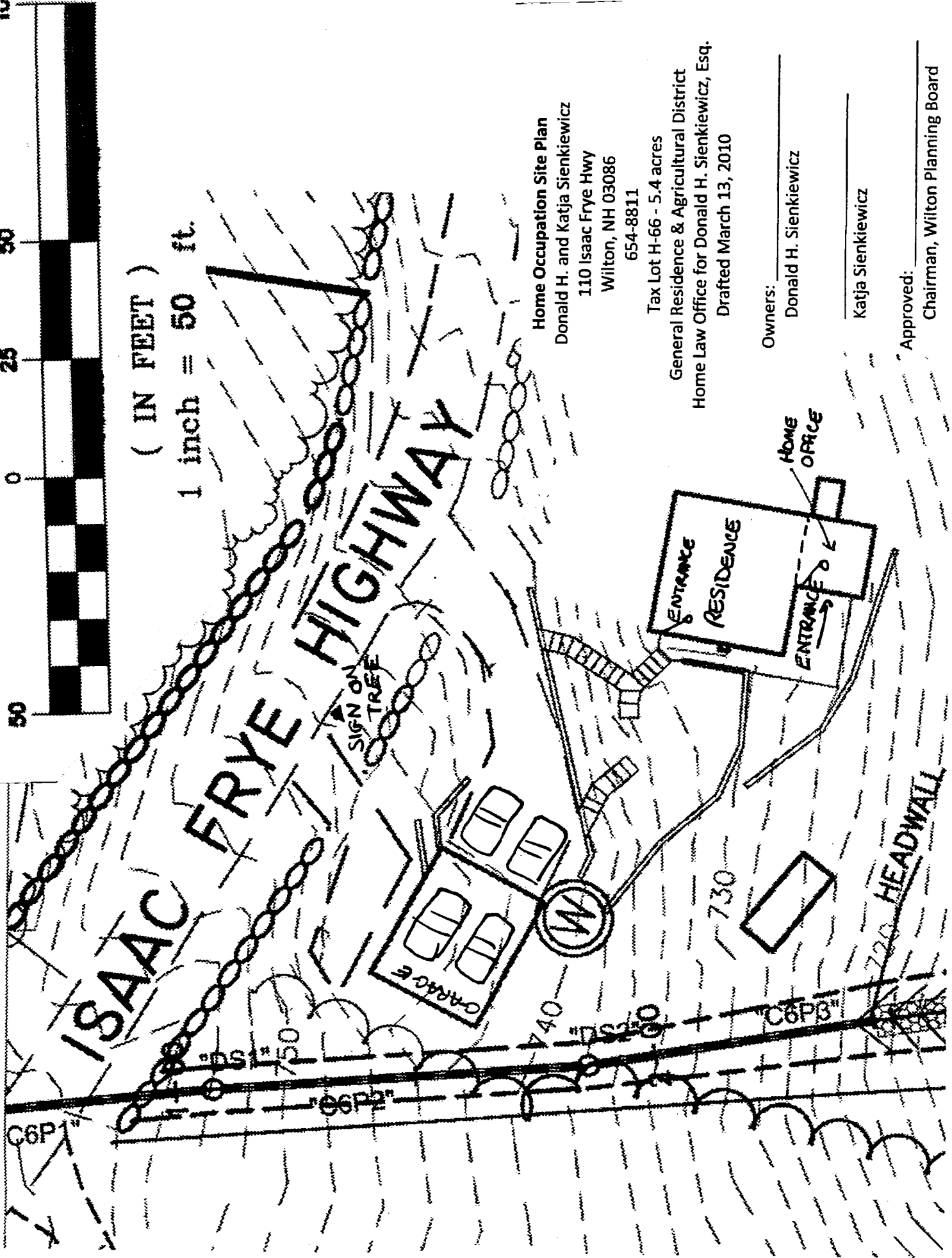
(continued)

- 5.3.1
- a. The Home Occupation is incidental and secondary to the residence.
 - b. Carried on by the resident owner
 - c. no more than two (2) non-family employees will be on the premises
 - d. The home office will involve no structural additions or changes
 - e. There are no materials to be stored outside
 - f. Two 9'x18' client parking spaces are provided in the driveway as shown on the site plan
 - g. there will be no measurable traffic increase



(IN FEET)

1 inch = 50 ft.



Home Occupation Site Plan

Donald H. and Katja Sienkiewicz
 110 Isaac Frye Hwy
 Wilton, NH 03086
 654-8811

Tax Lot H-66 - 5.4 acres

General Residence & Agricultural District

Home Law Office for Donald H. Sienkiewicz, Esq.

Drafted March 13, 2010

Owners:

Donald H. Sienkiewicz

Katja Sienkiewicz

Approved:

Chairman, Wilton Planning Board

Date: _____

Donald H. Sienkiewicz
Home Occupation – Law Office
Abutter List as of March 13, 2010

Owners:

Donald H. and Katja Sienkiewicz
110 Isaac Frye Hwy
Wilton, NH 03086
H-66

Kevin B. and Janine Mead
39 Ritchie Road
Wilton, NH 03086
H-62

Carol A. Ward
39 Celts Way
Wilton, NH 03086
H-67-1

Dennis and Mary Golding
122 Isaac Frye Hwy
Wilton, NH 03086
H-65

Peter and Laurie Boyle
115 Isaac Frye Hwy
Wilton, NH 03086
F-95-5

First Light Farm, LLC
110 Isaac Frye Hwy
Wilton, NH 03086
F-95-4