



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/99-1 Lot Size 40 acres

Street Address Pine Hill Drive

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 Pine Hill Waldorf School

Mailing address 77 Pine Hill Drive

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 *Caroleen B. Johnson* Date 4-17-2012

(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 Barbara B. Johnson Date 4-17-2012

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 Robert Todd, LLS, Todd Land Use Consultants, LLC

Mailing address P.O.Box 190

Mailing address _____

Town, State, ZIP New Boston, NH 03070

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 Barbara B. Johnson Date 4-17-2012

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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 487-2996 Evening phone _____

Work E-mail bob.todd@toddlanduse.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):

see attached Supplemental sheet

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SUPPLEMENTAL SHEET to “General Information, Page 3 of 3”

Proposed Use and Need for ZBA Approval:

Pine Hill Waldorf School proposes to construct a new building to house an Early Education Center, to expand the existing School which serves Nursery school through 8th grade students, and to include the accessory use of subordinate and incidental adult education. The proposed building will contain 1 pre-school classroom, 1 nursery school room, and an adult education class room. A Site Plan submitted with this application shows the proposed development, including buildings and appurtenant driveway, parking, well and septic system.

The proposed use is permitted only by Special Exception under Section 5.3.6.c. which allows subordinate and customarily incidental educational activities as an accessory use of the existing facilities; the existing Pine Hill Waldorf School is an existing, non-conforming use relative to Section 5.3.6.a.



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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? 5.3.6.c.

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

see attached Supplemental Sheet

Town of Wilton Zoning Board of Adjustment

**Application to the Zoning Board of Adjustment
Application for a Special Exception**

SUPPLEMENTAL SHEET to Application for a Special Exception

This application is similar to Wilton ZBA Case 1/17/12-1, wherein the Pine Hill Waldorf School applied for and received a special exception under section 5.3.6c to allow construction of Building 1, shown on the planset attached to this application.

4.4 a The proposed use is permitted only by Special Exception under Section 5.3.6.c. which allows subordinate and customarily incidental educational activities as an accessory use of the existing facilities; the existing Pine Hill Waldorf School is an existing, non-conforming use relative to Section 5.3.6.a.

The existing Pine Hill Waldorf School, which is located approximately 1000 feet northerly of the proposed development site, serves students from nursery school through 8th grade. Currently under construction is an Early Education Center Building 1 located approximately 65 feet westerly of the proposed building. The proposed Early Education Center Building 2 will expand this use, to include additional space to accommodate young children whose parents desire to provide the Waldorf environment at an early age. As the children grow, it will be a seamless transition for them to continue their Waldorf education within a familiar setting at the nearby on-site school. Further, the center will provide adult education classes on the Waldorf education concept, which is incidental and subordinate to the existing use.

4.4 b, i & h As an expanded use to the existing Pine Hill Waldorf School, the proposed Early Education and Adult Education Center is consistent with, and will not substantially affect the character of the neighborhood. On a wooded, 40-acre lot, approximately 700 feet from the public highway, the Center will be an unobtrusive addition to the neighborhood. The closest abutting property is a 33-acre lot under Conservation Easement, with farm buildings located hundreds of feet away from the proposed development. Only the cows will see the children playing in the school yard. The landscape plantings appurtenant to proposed Building 2 will effectively screen the building from sight from the distant public highway. In harmony with the Waldorf philosophy, the building design will blend with its surroundings, and enhance the

Town's rural, cultural, and thoughtful use of its land; a use consistent with the spirit of the Zoning Ordinance.

4.4 c & d As a clean, environment-friendly use of the land, the proposed Center will not cause any unreasonable diminution of surrounding area property values due to unsightliness, vibrations, noise, odor, smoke, or discharges of hazardous waste or materials.

All proposed development is in compliance with the Wetlands Conservation District setbacks. The negligible net increase in storm water runoff caused by the proposed development will be detained by on-site wetland features, including a fire pond, that will render insignificant the increase in runoff caused by the development. (See attached report by Earl J. Sandford, P.E.)

4.4 e Traffic generated by this development will not have a significant impact on Abbot Hill Road. The number of daily trips added may be approximately 40-50, based on the number of students and staff. However, families of students at Pine Hill often form carpools, and some families have more than one student attending Pine Hill or High Mowing School, thereby tending to lower the number of actual daily trips.

4.4 f The proposed water supply to serve the proposed facility will be in compliance with the rules administered by the NHDES Drinking Water & Groundwater Bureau. The two proposed septic system designs, one for each building, will be in compliance with the rules administered by the NHDES Subsurface Systems Bureau.

4.4 g Parking for the Early Education and Adult Education Center has been designed to meet the standards imposed by Section 9.7 Parking of the Wilton Site Plan Regulations. The parking specifications are listed in Note 20 on Sheet 1 of the attached Site Plan. All parking spaces are off Pine Hill Drive, a private road off Abbot Hill Road; the parking layout is shown on the Site Plan attached to this application.

4.4 j The proposed use expands upon an existing use, with subordinate and incidental activities, and meets the criteria enumerated in section 5.3.6.a. and c. of the Ordinance which permits this particular Special Exception.



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Instructions, Page 1 of 2

This application must be complete and filed in the Wilton Town Office, along with an abutter list, and with all fees paid, 14 days before the meeting at which the application is to be considered. If it is filed a week before that deadline, then we will try to contact you for additional information if it is incomplete. Otherwise, an incomplete application may result in your application being delayed until the following month.

If you have any questions about how to complete this application, please contact the Zoning Board chairperson or clerk, whose names and phone numbers you can get at the Wilton Town Office.

We will be happy to help you understand the Zoning Board application process and legal requirements, but we cannot advise you on your personal situation. If you are uncertain about how the zoning laws apply to your case, we recommend that you obtain professional advice.

General Instructions

Use this form for all applications to the Wilton Zoning Board, except:

- If the Selectmen, Planning Board, Building Inspector, or any other town board or official has made a decision to allow someone else to do something that you don't think they should be allowed to do, use the *Third-Party Appeal of Administrative Decision* form.
- To ask the Zoning Board to hold a new hearing to reconsider a decision that it made at a previous meeting, use the *Request for Rehearing* form.

Contents of an Application

Your application must include the "General Information" section and at least one application for a special exception, variance, equitable waiver, or appeal of administrative decision. You may include more than one application section, as long as they are all for the same proposed use.

For example, you might appeal an administrative decision, and also apply for a variance that would permit the same use, in case the appeal is denied; or you might have a proposed use that would require several variances and special exceptions.

Fee

\$196.00

The fee is \$100 for the application, plus \$6 × 16 = 96 for each abutter.

Abutter List

The abutter list must include the name and mailing address of

- the applicant,
- the property owner or owners,
- every person who owns property which touches any lot involved in the application (even at a corner) or is directly or diagonally across a road, stream, river, or railway right-of-way from a lot involved in the application, and
- the holders of any conservation, preservation, or agricultural preservation restrictions on any of the lots involved in the application.

Include the lot numbers of the all the abutting lots owned by each abutter.

You must also provide the abutter list (without the lot numbers) on two sets of adhesive mailing labels, no larger than 1½ × 3¼ inches.

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