



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 K-78 Lot Size 4,989 Sq. Ft. EXISTING 6,789 Sq. Ft. Proposed
 Street Address 174 MAIN STREET

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 ADVANCED BUILDING PERFORMANCE SOLUTIONS LLC.
 Mailing address _____
 Mailing address 119 WITCHES SPRING ROAD
 Town, State, ZIP HOLLIS, NH 03049

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 John Hambrick, M.D. Date 9-25-12

(continued on the next page)

clerk use only	
Date and time received: <u>9/25/12</u> <u>3:40 pm</u>	
Received by: <u>D. Melby</u>	Amount paid: <u>154.0</u>
Case #: _____	<input checked="" type="checkbox"/> Abutter list and labels included



Town of Wilton, NH
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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 John Haddock, M.D. Date 9-25-12

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 MONADNOCK SURVEY, INC

Mailing address DAWN B. TUOMALA

Mailing address PO BOX 607

Town, State, ZIP WILTON, NH 03086

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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General Information, Page 1 of 3

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Tax Map and Lot Number K-82 Lot Size 8,793 EXISTING 9,510 PROPOSED

Street Address 180 MAIN STREET

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 RONALD P. FOURNIER REVOCABLE TRUST

Mailing address RONALD P. FOURNIER, TRUSTEE

Mailing address PO BOX 205

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 9-25-12

(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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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 MONADNOCK Survey, Inc

Mailing address DAWN B. TUOMALA

Mailing address PO BOX 607

Town, State, ZIP WILTON, NH 03086

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 [Signature] Date 9-25-12

(continued on the next page)



Town of Wilton, NH
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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 654-2345 Evening phone _____

Work E-mail DAWN.MONADNOCK Personal e-mail _____
@TOS.NET

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):

TO ELIMINATE LOT K-79 BY ANNEXING PARCEL 'A'
TO LOT K-78 AND PARCEL 'B' TO LOT K-82. THEN
TO ADJUST THE EXISTING PROPERTY LINE BETWEEN
LOTS K-78 & K-82 TO REFLECT THE CURRENT
LINE OF ^{OCCUPATION} OWNERSHIP (EXISTING FENCELINE) RESULTING
IN A FRONTAGE CHANGE OF 1.52 FEET FROM
LOT K-78 TO LOT K-82. LOT K-78 WILL THEN
HAVE 57.03' OF FRONTAGE AND K-82 WILL HAVE
77.23' OF FRONTAGE. THE RESIDENTIAL DISTRICT
REQUIRES 100' OF FRONTAGE AND 0.5 ACRES PER
DWELLING UNIT. (SEE PARCELS 'C' & 'D')

ALL LOTS ARE EXISTING LOTS OF RECORD.



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Application for a Variance, Page 1 of 2

When, because of the specific characteristics of your property, the Zoning Ordinance unreasonably restricts your use of your property without a corresponding public benefit, the Zoning Board may grant a Variance, which modifies or sets aside particular requirements of the Ordinance.

The specific section of the Zoning Ordinance to be varied: S.2 LOT REQUIREMENTS

The requirement in that section that you want to change, and how you want it changed:

S.2.1 AREA 0.5 AC / DWELLING UNIT TO 0.156 AC + 0.218 AC
 respectively

S.2.2 FRONTAGE 100' REQUIRED TO 57.03' + 77.23' RESPECTIVELY

To grant a variance, the Zoning Board must decide that it will satisfy each of the following five conditions. Please explain why you believe that each of the following statements is true. (Use additional sheets of paper if necessary.)

1. Granting the variance would not be contrary to the public interest: THE PROPOSAL ELIMINATES ONE 0.058 LOT AND ADJUSTS THE LINE BETWEEN 78+82 TO REFLECT THE CURRENT LINE OF OCCUPATION. THERE WILL NOT BE ANY VISABLE CHANGE FOR THE PUBLIC.

2. Granting the variance would be consistent with the spirit of the Ordinance: THE LOTS ARE EXISTING LOTS OF RECORD AND ARE PRESENTLY NON CONFORMING. THE AREAS WILL BOTH INCREASE SLIGHTLY WHILE THE FRONTAGE ON LOT K-78 WILL BE 1.52' LESS.

3. Granting the variance would do substantial justice: ALLOW EACH OWNER TO UTILIZE THE LAND AREA PRESENTLY THOUGHT TO BE THEIRS.

4. The proposed use will not diminish surrounding property values: OVERALL THE PROPOSAL WILL ADD VALUE TO BOTH PROPERTIES.

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Application for a Variance, Page 2 of 2

5. Literal enforcement of the provision of the ordinance would result in unnecessary hardship. Complete just one of sections 5(a), 5(b), or 5(c):

5(a) i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property:

VISUALLY THE GENERAL PUBLIC WOULD PERCEIVE
THE FENCE TO BE THE PHYSICAL BOUNDARY,
THIS WILL NOT CHANGE THEIR PERCEPTION.

ii. The proposed use is a reasonable one:

THE LOTS ARE EXISTING LOTS OF RECORD AND
ARE ALREADY SUBSTANDARD TO TODAY'S REGULATIONS.

iii. The hardship is a consequence of special conditions of the property that distinguish it from other properties in the area:

THE FENCE WAS ERECTED YEARS AGO AND WAS
NOT PLACED ON THE LOT LINE BUT BISECTS IT.

5(b) i. The property cannot be reasonably used in strict conformance with the ordinance:

—

ii. The hardship is a consequence of special conditions of the property that distinguish it from other properties in the area:

—

5(c) **Hardship resulting from a physical disability.**

i. The variance is necessary to make reasonable accommodations to allow a person with a recognized physical disability to reside in or regularly use the premises:

—

ii. The variance is in harmony with the general purpose and intent of the zoning ordinance:

—

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MBLU : KJ / 078 / 11
Location: 174 MAIN STREET
Owner Name: ADV BUILD PERFORMANCE SOLUTION
Account Number: 000847

Parcel Value

Item	Appraised Value	Assessed Value
Buildings	89,400	89,400
Xtra Bldg Features	0	0
Outbuildings	0	0
Land	56,800	56,800
Total:	146,200	146,200

Owner of Record

ADV BUILD PERFORMANCE SOLUTION
 119 WITCHES SPRING ROAD
 HOLLIS, NH 03049

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
ADV BUILD PERFORMANCE SOLUTION	8438/0588	6/18/2012	95,000
LEFRANCOIS, RICHARD P			0

Land Use

Land Use Code	Land Use Description
1010	1 Fam MDL-01

Land Line Valuation

Size	Zone	Neighborhood	Appraised Value	Assessed Value
0.11 AC	RD	A09	56,800	56,800

Construction Detail

Building # 1		
STYLE Antique	MODEL Residential	Grade: Average
Stories: 2 Stories	Occupancy 1	Exterior Wall 1 Clapboard
Roof Structure: Gable/Hip	Roof Cover Asph/F Gls/Cmp	Interior Wall 1 Drywall/Sheet
Interior Wall 2 Plastered	Interior Flr 1 Pine/Soft Wood	Heat Fuel Oil
Heat Type: Hot Water	AC Type: None	Total Bedrooms: 03
Total Bthrms: 1	Total Half Baths: 1	Total Rooms: 7
Bath Style: Average	Kitchen Style: Old Style	

Building Valuation

Living Area: 1,854 square feet	Replacement Cost: 141,933	Year Built: 1840
Building Value: 89,400		

Extra Features

Code Description
 No Extra Building Features

Units

Appraised Value

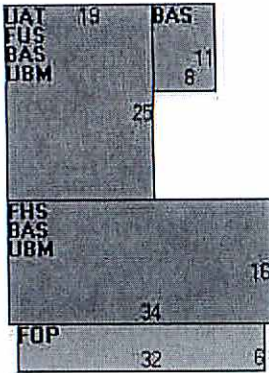
Outbuildings

Code Description
 No Outbuildings

Units

Appraised Value

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1107	1107
FHS	Half Story Finished	544	272
FOP	Porch Open Finished	192	0
FUS	Upper Story Finished	475	475
UAT	Attic Unfinished	475	0
UBM	Basement Unfinished	1019	0

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MBLU : KJ / 082 / /
Location: 180 MAIN STREET
Owner Name: FOURNIER REV TRUST, RONALD P
Account Number: 000476

Parcel Value

Item	Appraised Value	Assessed Value
Buildings	107,100	107,100
Xtra Bldg Features	0	0
Outbuildings	15,900	15,900
Land	57,500	57,500
Total:	180,500	180,500

Owner of Record

FOURNIER REV TRUST, RONALD P
 RONALD P FOUNIER, TRUSTEE
 PO BOX 205
 WILTON, NH 03086

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
FOURNIER REV TRUST, RONALD P	8222/1216	7/22/2010	0
FOURNIER, RONALD P			0

Land Use

Land Use Code	Land Use Description
1040	2 Fam

Land Line Valuation

Size	Zone	Neighborhood	Appraised Value	Assessed Value
0.16 AC	RD	A09	57,500	57,500

Construction Detail

Building # 1		
STYLE Family Duplex	MODEL Residential	Grade: Average +10
Stories: 2 Stories	Occupancy 2	Exterior Wall 1 Clapboard
Roof Structure: Gable/Hip	Roof Cover Asph/F Gls/Cmp	Interior Wall 1 Plastered
Interior Wall 2 Drywall/Sheet	Interior Flr 1 Hardwood	Interior Flr 2 Pine/Soft Wood
Heat Fuel Oil	Heat Type: Hot Water	AC Type: None
Total Bedrooms: 04	Total Bthrms: 3	Total Half Baths: 0
Total Rooms: 10	Bath Style: Average	Kitchen Style: Standard

Building Valuation

Living Area: 2,233 square feet	Replacement Cost: 169,952	Year Built: 1900
Building Value: 107,100		

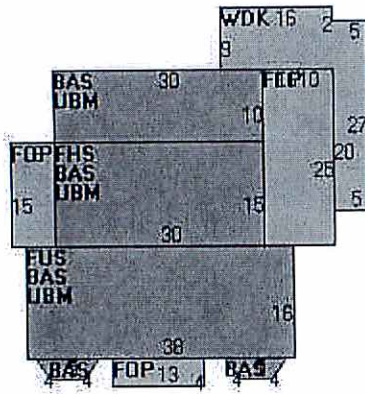
Extra Features

Code	Description	Units	Appraised Value
No Extra Building Features			

Outbuildings

Code	Description	Units	Appraised Value
FGR4	GAR LOFT AVG	624 S.F	15700
DP2	DRIVE MED	1 UNITS	200

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1400	1400
FEP	Porch Enclosed Finished	250	0
FHS	Half Story Finished	450	225
FOP	Porch Open Finished	142	0
FUS	Upper Story Finished	608	608
UBM	Basement Unfinished	1358	0
WDK	Deck Wood	279	0

MONADNOCK SURVEY, INC.

99 MAIN STREET P.O. BOX 607
WILTON, NEW HAMPSHIRE 03086-0607
Tel: (603) 654-2345 Fax: (603) 654-9894

September 25, 2012

Abutters List

Advanced Building Performance Solutions, LLC & Ronald P. Fournier Revocable Trust Lots K-78, K-79 & K-82 Main Street

<u>Lot Number</u>	<u>Name</u>
K-78 K-79	Advanced Building Performance Solutions, LLC 119 Witches Spring Road Hollis, NH 03049
K-82	Ronald P. Fournier Revocable Trust Ronald P. Fournier, Trustee P.O. Box 205 Wilton, NH 03086
K-77	Christopher Davis Patricia Davis 168 Main Street Wilton, NH 03086
K-80	Rubin Lacombe Brenda Lacombe 88 Vine Street Nashua, NH 03060
K-81	Elmer S. Bergin, Jr. 26 Clark Court Wilton, NH 03086
K-83	James P. Martin P.O. Box 835 Wilton, NH 03086
K-87	Jill M. Vickers-Kilgore Kevin D. Kilgore P.O. Box 137 Wilton, NH 03086
K-166	Guilford Transportation Industries 1700 Iron Horse Park North Billerica, MA 01862 Dawn B. Tuomala, LLS Monadnock Survey, Inc. PO Box 607 Wilton, NH 03086-0607