



**Town of Wilton, NH**  
**Application to the Zoning Board of Adjustment**  
 (Revised January 2011)

RECEIVED

**General Information, Page 1 of 3**

MAY 19 2014

**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.

TOWN OF WILTON NH

Tax Map and Lot Number Map B Lot 122 Lot Size 3.03 Ac.

Street Address 15 Burton Highway

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 The Thomas M. Conrad Revocable Trust

Mailing address 4 Pilgrim Dr.

Mailing address \_\_\_\_\_

Town, State, ZIP Orleans, MA

**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 Thomas M. Conrad Date May 11, 2014

(continued on the next page)

<b>clerk use only</b>	
Date and time received: <u>5/19/14</u>	<u>MAIL A.M.</u>
Received by: <u>D MILLER</u>	Amount paid: <u>130.00</u>
Case #: _____	<input checked="" 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 Thomas M. Conrad Date May 11, 2014

**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 Cuoco & Cormier Engineering Associates, \_\_\_\_\_

Mailing address 74 Northeastern Blvd. \_\_\_\_\_

Mailing address \_\_\_\_\_

Town, State, ZIP Nashua, NH 03062 \_\_\_\_\_

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 Thomas M. Conrad Date May 11, 2014

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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 (603) 882-1812  Evening phone \_\_\_\_\_

Work E-mail jriders@cuocoandcormier.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 build a self-storage complex on the site. The site is in the General Residence and Agricultural District and  
this use is not allowed in that district, therefore a use variance is needed.



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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: 6.1 PERMITTED USES

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

Grant a Use Variance to allow the development of a self-storage facility (warehouse of goods and products)

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 Zoning Ordinance was adopted to promote the convenience or general welfare of the residents as well as the efficiency and economy in the development process. This use would provide a convenient storage option for the residents and business in the area.

2. Granting the variance would be consistent with the spirit of the Ordinance: \_\_\_\_\_

The proposed use is consistent with the other industrial uses in the area and provides a convenient use for the inhabitants of the Town.

This property is located on busy Rt. 31 and borders the Industrial Zone.

3. Granting the variance would do substantial justice:

The proposed use would allow the applicant to make the highest and best use of his property. The property serves an industrial use more appropriately than a residence.

4. The proposed use will not diminish surrounding property values: \_\_\_\_\_

The site would be screened from most of the abutters on the other side of the Burton Highway by the difference in elevation. The abutter to the north is the applicant and a portion of that land is also in the Industrial District. There are also industrial uses along Forest Road.

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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:

The property on the other side of Forest Road and part of the abutting property to the north is in the Industrial District.

ii. The proposed use is a reasonable one:

The proposed use is an allowed use in the Industrial District and, as storage units, will not generate heavy industrial nuisances.

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

The topography of the site and its location on Rt. 31 does not allow the site to be reasonably developed as a residential subdivision or its continued use as a residence.

**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: