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SEP 29 2014



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

TOWN OF WILTON NH

RECEIVED

General Information, Page 1 of 3

**Property Information**

TOWN OF WILTON NH

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 C 79.1 Lot Size \_\_\_\_\_

Street Address ~~6792~~ ~~6000~~ 602 Isaac Frye, Wilton

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 Judy Peterson Leonard Peterson

Mailing address 602 Isaac Frye

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 Judy Peterson Leonard Peterson Date 9/28/14

(continued on the next page)

**clerk use only**

Date and time received: \_\_\_\_\_

Received by: \_\_\_\_\_ Amount paid: \_\_\_\_\_

Case #: \_\_\_\_\_ ☐ Abutter list and labels included



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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 Pamela & Peter Clemens

Mailing address 32 Mt Pleasant St

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

Town, State, ZIP N. Billerica, MA 01862

**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 Pamela Clemens Date 9/29/14

**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)



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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 [REDACTED] ☒ Evening phone SAME

☒ Work E-mail [REDACTED] 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):

WE WOULD LIKE TO SHARE THIS HISTORIC CHARMING  
PROPERTY WITH THE COMMUNITY BY PROVIDING  
SPACE AND SERVICES FOR EVENTS LIKE BABY AND  
BRIDAL SHOWERS, CHILDRENS PARTIES, RECEPTIONS AND  
OTHER RENTAL EVENTS AND FUNCTIONS. We are  
requesting the review of our request by the ZBA  
as a special exception and will submit planning  
board site requests as needed for any signage or  
parking requirements as needed. Our goal is to be  
in full acceptance of the town officers, dept,  
community and neighbors for our request before  
proceeding with the purchase of the property.





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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? 4.4

Explain why your proposed use satisfies the requirements of the Zoning Ordinance: We would like to use a portion of the main dwelling and the barn structure to entertain and host private functions such as receptions, childrens tea parties, personal celebrations (birthdays, anniversaries, etc) The theme of the events would be based on Victorian era tea service and etiquette. Keeping within the look and feel of historic village setting and preservation of the property.  
We plan to update the land area to meet the parking requirements of the town and provide adequate parking for the event needs. Restroom facilities will be rental units until budget allowance is available to improve property with public restroom to meet building code requirements for a historic property. This would be a home occupation and the property would be our residence. The structures on the property are sizeable and costly to maintain, heat and service. This is difficult to adequately provide on a standard income and we are hoping the town will be agreeable to our plan to operate this business as we preserve, restore and share this unique property with the community

