



**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 H-103-2 Lot Size 12.033

Street Address 722 ABBOT HILL ROAD

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 DOUGLAS A. LANG

Mailing address 19 MORSE ROAD, PO BOX 396

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

Town, State, ZIP WITLON 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 \_\_\_\_\_ Date \_\_\_\_\_

(continued on the next page)

|                               |   |
|-------------------------------|---|
| <b>clerk use only</b>         |   |
| 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 \_\_\_\_\_ 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 FIELDSTONE LAND CONSULTANTS, PLLC

Mailing address 206 ELM STREET

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

Town, State, ZIP MILFORD NH 03055

**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 2011)

## 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 [REDACTED]

Work E-mail \_\_\_\_\_  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):

PROPOSED RESIDENTIAL DRIVEWAY CONSTRUCTION-WETLAND BISECTS THE PARCEL AND NEEDS TO BE CROSSED IN ORDER TO ACCESS THE DWELLING. WETLANDS CONSERVATION DISTRICT SECTION 11.4 a. - DRIVEWAY CONSTRUCTION REQUIRES 2950 SF OF WETLAND IMPACT.



# Town of Wilton, NH

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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? 11.4 a

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

PROPOSED USE IS A DRIVEWAY CROSSING WHICH IS A PERMITTED USE WITH SPECIAL EXCEPTION

SECTION 11.4a. PROPOSED DRIVEWAY CROSSING HAS BEEN LOCATED AT THE NARROWEST

PORTION OF THE WETLAND IN ORDER TO MINIMIZE WETLAND IMPACT. CONSTRUCTION WILL

ALSO BE CONDUCTED DURING "LOW FLOW" CONDITIONS IN THE MID TO LATE SUMMER. THIS

WETLAND IS LOCATED IN A FORMER FARM FIELD WHICH TYPICALLY IS COMPLETELY DRY BETWEEN

THE MONTHS OF JULY-OCTOBER. APPROPRIATE EROSION CONTROL SUCH AS SILT FENCE WILL

BE INSTALLED TO PREVENT SOIL EROSION DURING CONSTRUCTION. ALL DISTURBED AREAS WILL

BE RESTORED WITH CONSERVATION SEED MIX AND STABILIZED UPON COMPLETION.

- A. THE PROPOSED USE, WETLAND CROSSING FOR RESIDENTIAL DRIVEWAY CONSTRUCTION IS NOT PERMITTED IN THE ABSENCE OF A SPECIAL EXCEPTION.
- B. THE PROPOSED USE IS CONSISTENT WITH THE RURAL & RESIDENTIAL USAGE OF THE AREA AND A RESIDENTIAL DRIVEWAY WILL NOT THE CHARACTER OF THE NEIGHBORHOOD.
- C. THE PROPOSED USE COMPLIES WITH SECTION 4.6 PERFORMANCE STANDARDS FOR VIBRATION, NOISE, ODOR, SMOKE, DISCHARGES, STORMWATER RUNOFF AND BUILDING SETBACK TO WETLANDS. THE PROPOSED DRIVEWAY HAS BEEN DESIGNED TO MINIMIZE WETLAND IMPACTS, PROVIDE FOR STORMWATER AND EROSION CONTROL MANAGEMENT AND PROVIDE SAFE SIGHT DISTANCES AND DRIVEWAY GRADES PER TOWN DRIVEWAY REGULATIONS.
- D. THE PROPOSED USE IS SIMILAR TO SURROUNDING USES AND WILL SERVE TO IMPROVE SURROUNDING PROPERTY VALUES BY PROVIDING INDIVIDUAL PRIVATE ACCESS TO THE LOT RATHER THAN UTILIZE EXISTING COMMON DRIVEWAY WITH EXISTING ISSUES AND ABUTTER CONFLICTS.
- E. THE EFFECT OF THE PROPOSED USE WILL NOT INCREASE TRAFFIC USAGE AND WILL BE SIMILAR AND ACCEPTABLE.
- F. SEWER, WATER AND OTHER PUBLIC FACILITIES ARE GENERALLY NOT APPLICABLE TO PROPOSED USE BUT WILL REMAIN UNCHANGED.
- G. ADEQUATE OFF STREET PARKING IS EXISTING AND ADEQUATE AND BE UNCHANGED.
- H. THE PROPOSED USE IS SIMILAR TO EXISTING USES AND WILL NOT BE DETRIMENTAL TO THE ATTRACTIVENESS OF THE TOWN.
- I. THE PROPOSED USE IS CONSISTENT WITH THE SPIRIT OF THE ORDINANCE TO ALLOW FOR ACCESS AND REASONABLE USE OF PRIVATE PROPERTY.
- J. THE PROPOSED USE MEETS ALL OTHER CRITERIA PERTINENT TO THE ORDINANCE BY LOCATING THE

J. (continued)

DRIVEWAY AT THE NARROWEST PORTION OF THE WETLANDS AND NECESSARY DRIVEWAY GRADING TO PROVIDE FOR SAFE AND REASONABLE ACCESS TO THE PROPERTY AND STILL PROTECT THE NATURAL RESOURCES. THE PROPOSED WETLAND IMPACT AREAS ARE LOCATED IN A PREVIOUSLY DISTURBED AND FARMED AREA WITH SEVERAL AREAS OF HISTORICAL SOIL DISTURBANCE; THE PROPOSED DRIVE CONSTRUCTION GRADING WILL HELP TO IMPROVE PROPER DRAINAGE AND STORMWATER MANAGEMENT IN THE AREA.