

August 15, 2016

Neil Faiman, Chair
Wilton ZBA

Re: Case # 8/9/16-2

Chairman Fairman and Board members,

My wife Dee Ann and I purchased the property at 55 Maple Street which abuts the Church property in May of 1977. We occupied the property until 2009 at which time we began renting it. We have witnessed the changes at the Church property over the years. One of which was the fencing off of the Draper parking lot to the Church attendees. Since then, there has been inadequate off street parking, resulting in numerous issues with parking on both sides of the street, even though parking is limited to the North side, making passage difficult in addition to the blocking of driveways by parked cars particularly during weddings and funerals.

There was certainly an impact on the neighborhood due to the parking issue even though there were only 2-3 Masses per week and other functions were only sporadic. The magnitude of the proposed uses would only magnify the existing problems and likely cause new ones.

The applicant's proposal of commercial use greatly exceeds that of the Church's use over the last 39 years. The plan for a 39 seat café, a 20 person business incubator and events on weekends and evenings, would certainly burden all abutters and the neighborhood in general, adversely affecting property values, marketability of our homes and be contrary to the public interest.

The proposed hours of operation of weekdays from 7am to 9pm and weekends from 7am to 11pm, along with oversized signs, are more suited to a commercial district, not a residential neighborhood.

I have some doubt as to which came first, the construction of the rectory or the zoning setback requirements. It is imperative that the Board knows the facts before a decision is made regarding the following from the Ordinance:

17.3 Special Exceptions. (Amended March 2000.)

When the dimensions of a lot or the placement of existing structures on a lot are such that there is no reasonable placement of a proposed new structure on that lot which conforms with the lot setback requirements, the Zoning Board of Adjustment may grant a special exception to permit reduced setbacks, provided that:

a. The lot dimensions or existing structures which result in the difficulty must have been in existence prior to the adoption of the setback requirements that are to be reduced.

Page 2

We believe that the applicant has not satisfactorily shown that ANY of the 5 conditions required to grant a variance can be met.

We oppose the proposed changes and urge the Board to deny the requested variances and special exception.

Respectfully submitted,

David & Dee Ann Dubois
Owners, 55 Maple St, Wilton
45 Miltimore Rd
Antrim, NH 03440