



**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-19 Lot Size 26.5 acres +/-

Street Address Gage 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 Elaine Kalhori

Mailing address P.O. Box 1002

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

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 *Elaine Kalhori* Date 3/17/17

(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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**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 *[Signature]* Date 3/17/17

**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 P.O. Box 607

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

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 3/17/17

Signature \_\_\_\_\_ Date \_\_\_\_\_

(continued on the next page)



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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) 654-2345 ☐ Evening phone \_\_\_\_\_

☒ Work E-mail rob.monadnock@tds.net ☐ 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):

The applicant seeks a special exception to build a new driveway crossing the wetland as allowed by section 11.4.a of the zoning ordinance. The majority of the applicant's property is located on the far side of the wetland from Gage Road.



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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: \_\_\_\_\_

The ordinance allows for the crossing of wetland if "essential to the productive use of land not so zoned and if so located and constructed as to minimize any detrimental impact of such uses upon the wetlands".

The proposed crossing is essential to the use of land not so zoned because the majority of the parcel is located on the far side of the wetland from Gage Road and has no other access available.

The crossing was designed by a professional engineer to properly maintain the natural drainage flow and meets NHDES standards for a minimum impact project. It is designed at the narrowest possible crossing point. The crossing point was previously used for a logging crossing permit by notification, NHDES file #2016-01244, dated May 5, 2016. Putting the permanent crossing in the same location will prevent additional disturbance of the wetland.

# MONADNOCK SURVEY, INC.

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

February 13, 2017

## **Abutters List**

### **ELAINE KALHORI Lot H-19 Gage Road Wilton, New Hampshire**

<b>Lot</b>	<b>Owner</b>
H-19	Elaine Kalhori P.O. Box 1002 Hollis, NH 03049
H-12	David M. Potter Marcia Potter 47 Potter Road Wilton, NH 03086
H-16	Elad Sadeh Lior Sadeh 555 Abbot Hill Road Wilton, NH 03086
H-17	Janine M. Lescarbeau Revocable Trust Janine M. Lescarbeau, Trustee Norman E. Lescarbeau, Trustee 42 Gage Road Wilton, NH 03086
H-18	Daniel R. Szilagyi Elena V. Szilagyi 46 Gage Road Wilton, NH 03086
H-20	Bluhm Trust Indenture Peter D. Bluhm, Trustee Margaret Bluhm Carey, Trustee c/o Margaret Bluhm Carey P.O. Box 194 Glenford, NY 12433
H-23	John M. Morgan Valerie A. Morgan 19 Robbins Way Southampton, NJ 08088-1417

H-24	Norman H. Hall Maria A. Hall 58 Gage Road Wilton, NH 03086
H-30	Jonathan N. Sargent & Helen H. Sargent Revocable Trust Jonathan N. Sargent, Trustee Helen H. Sargent, Trustee 37 Gage Road Wilton, NH 03086
H-32	David Graham Anthony M. Graham Glynn Graham 539 Abbot Hill Road Wilton, NH 03086