



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 K-72 Lot Size 0.552 acres

Street Address 47 Maple Street, Wilton NH 03086

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

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 MAY 30 2017
 TOWN OF WILTON NH

Owner

If the application involves multiple lots with different owners, attach additional copies of this page.

Name Willreign Properties, LLC

Mailing address C. Rubio-Sprague; John Sprague

Mailing address PO Box 149

Town, State, ZIP Wilton, NH 03085

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 *John Sprague* Date 5/29/17

(continued on the next page)

clerk use only	
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 *Grubbs Spayne* Date 5-29-17

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 _____

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 *Grubbs Spayne* Date 5-29-17

(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 717-364-9247 Evening phone Same

Work E-mail crubio-sprague@vention Personal e-mail christina.rubio-sprague@hotmail.com

Proposed Use medical.com

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):

Convert the former Sacred Heart Catholic church and rectory
to a mixed use facility consisting of multifamily housing units and
educational center and retail.

Attachment 1

The specific section of the Zoning Ordinance to be varied: 5.1; 5.2; 5.2.4 (section 5.2.5)

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

5.1 Permitted Uses - Current code allow for a multi-family dwellings containing three dwelling units with site plan approval but he planning board. A maximum of three (3) dwelling units per lot is allowed for any new construction on town water and sewer and a maximum of two (2) dwelling units per lot in the remainder of the district.

The variance we seek is to allow a duplex for the former rectory (currently 47A Maple Street). The church would be converted into 3 residential units in the downstairs area and the sanctuary area would be maintained to incorporate a commercial business which would allow us to maintain the architectural integrity of the church. The business would incorporating and educational center inclusive of all developmental capabilities; a gallery for the sale of their works as well as antiques; vintage items. We will submit an application to the Planning Board to request this change.

5.2.1 Lot Requirements - Current code states minimum lot size one-half (0.5) acre per dwelling unit when served by both public water and sewer and one (1) acre per dwelling unit for lots not served by both public water and sewer.

The lot size is greater than 0.5 acres; but will have 5 total units; plus the business Two (2) for the house and three (3) for the church. The buildings have separate water to each building. The house is currently serviced by public sewer. The church currently has septic system; but will be connected to public sewer system.

5.2.4 Reserved

Under section 5.2.5 Structure height will not exceed forty-five (45) feet or two stories.

The variance we are requesting is to allow structure of greater than 45 feed and two stories pre-existing structure exceeds 45 feet and has 3 stories.

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.

1. Granting the variance would not be contrary to the public interest:

- The change would be consistent to the neighborhood for mixed used business consisting of multifamily residential use; while maintaining the historical architecture of the 1880's church by incorporating an educational center and resale of creative items and antiques.

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

- Section 17.1 of the Wilton Zoning Ordinance acknowledges that there are properties like 47 Maple Street that are pre-existing non-conforming and may continue to exist.

3. Granting the variance would do substantial justice:

- There are no other scenarios where the property can be used without significant modification and/or tearing down the existing church structure; or granting a variance to the Zoning Ordinance.

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

- The proposed use will be similar in use to the other properties in the neighborhood; which include multifamily units and commercial buildings (Michaud Funeral Home and American Legion)

5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardships.

5(a) i. No fair and substantial relationship exists between the vernal public purposes of the ordinance provision and the specific application of that provision to the property.

- The building as it stands with a 7100 square foot church and a 2700 square foot rectory on half an acre along with the deed restrictions limited the uses for the property without granting a variance.

5(a) ii. The proposed use is a reasonable one:

- The building is located within residential zone and will be modified for mixed used which compromises multifamily residential housing and an education/retail center.

5(a)iii The hardship is a consequence of special conditions of the property that distinguish it from the properties in the area:

- The church structure was built in the late 1800's; and as such has been in existence prior to the current zoning regulations. The rectory is pre-existing building which was built in 1975.