



**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-34 Lot Size 2 acres

Street Address 505 Abbot Hill rd

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 Christopher & Michelyne Gardiner

Mailing address 505 Abbot Hill rd

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 [Signature] Date 5/25/2018

(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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**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 \_\_\_\_\_

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 5/25/2018

**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 5/25/2018

(continued on the next page)



**Town of Wilton, NH**  
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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 603 809 5796  Evening phone \_\_\_\_\_

Work E-mail \_\_\_\_\_  Personal e-mail Chris.Gardner87@gmail.com

**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):

Please see attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Michelyne and Christopher Gardiner

505 Abbot Hill Rd.

Wilton, NH 03086

Dear ZBA,

Application for Special Exception on Accessory Dwelling Unit Requirements (5.5.3D) I am looking for a special exception to allow an 893 square foot accessory dwelling unit, as opposed to an 800 square foot accessory dwelling unit.

As stated in Special Exception 5.5.4.1 – Living Area. When creating a second dwelling unit under section 5.5.1, the maximum living area specified by paragraph 5.5.3(d) may be increased by no more than an additional 100 square feet in order to avoid unreasonable distortions to the floor plan of the dwelling.

Please see attached application with additional supporting documents.

Best Regards,

Michelyne and Christopher Gardiner

603-809-5796

**WILTON LAND USE LAWS AND REGULATIONS  
ZONING ORDINANCE**

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- 5.3.7 Multi-family. Multi-family uses of dwellings in existence as of March 14, 1989 upon the following terms and conditions:
- a. A maximum of two (2) dwelling units per lot less than one-half (0.5) acre in size where Town water and sewer are available and utilized;
  - b. A maximum of three (3) dwelling units per lot one-half (0.5) acre or greater in size where Town water and sewer are available and utilized;
  - c. Two (2) 9' x 18' parking spaces per dwelling unit provided on site; parking spaces for any new dwelling unit(s) shall not be located in the setback; (Amended March 1991.)
  - d. And open space in an amount equal to two (2) times the total area occupied by driveways, parking areas and all buildings on site; (Amended March 1991.)
  - e. Multi-family conversion will be allowed in the compact Village area defined as the Residential District north of NH Route 101 and east of Holt Road, and those in the Residential District with frontage on Intervale Road served by water and sewer.

5.4 Manufactured Housing.

Manufactured housing is prohibited in the Residential District, except as provided for in Section 4.7. Any property owner or lessee may accommodate the recreational trailer of a non-paying guest for a period not exceeding thirty (30) days in any year. (Amended March 1993.)

5.5 Accessory Dwelling Units. (Adopted March 2017)

This section implements the requirements of RSA 674:72, "Accessory Dwelling Units."

- 5.5.1 Existing Dwellings. A second dwelling unit may be added to any legally existing single family dwelling located in a zoning district where residential uses are permitted, subject to the requirements set forth below. The second dwelling unit may be created in existing space in the dwelling or in a newly constructed addition to the dwelling.
- 5.5.2 New Construction. A two-family dwelling may be constructed on any lot where a single family dwelling may legally be constructed, subject to the requirements set forth below.
- 5.5.3 Requirements. The following requirements apply only to development which would not be permitted other than by this section.
- a. The two dwelling units must have independent means of ingress and egress, or have ingress and egress through a common space such as a shared hallway to an exterior door.
  - b. The two dwelling units must share a common interior wall, and there must be an interior door between the two dwelling units.
  - c. At least one of the two dwelling units must be the principal residence of at least one owner of the dwelling. The two dwelling units must remain in common ownership. Transfer of

**WILTON LAND USE LAWS AND REGULATIONS**  
**ZONING ORDINANCE**

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either dwelling unit to condominium ownership is not permitted. Violation of the requirements of this paragraph will result in the revocation of the Certificate of Occupancy for the two-family use of the dwelling.

- d. At least one of the two dwelling units must have no more than two bedrooms, and a living area of no more than 800 square feet.
- e. Requirements for water supply and sewage disposal are the same as for any two-family dwelling. Addition of a second dwelling unit to an existing single family dwelling under section 5.5.1 shall be subject to RSA 485-A:38, "Approval to Increase Load on a Sewage Disposal System."
- f. Off-street parking shall be provided for one car for each one-bedroom dwelling unit in the dwelling, and for two cars for each dwelling unit having two or more bedrooms, and shall satisfy any setback requirements pertaining to parking in that Zoning District.
- g. A newly constructed addition under section 5.5.1 shall satisfy the setback requirements of the zoning district.

5.5.4. Special Exceptions

5.5.4.1 Living area. When creating a second dwelling unit under section 5.5.1, the maximum living area specified by paragraph 5.5.3(d) may be increased by no more than an additional 100 square feet in order to avoid unreasonable distortions to the floor plan of the dwelling.

5.5.4.2 Parking. When creating a second dwelling unit under section 5.5.1, the parking space requirements of paragraph 5.5.3(f) may be relaxed or waived if the dimensions of the lot and the placement of existing structures on the lot are such that there is no reasonable way to provide the required parking spaces.



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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? S.5.4.1

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

A) Both proposed dwellings have independent Ingress and egress means

B) There is a shared common interior wall and interior door connecting the two units.

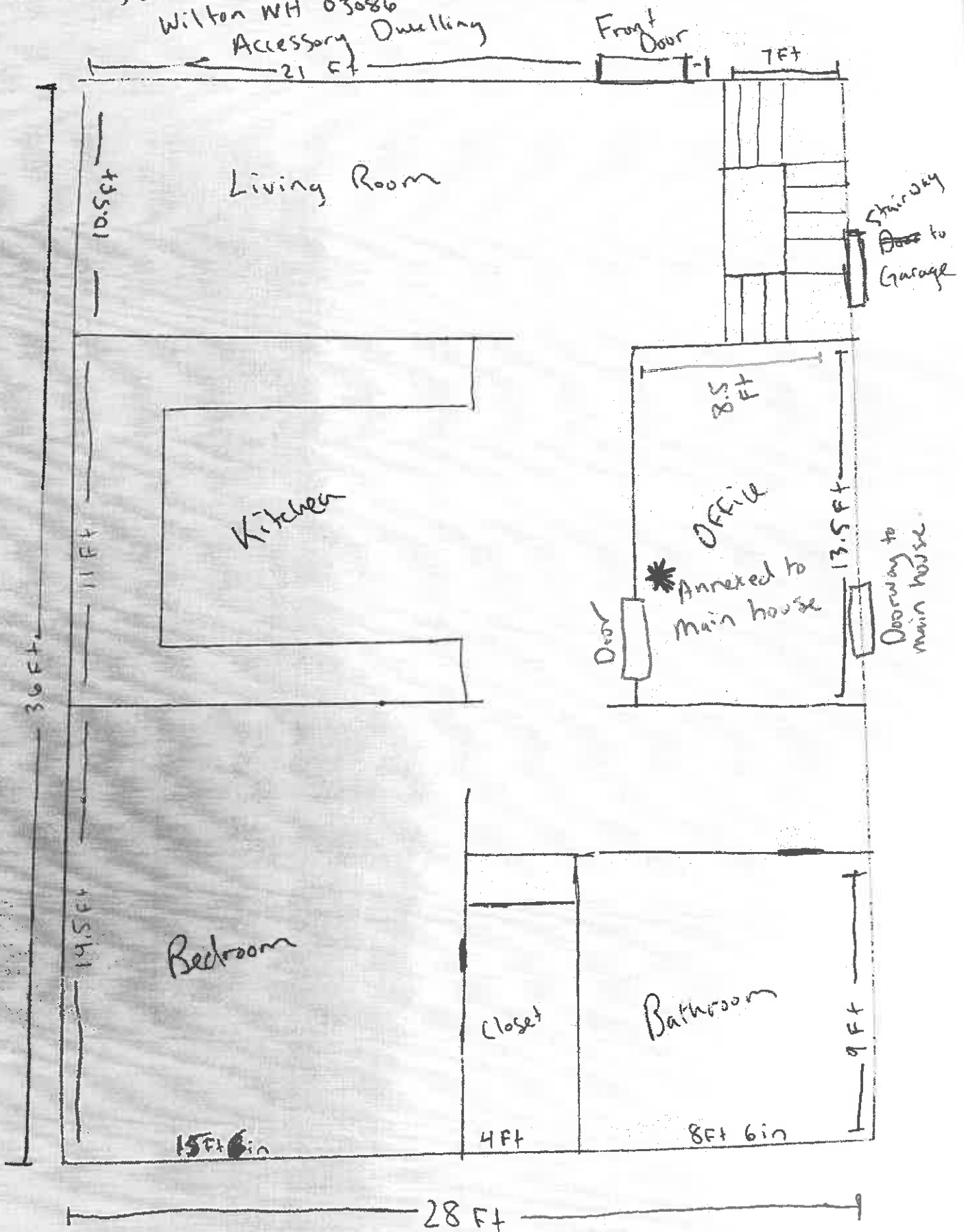
C) One of the two dwelling units is the principal residence of the owners.

D) \*Special exception needed\* At least one of the dwelling units has fewer than two bedrooms, but the living area is greater than 800 square feet. This living area is less than 900 square feet, however, which is allowable under special exception S.5.4.1 → "When creating a second dwelling unit under section S.5.1, the maximum living area specified by paragraph S.5.3(d) may be increased by no more than an additional 100 square feet, in order to avoid unreasonable distortions to the Floor Plan of the dwelling."

E) Original system built in 1987 - 1250 gallons. Additional chamber added in 1995 to address higher than expected usage - 1000 gallons. (see attached docs)

F) Off street parking for one car will be supplied.

505 Abbot Hill rd  
Wilton NH 03086  
Accessory Dwelling

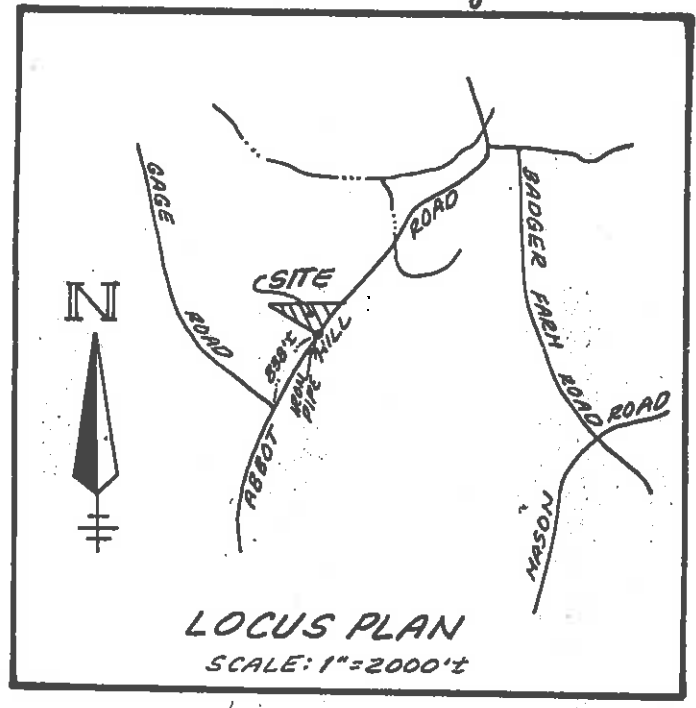




AMENDED Aug. / 21<sup>ST</sup> / 1987

E. Merrill

Δ to D-box on end of system  
w/ 4 feed lines full length



1 WELLS OR  
IN 75' OF THE  
TARY SYSTEM.

AMENDED SANITARY SYSTEM  
FOR  
LOT H-34

KENNETH L. & CAROLANNE  
SARGAVAKIAN

WILTON, NEW HAMPSHIRE

SCALE: 1"=20'

AMENDED 7/10/87  
DATE: OCT. 16, 1986

OWNER/APPLICANT: KENNETH L. & CAROLANNE SARGAVAKIAN

ADDRESS: P.O. BOX 126 RFD 2  
ABBOT HILL RD, WILTON, N.H. 03086

PHONE: 654-2877

PREPARED BY  
MONADNOCK SURVEY, INC.

WILTON STATION • MAIL ST. • P.O. BOX 607 • WILTON, N.H. 03091 • 654-234

**OWNER**

**COPY**

C.A.# 141286-A

Rebuilt Chamber System and Added  
1000 Gallon Tank 2-95 WALT DAVIDSON

Subsurface Systems Bureau  
Repair/Replacement Questionnaire

Date: 6/28/95

1. System Location:

City/Town Wilton, NH Street 505 Abbott Hill Rd Owner Ken + Carol SARGAUAKIAN

2. Water Supply

Individual () Community ( ) Municipal ( )

3. Number of Occupants

1 2 3 4 5 6 7 8 9 10

4. Number of Bedrooms:

1 2 3 4 5 6

5. Household Items:

Garbage Grinder () Washing Machine ()  
Dishwasher () Jacuzzi ( )  
Chlorinator ( ) Water Softener ( )

6. Sewage Disposal System

State Approved System Construction Approval Number 141286-A YES  NO   
Age of System 8 years  
Type of System: Inground ( ) Raised ()  
Kind of System  
Leachfield ( ) Drywell ( ) Chambers ()  
Trenches ( ) Pressure Distribution ( )

Average time between pumping of Septic Tank

YEARS  NEVER

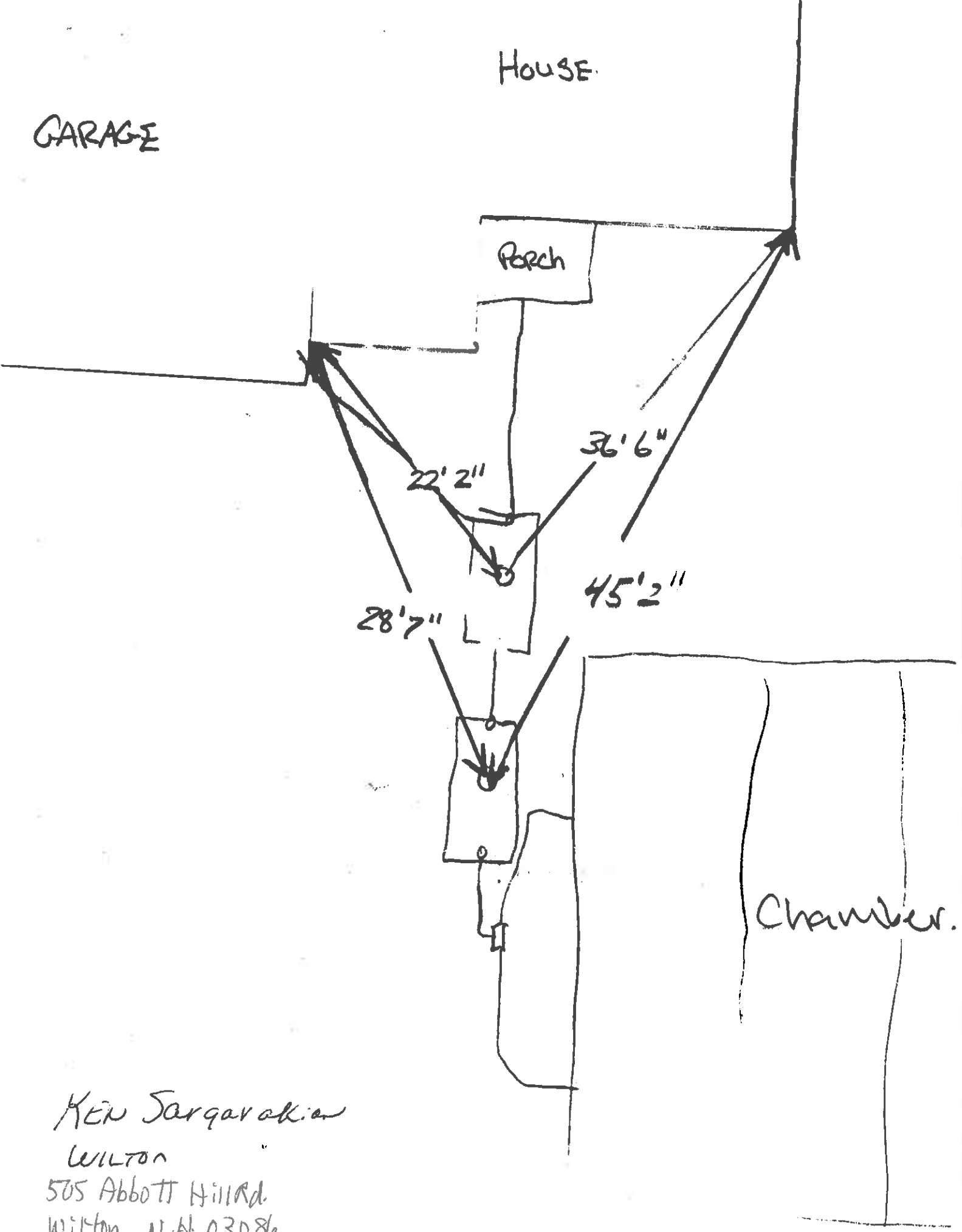
REMARKS: Failure Due to No Maintenance and Excessive use we Added a 1000 Galon Septic tank in Series when we Rebuilt System

Installer's Signature & Date Walt Dill 7-13-95  
# 3205

RECEIVED  
JUL 14 1995  
DEPARTMENT OF ENVIRONMENTAL SERVICES

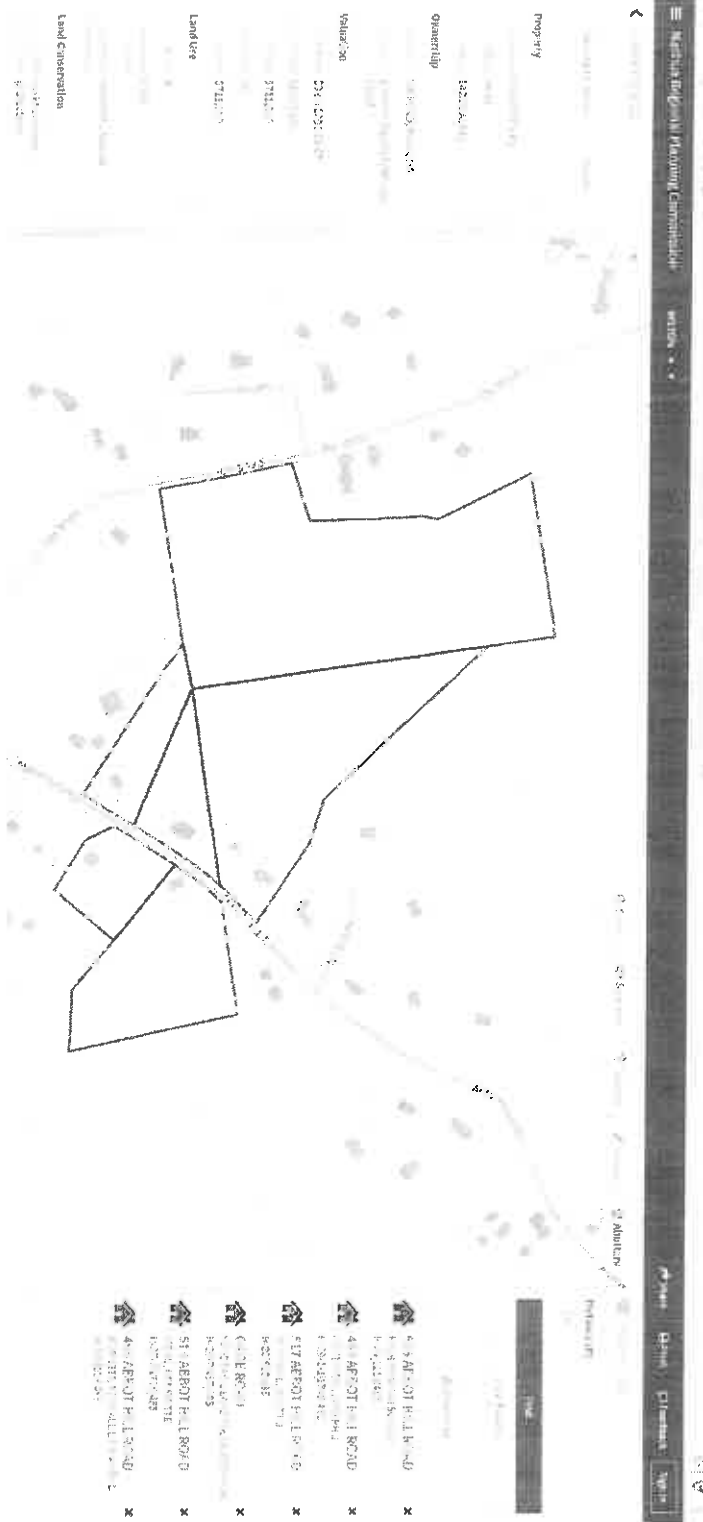
GARAGE

HOUSE



Ken Sarqarakian  
WILTON  
505 Abbott Hill Rd.  
Wilton, N.H. 03086

ID	Owner Name	Owner Address	Owner Cty	Owner St	Owner Zip	Parcel Area	Total Value	Land Value	Valu Last Sale Date	Last Sale	Last Sale	Last Sale	Data Sour	Data Note
H-29-1-1	GOTTSTEIN, JOSEPH J	489 ABBOT HILL ROAD	WILTON	NH	03086	11.1	277000	121500	12/18/2013 0:00:00	8655	2695		Data Sour	Data cure
H-29-7	YGGDRASIL LAND FOUNDATION INC	C/O ANTHONY GRAHAM	WILTON	NH	03086	18.85	4923	4923	6/15/2010 0:00:00	163800	8212	0207	Data Sour	Data cure
H-33	MITCHELL, SCOTT J	517 ABBOT HILL ROAD	WILTON	NH	03086	2	202400	96200	11/16/2005 0:00:00	287000	7584	1526	Data Sour	Data cure
H-36	BURNETT, RANDALL L & WANDA L	488 ABBOT HILL ROAD	WILTON	NH	03086	6	223100	106700	9/8/2008 0:00:00	250000	8015	2201	Data Sour	Data cure
H-37-2	ISENE, HENRIETTE	518 ABBOT HILL ROAD	WILTON	NH	03086	2.08999082	214700	91800					Data Sour	Data cure
H-34	GARDINER	505 Abbot Hill Road	WILTON	NH	03086	2	317600	106500		295000	8582	2815	Data Sour	Data cure



Lead Generation