



# Town of Wilton, NH Zoning Board of Adjustment

## Notice of Decision

The application by Pamela and Peter Clemens for a special exception under section 6.6.1 of the Wilton Zoning Ordinance and for variances to sections 5.3.1(f), 6.6.1(a), and 6.6.1(e) of the Ordinance has been granted. The special exception will permit “Tea Party Events,” as described below, as a home occupation on Lot C-79, 602 Isaac Frye Highway, and the variances will permit more parking than would otherwise be allowed for a home occupation and waive the requirements that home occupations not be evident from the road and be clearly subordinate and secondary to the primary use of the property as a residence.

### CONDITIONS OF APPROVAL:

**Description of the Proposed Use:** Events such as High Tea, Vintage Fashion Show Tea, and bridal and baby showers.

**Hours and frequency:** Events will take place between 11:00 a.m. and 8:00 p.m., Thursday through Monday. No more than ten events, with a combined duration of no more than 30 hours, will occur in any Thursday-to-Monday period.

**Attendance:** No more than 35 guests may attend any event. Attendance is by reservation only. Any guests in the Bed-and-Breakfast in the house will count against the attendance limit, even if they do not participate in the event.

**Location:** The events will take place within and on the porches of the main house. Photo opportunities, and elopement ceremonies of no more than six participants, may take place on the grounds. Guests are free to enjoy the grounds.

**Parking:** No more than 17 parking spaces, located behind the house, as shown on the plan in the case file. The parking area will be finished with crushed stone. Guest parking only in the designated parking spaces. No parking on the street or in the front yard.

**Alcohol:** Wine and beer may be served to event guests, subject to applicable state regulations. Alcohol may not be taken outside the house and porches. No alcohol may be brought onto the premises by event guests. The owners will be responsible for enforcing these rules, up to expelling violators or involving the police if necessary.

**Music:** A pianist, harpist, or similar acoustic musician, or electronic equivalent (small portable music player) is allowed. No amplified music allowed.

**Trash:** Trash is handled by a weekly pick-up service. No dumpster.

**Signage:** One sign is allowed, subject to the requirements of the Wilton Sign Ordinance pertaining to the General Residence and Agricultural District.

**Sanitary facilities:** Bathrooms meeting applicable codes are to be provided in the house. Portable toilets are not allowed.

**Employees:** No more than two non-family employees, including contractors, are allowed on the property.



## Town of Wilton, NH Zoning Board of Adjustment

This decision will not be effective until a copy has been filed with the deed to the property in the Hillsborough County Registry of Deeds.

Note that the proposed use is subject to all applicable state and local laws and regulations, which may impose restrictions stricter than those imposed by this decision.

This decision shall expire if the construction or use permitted by it has not begun by Thursday, June 3, 2021. (Wilton Zoning Ordinance section 17.4)

The selectmen, any party to the action or proceedings, or any person directly affected thereby may apply for a rehearing of this decision. A request for a rehearing must be filed in writing with the Zoning Board of Adjustment on or before Wednesday, July 3, 2019, and must fully specify all grounds on which the rehearing is requested. (N.H. RSA 677:2)

Sincerely,

Neil Faiman, Chairperson  
Wilton ZBA

Case #4/9/19-1, decided Monday, June 3, 2019