



602 Isaac Frye Highway
Wilton, NH

We would like to take a few moments of your time to share our thoughts and goals as we continue to maintain and preserve the beautiful historic property at 602 Isaac Frye Highway in Wilton., NH.

While residing in the home, it has become even more apparent, that we must determine the best solutions to generate an income to offset the high end costs involved with maintaining and preserving the property. Our wish is to continue to reside here, while sharing it with the community and preserving it for generations to come. As an abutter to this majestic gem or a member of this historic community, having your blessing for its continued preservation and success is significant.

Our vision is to incorporate the charming space and atmosphere to host comfortable overnight accommodations, intimate functions such as personal celebrations, community events, and tea parties for all ages. The theme of our events will be focused around the Victorian era and its elegant service of high tea. Incorporating my personal, extensive collection of assorted fine china, tea services, accoutrements, vintage fashion and décor, will add to our guests memorable experience.

Our aim is to focus on maintaining the historic village setting , providing discerning quality within the intimate tranquil and picturesque setting, while establishing a strong identity and partnership within our neighborhood and community. We love historical architecture and varied cultures, we value etiquette and sophistication as well as enjoying great food , comfort and conversation. Based on our vision, knowledgeable backgrounds and experiences we hope you will be in favor of our goal to preserve and share the property with the local community and guests.

As personal residents in the neighborhood it is important to us to maintain the countrified setting and would like to confirm our strong intentions to continue to do so. We want to preserve everything about the property setting that we all truly enjoy. It is a large reason we have fallen in love with the property and we will do everything in our power to continue to maintain it as such.

Over the past four years of residing here, we have maintained and preserved this regal property and the landscape she proudly sits upon. During our four years living in Wilton, we have proven to be respectable, sincere and responsible members of the neighborhood and community. We truly hope that you will give us the opportunity to continue on the path for the future of SereniTea and allow us to share this special dwelling and location with our guests and visitors.

Our Warmest Regards,

Pamela & Peter Clemens

Mission

- ✓ *We want to preserve the property and maintain the beautiful tranquil setting and mature landscaping*
- ✓ *We want to be an integral part of the neighborhood and community, to work together for the benefit of all*
- ✓ *We want to host guests of the bed and breakfast as well as intimate events. Our guests then support other Wilton businesses and services.*

Proposed Events

EVENT TYPE	OCCURANCE	HOURS	CAPACITY
Elegant light fare and tea service in the main house	Starting with Saturday and Sunday. Increasing to Thursday through Sunday as business develops	10:00 am to 3:00 pm	varies as it is by random seating times and not all at once. Expected norm to be 10 to 20 at a time and no more than 30 at one time.
Private Tea events, such as bridal and baby showers	on request	requested block of time between 11:00 am and 8:00 pm	maximum of 60 guests in the barn - maximum of 30 guests in the main house
Hosted activities such as Holiday Teas, Vintage Fashion shows, Cheese and tea Tastings, etc	As the schedule allows – perhaps monthly	scheduled around other preplanned events	maximum of 60 guests in the barn - maximum of 30 guests in the main house

5.3 Special Exceptions.

The following uses will only be allowed as special exceptions by the Zoning Board of Adjustment and site plan review and approval by the Planning Board. (See also [Section 4.4](#))

- a. The home occupation shall be incidental and secondary to the use of the dwelling unit as a residence. (Amended March 1992.) **(does not apply to Bed and Breakfast per 5.3.2)**
- b. Home occupations shall be carried on by the resident owner, resident members of the owner's family, a resident tenant, or resident members of the tenant's family.
- c. Two (2) non-family employees are permitted on the premises.
- d. No additions or changes shall be made to the residence that will make it impractical to revert the building to purely residential use. (Amended March 1992.)
- e. Exterior storage of materials or equipment is prohibited. (Amended March 1992.)
- f. In addition to the parking area required for the primary residential use, sufficient off-street parking shall be provided for any non-resident employees, customers and suppliers who may normally be expected to need parking at one time. Driveways may be used for client parking. Where additional space is desired, a maximum of two (2) parking spaces is permitted; however, those spaces shall not be located in the front yard. Parking spaces shall be a minimum of nine feet by eighteen feet (9' X 18') per space.
- g. Traffic generated by the home occupation shall not create safety hazards or be substantially greater in volume than would normally be expected in the neighborhood. (Amended March 1992.)
- h. Home Occupations shall be conducted in accordance with all Town regulations, state laws and licensing requirements. (Amended March 1992.)
- i. When a business outgrows the standards established for a home occupation, it must relocate into a commercial or industrial district.

5.3.2 Bed and Breakfasts. Up to four lodging units may be created and rented in an existing dwelling, and meals may be provided to the persons renting the lodging units. The requirements for a bed and breakfast are the same as those for a home occupation, **except that requirement 5.3.1 a., shall not apply.**

5.3.1 a The home occupation shall be incidental and secondary to the use of the dwelling unit as a residence.

✓ *This is not applicable to a Bed and Breakfast – However we reside in the property and it is our primary residence*

5.3.1 b Home occupations shall be carried on by the resident owner, resident members of the owner's family, a resident tenant, or resident members of the tenant's family.

c Two (2) non-family employees are permitted on the premises.

✓ *Employment would include family members and additional part time staff, as needed*

5.3.1 d No additions or changes shall be made to the residence that will make it impractical to revert the building to purely residential use.

✓ *No additions or changes will be made to the residence that would not be in keeping with maintaining its primary use as our residence and preservation of its historic nature*

5.3.1 e Exterior storage of materials or equipment is prohibited.

✓ *No exterior storage of materials or equipment is required for the proposed use*

5.3.1 f In addition to the parking area required for the primary residential use, sufficient off-street parking shall be provided for any non-resident employees, customers and suppliers who may normally be expected to need parking at one time. Driveways may be used for client parking. Where additional space is desired, a maximum of two (2) parking spaces is permitted; however, those spaces shall not be located in the front yard. Parking spaces shall be a minimum of nine feet by eighteen feet (9' X 18') per space.

✓ *The property currently has parking spaces for approx 25+ cars located within the present driveway areas. – diagram on page 8*

✓ *A variance is requested to allow for use of the parking areas necessary for the guests of the Bed and Breakfast*

5.3.1 g Traffic generated by the home occupation shall not create safety hazards or be substantially greater in volume than would normally be expected in the neighborhood.

✓ *Traffic will be consistent with present volumes in the neighborhood*

5.3.1 h Home Occupations shall be conducted in accordance with all Town regulations, state laws and licensing requirements.

✓ *The proposed occupation will be conducted in accordance with all town regulations, state laws and licensing requirements*

5.3.1 i When a business outgrows the standards established for a home occupation, it must relocate into a commercial or industrial district.

✓ *The proposed occupation recognizes this request and will act accordingly*

4.4 Special Exceptions

4.4 a The proposed use is not permitted by the Ordinance in the absence of a Special Exception.

- ✓ *The current zoning does not allow for the bed and breakfast with hosted events to be operated in this residential area. Therefore we are requesting a Special Exception to allow for this intended use of the property*

4.4 b The proposed use is consistent with and will not substantially affect the character of the neighborhood in which it is proposed.

- ✓ *The proposed use will further enhance the current character of the neighborhood, whilst complementing the activities of Andy's Playhouse, The Unitarian Church Red House, as well as provides patrons to additional businesses and services in the area*
- ✓ *We will work closely with the neighborhood residences and the Wilton community to ensure we strive to continually meet the character of the neighborhood without hindrance to those that may be affected*
- ✓ *The proposed use will allow the property to maintain its historic value within the center*

4.4 c The proposed use will comply with [section 4.6](#), Performance Standards.

4.6 Performance Standards

All land use activities shall be conducted and operated to minimize negative environmental impacts to neighboring properties from emissions of smoke, noise and odors, vibrations, discharges, and storm water run off, and shall conform to all State and Federal regulations and the following performance standards.

4.6.1 Vibrations. Every use shall be so operated that ground vibration inherently and recurrently generated is not readily perceptible, without instruments, at any point on the property line of the property on which the use is located.

4.6.2 Noise. Objectionable noise due to intermittent beat, frequency, shrillness or excessive volume shall be muffled or eliminated so as not to become a nuisance to adjacent property.

4.6.3 Odor. Every use shall be so operated as to prevent the emission of objectionable or offensive odors in any such concentrations as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located.

4.6.4 Smoke. No use shall be so operated that it degrades the quality of the air by emitting smoke or particulate matter.

4.6.5 Discharges. No use shall be so operated that it emits hazardous waste or materials.

4.6.6 Stormwater Runoff. Where development is within an [aquifer](#) area, all surface storm water shall be kept on-site and handled in such a manner as to allow the water to infiltrate into the ground before leaving the site.

4.6.7 Wetlands Conservation District Setback. Buildings must be set back fifty (50) feet from delineated wetlands. Wetlands boundaries shall be delineated on the basis of hydrophytic vegetation, hydric soils, and wetlands hydrology, by either a certified soil scientist or a certified wetlands scientist in accordance with the techniques and standards outlined in the Corps of Engineers "Wetlands Delineation Manual," 1987, and the New Hampshire Department of Environmental Services Wetlands Bureau "Wetlands Rules." (Adopted March 2004)

- ✓ *There will be no negative impact to neighboring properties due to emissions of smoke, noise and odors, vibrations, discharges and storm water run off or wetlands*

4.4 d The proposed use will not cause any unreasonable diminution of surrounding area property values.

- ✓ *Our extensive repairs, restoration, preservation and improvements to the property has increased property values rather than allowing for the past deterioration of the property to adversely affect their values*
- ✓ *The proposed use of the property will not adversely affect the surrounding properties. We have, in fact, improved the values and quality of the neighborhood as the assessed value has increased by approx. \$200K from the purchase price.*

4.4 e The effect of the proposed use on traffic in the neighborhood and in the Town will generally be acceptable.

- ✓ *Traffic is also driven to the area for functions at the Red House, Church and Andy's Playhouse. Our traffic would be no more than what is already active in the neighborhood.*
- ✓ *We would work with neighbors to deter hosting concurrent events whenever possible. We have a wonderful relationship with the Unitarian Church and Andy's playhouse and in no way want to deter from their current activities and will continue to partner with them whenever possible*

4.4 f Sewer, water and other public facilities are adequate for the proposed use.

- ✓ *Property is on private well and sewer so no additional load to public services will be added*
- ✓ *Installation of new septic system is planned for the barn to provide adequate guest facilities and proper hosted events,*

4.4 g Adequate off street parking is available for the proposed use.

- ✓ *The property currently has parking for 25 cars already established in the existing driveways. - diagram on page 8 - With 18.5 acres of land additional parking requirements and regulations could easily be met*
- ✓ *On street parking is currently utilized by the Unitarian Church, The Red House and Andy's Playhouse*

4.4 h The proposed use will not be detrimental to the attractiveness of the Town.

- ✓ *We have continued to maintain the current look and feel of the historic center*
- ✓ *Repairs and modernization to the property continues to be done to maintain the historic and property values*
- ✓ *We would like to propose community events to be hosted such as Holiday Tea with Santa, and Girl Scout Etiquette Badge Teas to bring local traffic and enhance the offerings of the community*

4.4 i The proposed use is consistent with the spirit of the Zoning Ordinance.

- ✓ *We feel the proposed use is consistent with the zoning ordinance as we have maintained the historic aesthetics and charm of the community. We continue to preserve a historic icon in the village, as well as promote community fellowship and culture*

4.4 j The proposed use meets all other criteria enumerated in the section of the Ordinance which permits the particular Special Exception.

- ✓ *We feel that the proposed use adequately meets all of the criteria in section 4.4 as we have addressed*
- ✓ *We would be happy to address any unnoted issues that may arise to a satisfactory resolution*
- ✓ *We would be happy to offer a reoccurring neighborhood meeting to discuss and address any concerns that may arise to maintain the harmonious look and feel of the neighborhood*

Parking shown for 30 Cars at 602 Isaac Frye Highway



Andy's Playhouse

We have a wonderful partnership with Andy's playhouse and have housed many of the staff and professionals visiting to work with the children. We plan to continue our support of this Wilton gem as well as any other community support and benefits we may provide.

from their website:

"Andy's has grown from a summer play produced by two school teachers, to its current state as a fully equipped summer theater, with a staff of over 15 professional artists, involving over 250 children and over 3,000 audience members each year."


The Red House / Unitarian Church

- ✓ *hosts private functions and scheduled events*
- ✓ *from their website:*



First Unitarian Congregational Society of Wilton Center

INFORMATION...

"The Red House" is available for functions by reservation.
For inquires, contact Joyce at (603) 654-9784 .



6.6. Home Occupations. The ZBA may, in appropriate cases subject to appropriate conditions, permit home occupations in compliance with the requirements of this section, [Section 5.3.1 Home Occupations](#) and [Section 4.6 Performance Standards](#). The provisions of [Section 5.3.1](#) shall govern home occupations in this district except as otherwise provided for below. (Adopted March 1993.) Home occupations which meet the requirements of [Section 5.3.1.1 Special Exception Not Required](#), shall be permitted without a special exception from the Zoning Board of Adjustment and without site plan review by the Planning Board. (Adopted March 1998.)

6.6.1 a The home occupation shall not be evident from the road or other public right-of-way.

✓ *Events would be held inside of the existing property structures that is not evident from the road*

6.6.1 b Materials or equipment stored outside must be adequately screened from adjacent public rights-of-way and properties.

✓ *There is no plan to store materials or equipment outside of the existing property structures*

6.6.1 c Only retail sales which are customary and incidental to the home occupation are permitted.

✓ *Retail sales would only incorporate customary and incidental items to the home occupation; i.e. teas and gifts*

6.6.1d Separate structures may be constructed or placed to accommodate the home occupation if screened from surrounding development and suitable for reversion to a use ancillary and incidental to a residential or agricultural use.

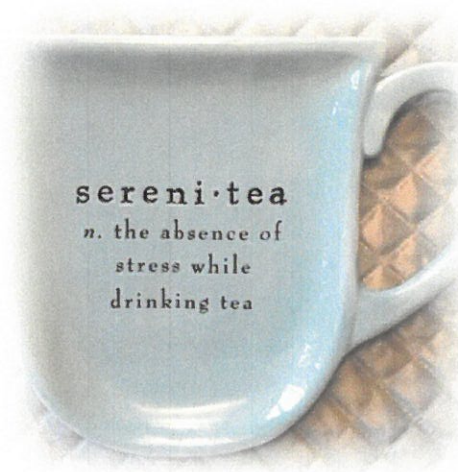
✓ *The Barn will be utilized for events*

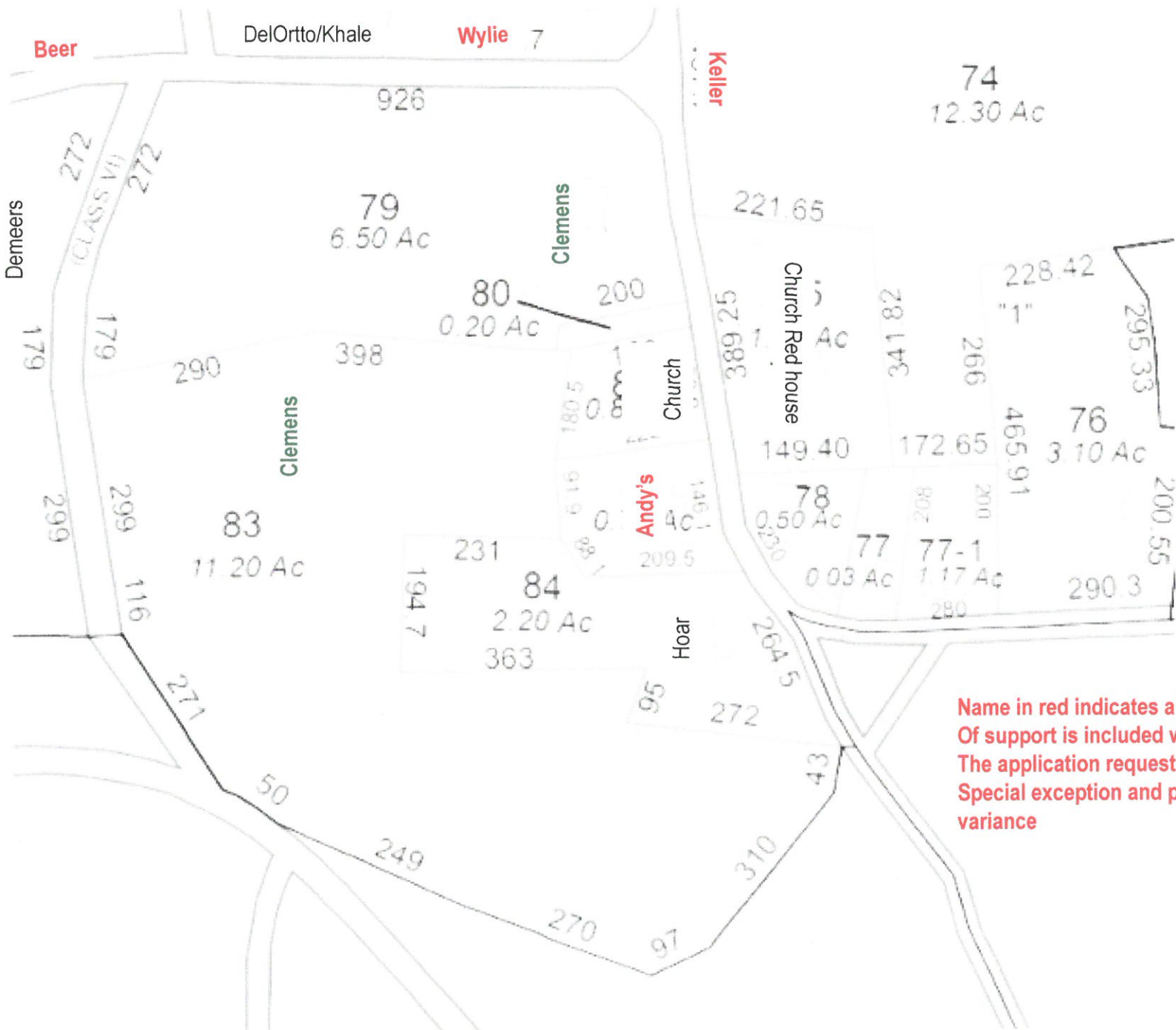
6.6.1e The home occupation use shall be clearly subordinate and secondary to the primary use of the property as a residence.

✓ *We reside in the property and it is our primary residence*

***We wish to provide an enjoyable relaxing experience to our guests within
this historic elegant dwelling, upon this tranquil
pastoral setting and scenic vistas.***

***We do not wish to instill changes in the environment or landscape
that would create stress in the community.***





Name in red indicates a letter
 Of support is included with
 The application request for
 Special exception and parking
 variance

Barn – First Floor

