

2/12/20

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BY:

To the Wilton New Hampshire ZBA,

I am writing to you in support of your decision to deny the request for a height variance by Quinn Properties LLC.

The height ordinance which limits structures to 45' has been in effect for nearly 40 years. By limiting the height of structures the ordinance has, in addition, limited the size of structures and has protected the rural characteristics of the town. The ordinance restricting height is not unique to Wilton, each of the surrounding towns maintain similar height restrictions in their respective zoning regulations.

1. Milford restricts height to: 35' and specifies an exception of 45' for schools and municipal buildings,
2. Jaffery restricts height in all districts to: 45' and structures shall not exceed 3 Stories.
3. Temple mandates a height restriction of 40'.
4. Greenfield restricts building height to 35' or two stories in the residential zone, 50' in the remaining zones with exceptions for cell towers and farm buildings.
5. Greenville restricts structure height to 35'.
6. Hollis restricts height to 35'.
7. Peterborough restricts height of all buildings to a maximum of 50' with exceptions for church steeples, wireless cell towers and small wind energy systems. The Peterborough ordinance is of interest because it specifies that the ZBA should address nuisances caused by the facility, including but not limited to, noise, vibration, radiation, interference with radio, television or telephone reception, odor, fumes, dust, smoke or waste materials.
8. Lyndeborough, while I was unable to locate specific height ordinances the zoning regulations limit uses within the industrial zone to light manufacturing and prohibits nuisances caused by the facility.

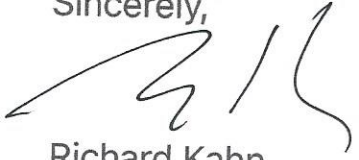
The regional master plan and the Wilton master plan clearly encourage the preservation of the environment and rural nature of the region as an integral component for the region's economic and social success. It is perfectly clear from the zoning ordinances of the towns

in the region that structures which exceed 50' other than churches and farm buildings (iconic examples of rural NH communities) are not suitable for the region.

In addition, it is of interest the Peterborough zoning restriction regarding height addresses the unintended consequences of building height which should remind us that nothing exists in a vacuum. Something tall is likely to be something big and would certainly impact the surrounding neighborhood. This is perfectly clear. Wilton does not need to be known as the only town in the region that permits skyscrapers.

Thank you for denying the request for a variance of the height restriction.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Kahn', with a stylized flourish at the end.

Richard Kahn
Barrett Hill Rd
Wilton

From: **Richard** theopenboat@tellink.net
Subject: Peterborough hgt
Date: Yesterday at 4:26 PM
To: **Richard Kahn** theopenboat@tellink.net

1. **As set forth in § 245-20. Maximum height**

1. **Structures.** Except where otherwise specified, no structure other than church steeples or Wireless Communication Facilities as provided for in §245-24.3 and Small Wind Energy Systems as provided for in §245-24.5 hereinafter erected in the town shall exceed a total height of fifty (50) feet above the ground. Structures for utility uses, public or otherwise, may only exceed this height limitation after receiving a special exception from the Board of Adjustment. The Board of Adjustment shall take into consideration the following in addition to those issues normally addressed for special exceptions: distance to any nearby residences; screening of the structure and buildings; nuisances caused by the facility, including but not limited to noise, vibration, radiation, interference with neighborhood television, telephone or radio reception, odor, fumes, dust, smoke or waste materials; employees at the site or visiting the site; and traffic generated by the facility.
2. The height of all buildings and structures shall be determined by measuring the difference between the average of the existing ground elevations within six (6) feet around the perimeter of the proposed building or structure and the highest point of the roof or structure. Nonstructural components, such as but not limited to weathervanes, lightning rods, cupolas, mechanical equipment and the like shall not be included in the height of the building provided that the combined height does not exceed sixty (60) feet.

save wild places