



**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 C-85-2 Lot Size 4.00 Acres

Street Address \_\_\_\_\_

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 Karen and Michael Demers

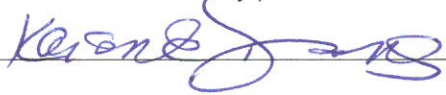
Mailing address 38 Wilton Center Road

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  Date 6-24-19

(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



**Town of Wilton, NH  
Application to the Zoning Board of Adjustment  
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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 \_\_\_\_\_

**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 Fieldstone Land Consultants, PLLC

Mailing address 206 Elm Street

Mailing address \_\_\_\_\_

Town, State, ZIP Milford, NH 03055

**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 *Karen [Signature]* Date 6-24-19

(continued on the next page)



**Town of Wilton, NH**  
**Application to the Zoning Board of Adjustment**  
**(Revised January 2011)**  
**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 672-5456 FLC  Evening phone \_\_\_\_\_

Work E-mail c  Personal e-mail \_\_\_\_\_

## 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):

Proposed two lot subdivision. The new proposed 4.00 acre lot will need to cross a wetland to access the buildable area. (Section 11.4 a) requires a Special Exception due to wetland impacts within the Wetland Conservation District. Driveway construction requires 750 Sq.Ft. of wetland impact.



**Town of Wilton, NH**  
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**(Revised January 2010)**  
**Application for a Special Exception**

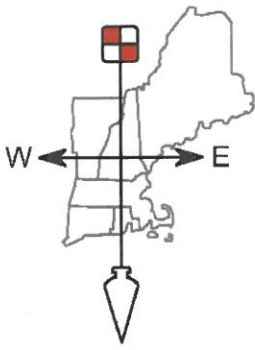
A Special Exception is a use which is permitted by the Zoning Ordinance, but requires approval from the Zoning Board. Most special exceptions have a list of requirements; the Zoning Board can only approve the special exception if it finds that all the requirements are satisfied.

**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? 11.4a

Explain why your proposed use satisfies the requirements of the Zoning Ordinance: Proposed use is a driveway crossing which is a permitted use with a Special Exception Section 11.4a. The proposed driveway crossing has been located at the narrowest portion of wetland in order to minimize wetland impact. Construction will also be conducted during "low flow" conditions in late summer/early fall. Appropriate erosion control, such as silt fence, will be installed to prevent soil erosion during construction. All disturbed areas will be restored with conservation seed mix and stabilized upon completion.

- A. The proposed use, wetland crossing for residential driveway construction is not permitted in the absence of a special exception.
- B. The proposed use is consistent with the rural & residential usage of the area and a residential driveway will not affect the character of the neighborhood.
- C. The proposed use complies with section 4.6 performance standards for vibration noise, odor, smoke, discharges, stormwater runoff and building setback to wetlands. The proposed driveway has been designed to minimize wetland impacts, provide for stormwater and erosion control management and provide safe sight distances and driveway grades per town driveway regulations.
- D. The proposed use is similar to surrounding uses and will serve to improve surrounding property values by providing individual private access to the new lot.
- E. The effect of the proposed use will not increase traffic usage and will be similar and acceptable.
- F. Sewer, water and other public facilities are generally not applicable to this proposed use but will remain unchanged.
- G. Adequate off-street parking is existing and adequate and be unchanged.
- H. The proposed use is similar to existing uses and will not be detrimental to the attractiveness of the town.
- I. The proposed use is consistent with the spirit of the ordinance to allow for access and reasonable use of private property.
- J. The proposed use meets all other criteria pertinent to the ordinance by locating the driveway at the narrowest portion of the wetlands and necessary driveway grading to provide for safe and reasonable access to the property and still protect the natural resources.



# FIELDSTONE

## LAND CONSULTANTS, PLLC

Surveying ♦ Engineering  
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456  
www.FieldstoneLandConsultants.com

June 24, 2019

FLC#2176.00 / CDF

List of Abutters  
Tax Map C Lot Number 85  
Wilton, New Hampshire

Map C Lot 85  
Karen E. & Michael C. Demers  
38 Wilton Center Road  
Wilton, NH 03086

Map C Lot 86  
Catherine J. Neveux  
66 Wilton Center Road  
Wilton, NH 03086

Map C Lot 60  
Raymond J. & Carlene Roberge  
7701 Palm Drive  
Holmes, FL 34217

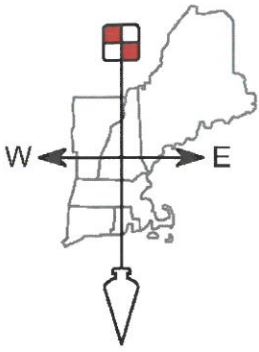
Map C Lot 61-1  
William B. & Marilyn F. Goddard  
20 Scott Road  
Wilton, NH 03086

Map C Lot 62  
Randal & Cheryl Beers  
31 Wilton Center Road  
Wilton, NH 03086

Map C Lots 79 & 83  
Peter & Pamela Clemens  
602 Isaac Frye Highway  
Wilton, NH 03086

Map E Lot 10-3  
Gleneck and Melas LLC  
932 Isaac Frye Highway  
Wilton, NH 03086

Engineer:  
Fieldstone Land Consultants, PLLC  
206 Elm Street  
Milford, NH 03055



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June 21, 2019

Town of Wilton  
Zoning Board of Adjustment  
42 Main Street  
PO Box 83  
Wilton, NH 03086

RE: **Zoning Board of Adjustment Application-Special Exception**  
38 Wilton Center Road  
Tax Map Parcel C-85  
Karen & Michael Demers (Owners)

To Whom It May Concern:

The undersigned being the owner of the above referenced lot hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking all necessary approvals from local, state and federal approvals for Tax Map Parcel C-85.

Very truly yours,

Lot C-85

Signature:  Print: KAREN E DEMERS Date: 6-24-19