



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 F-165 Lot Size .5 acre
 Street Address 9 Greenville Rd. Wilton, NH. 03086

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 Debbie Diffley
 Mailing address _____
 Mailing address 85 Old Revolutionary Rd.
 Town, State, ZIP Temple, NH. 03084

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 Debbie Diffley Date 08/27/2019

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clerk use only	
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
 (Revised January 2011)

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 Justin Harrington

Mailing address PO Box 546

Mailing address _____

Town, State, ZIP Sterling, MA 01564

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 *Justin Harrington* Date 8/27/19

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 William Keek, Esq.

Mailing address PO Box 599

Mailing address _____

Town, State, ZIP Wilton NH 03086

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 *Justin Harrington* Date 8/27/19

(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 978-660-2072 Evening phone 978-660-2072
 Work E-mail _____ 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):

Use of 9 Greenville Rd. Wilton, NH, 03086 as a retail shop
Selling antiques and collectables, while also use of property
as a single family residence.



Town of Wilton, NH
Application to the Zoning Board of Adjustment
(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? 8.6.1

Explain why your proposed use satisfies the requirements of the Zoning Ordinance: Use of
9 Greenville Rd. Wilton, NH. 03086 as a retail shop selling
antiques and collectables, while also using the property as
a single family residence.



Town of Wilton, NH
Application to the Zoning Board of Adjustment
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Application for a Variance, Page 1 of 2

When, because of the specific characteristics of your property, the Zoning Ordinance unreasonably restricts your use of your property without a corresponding public benefit, the Zoning Board may grant a Variance, which modifies or sets aside particular requirements of the Ordinance.

The specific section of the Zoning Ordinance to be varied: 8.1 and 8.5 also 8.6.1

The requirement in that section that you want to change, and how you want it changed:

TO allow residential use in an industrial area

To grant a variance, the Zoning Board must decide that it will satisfy each of the following five conditions. Please explain why you believe that each of the following statements is true. (Use additional sheets of paper if necessary.)

1. Granting the variance would not be contrary to the public interest: The planned use of the property will enhance economic growth through adding a small ~~bus~~ business to the town.

2. Granting the variance would be consistent with the spirit of the Ordinance: The lot does not meet the set back requirements for Industrial use, Combined residential-Commercial use indicates a less nonconforming use of the site.

3. Granting the variance would do substantial justice: Injustice would result in having to rent commercial space in downtown Wilton.

4. The proposed use will not diminish surrounding property values: The property will be unchange from the way it looks and has looked.

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Town of Wilton, NH
Application to the Zoning Board of Adjustment
 (Revised January 2010)

Application for a Variance, Page 2 of 2

5. Literal enforcement of the provision of the ordinance would result in unnecessary hardship. Complete just one of sections 5(a), 5(b), or 5(c):

5(a) i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property:

The use of this nonconforming it is conforming w/ the neighborhood. The use as residential-commercial will be a big factor in making my business a successful one.

ii. The proposed use is a reasonable one:

It's been used for the same purpose in the past. The lot is unsuitable for industrial use. It is better suited as a commercial property. My commercial use really does require on site residential use.

iii. The hardship is a consequence of special conditions of the property that distinguish it from other properties in the area:

The property is too small for industrial use, in fact the conformity of other properties in the area. This lot being small is ideal for commercial-residential use.

5(b) i. The property cannot be reasonably used in strict conformance with the ordinance:

ii. The hardship is a consequence of special conditions of the property that distinguish it from other properties in the area:

5(c) **Hardship resulting from a physical disability.**

i. The variance is necessary to make reasonable accommodations to allow a person with a recognized physical disability to reside in or regularly use the premises:

ii. The variance is in harmony with the general purpose and intent of the zoning ordinance:
