



**Town of Wilton, NH**  
**Application to the Zoning Board of Adjustment**  
 (Revised January 2011)

General Information, Page 1 of 3

**RECEIVED**  
 JAN 28 2020

**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 5-029 Lot Size 0.32 acre

Street Address 34 Park Street Wilton

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 Kathryn Rockwood

Mailing address PO Box 811

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

Town, State, ZIP Wilton N.H 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 Kathryn Rockwood Date Jan 23 2020

(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



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**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 Kathryn Rockwell Date Jan 23 2020

**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 \_\_\_\_\_

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

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

Town, State, ZIP \_\_\_\_\_

**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 \_\_\_\_\_ Date \_\_\_\_\_

**(continued on the next page)**



**Town of Wilton, NH**  
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**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 [redacted]  Evening phone [redacted]

Work E-mail [redacted]  Personal e-mail [redacted]

**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):

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I am requesting a Special Exception from the Zoning Board to use my property at 34 Park Street to host occasional small events such as, but not limited to:

- Baby showers
- Bridal showers
- Birthday parties
- Retirement celebrations
- Health and wellness events
- Informational/educational workshops
- Business meetings

Maximum attendees not to exceed 30 people.

Duration of events would be 1-5 hours.

9PM latest ending time

Until licensing is approved, any food items will be catered. No alcohol.

My vision for this request is to, over time, benefit the community by providing a welcoming, esthetic yet historic setting for events with hopes of attracting further business for the town of Wilton.



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**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? 5.3.1

Explain why your proposed use satisfies the requirements of the Zoning Ordinance: \_\_\_\_\_

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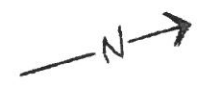
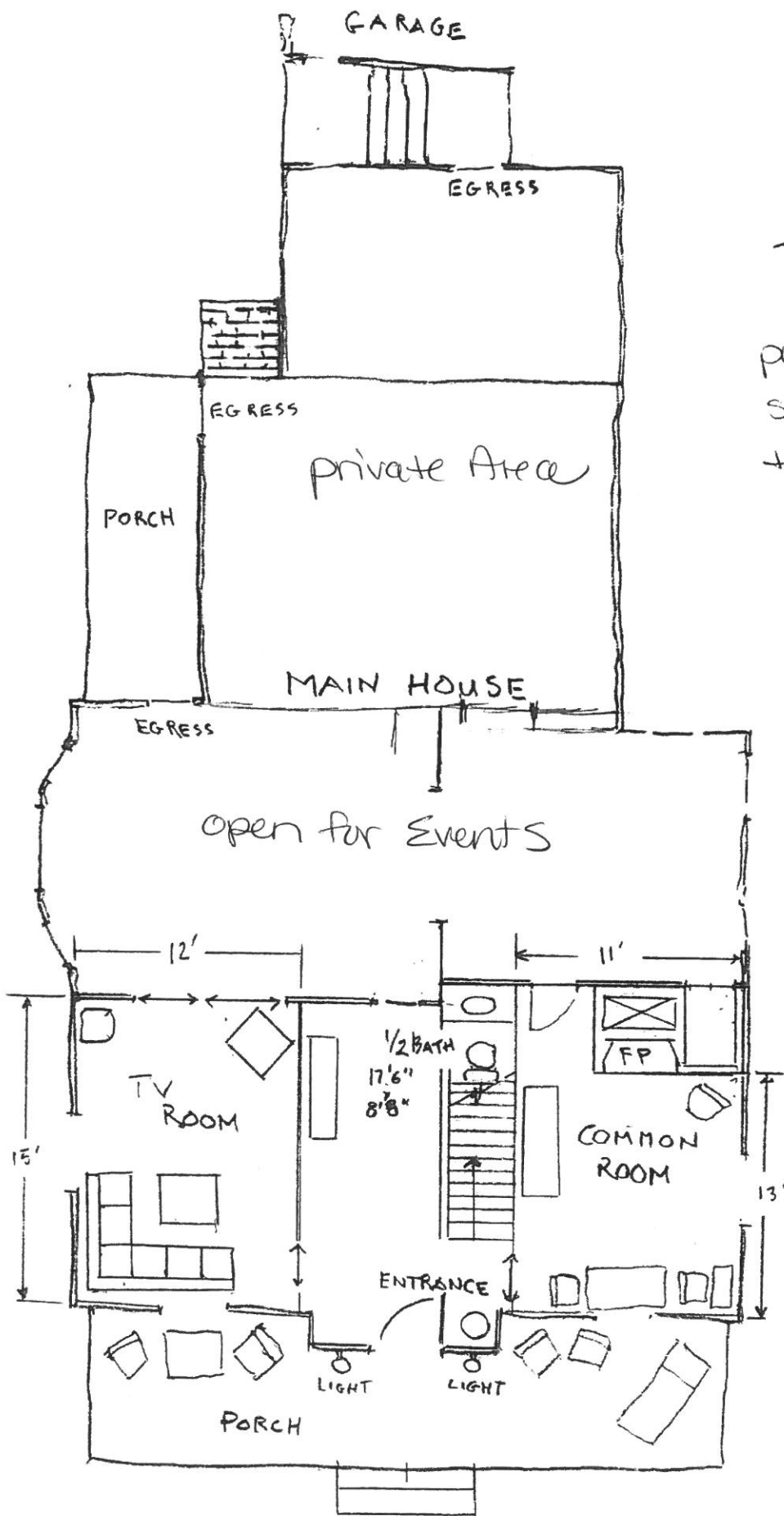
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## Application for a Special Exception

34 Park St.

Wilton, NH 03086

- A. Small events will be held in the first floor of the home for approximately 1-5 hours per event. Events will be occasional and the home otherwise used for residential purposes.
- B. These events will be hosted by myself, other family member or resident tenants.
- C. There will be no more than 2 nonfamily employees permitted on the premises for each event.
- D. No additions or structural changes will be made to the premises in order to host these events.
- E. There will be no exterior storage of materials or equipment for these events.
- F. In addition to parking for my personal vehicle, there is sufficient space for parking 8 other vehicles on the property during the winter. In the summer parking on the property has availability for up to 10 vehicles.
- G. Traffic will not be a safety hazard nor greater in volume than what would be normally expected in this neighborhood.
- H. These events will be conducted in accordance with town and/or state regulations, laws and licensing requirements.
- I. These events will never outgrow the standards established for a home occupation.



purpose  
small gatherings  
+ events

U square plan  
used for small  
events.

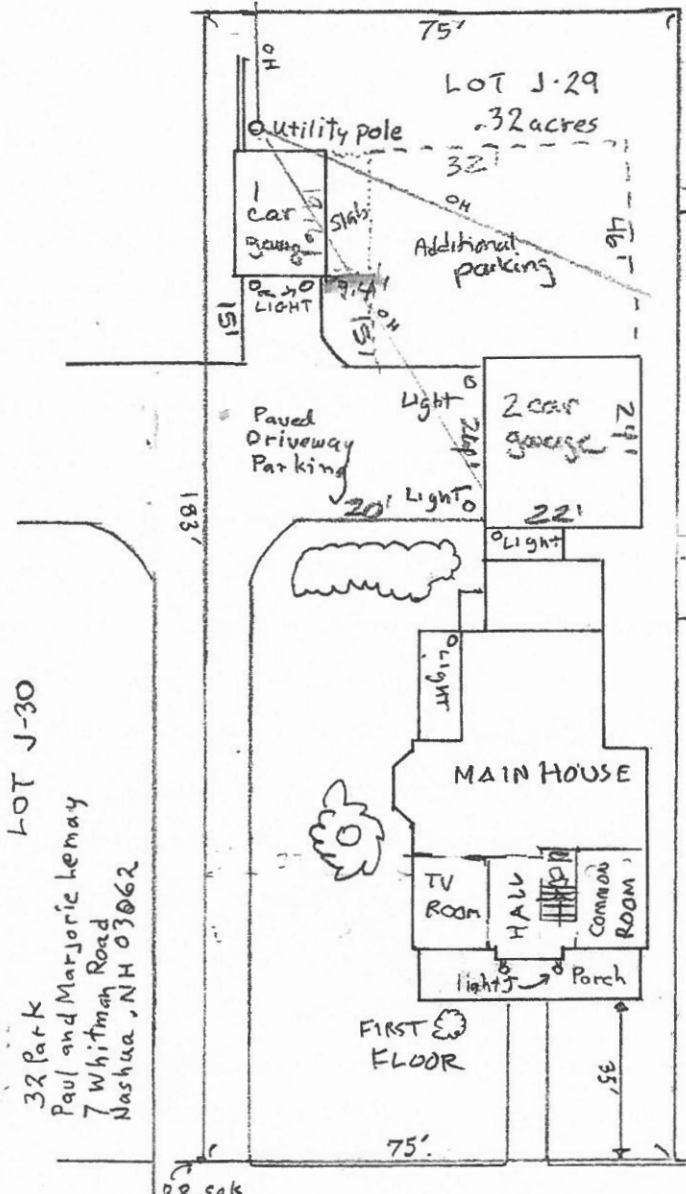
34 Park Street

6/24/2019

MAIN FLOOR

1/8" = approx 1'

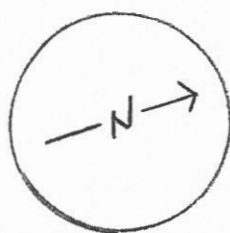
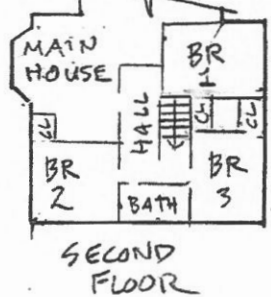
Kathryn Rockwood, 34 Park Street, WILTON, NH 03086  
 Phone: 603-554-6208 email: 34Park1BestStay@gmail.com



LOT J-26 Roger and Linda Ladouceur  
 Po Box 72  
 WILTON NH 03086

LOT J-27 Louis and Helen Bullard  
 P.O. Box 1045  
 WILTON, NH 03086

LOT J-28 Mark R. St Cyr  
 Steven P. St Cyr  
 31 Union Street  
 Milford, N.H. 03055



Site Plan Notes  
 Purpose: To set up a  
 "Bed and Breakfast"  
 Map/Lot J-029  
 34 Park Street  
 .32 Acres  
 Residential  
 6/24/2019  
 "34 Park"

\* Note: no trash or recycling is stored or visible outside at any time.  
 \*\* The scale of this drawing is approximate and designed to show the general layout and relevant features of the property.

1"=approx.30'

Rev.	Date	Notes

OWNER'S SIGNATURES	APPR BY WILTON PLANNING BOARD
<i>Kathryn Rockwood</i>	ON: _____
	Certified by: _____
	Chairman
	Secretary



KNOW ALL MEN BY THESE PRESENTS,

That we Fred Colony of Wilton in the County of Hillsborough and State of New Hampshire, and Lucy Ellen Colony, wife of said Fred Colony, in her own right In consideration of One dollar and other good and valuable considerations to us paid by

George E. Bales of said Wilton, in the County and State aforesaid

the receipt whereof we do hereby acknowledge, have given, granted, bargained, sold and conveyed, and do for ourselves and our heirs, by these presents, give, grant, bargain, sell and convey unto the said George E. Bales his heirs and assigns, forever,

A certain tract or parcel of land, situated in said Wilton, and bounded and described as follows, to wit: Beginning on the west side of Park street, so called, by land of said Colony, at an iron pin set in a stone, being the south east corner of the premises.

thence by said Park street North twenty four and one fourth (24 1/4) degree East about seventy five (75) feet, to an iron pin in a stone by land formerly of G. A. Carter now of Mrs. L. H. Baldwin; thence West by land formerly of said Carter, now of said Baldwin, and on a line at a right angle with said Park street, about eighteen (18) rods and twenty two (22) links, to an iron pin in a stone by the South side of the highway; thence South westerly by said highway, about three (3) rods and three (3) links, to an iron pin in a stone by land of F. M. Perry estate; thence South six and three fourths degree West by land of said Perry estate, about two (2) rods and six (6) links to land of said Colony; thence easterly by land of said Colony, to the bound of beginning.

This conveyance is made upon the express condition that the grantee and his assigns are forever prohibited from selling or conveying said premises to any person or persons of foreign birth. The premises shall revert to said grantor, if this condition is violated.

Being the same premises conveyed to said Lucy Ellen Colony by Clara R. Colony and James Colony, by their deed dated January 11 1895 and recorded in Hillsborough County Registry of Deeds, Vol 559 Page 268.

The parties to this conveyance have agreed to maintain a drive way between the premises hereby conveyed, and the premises now owned by said Colony; both of said adjoining owners are to contribute one half to the width of said drive way.

The said private way being for the sole benefit of the parties to this instrument, their heirs and assigns.

To have and to hold the afore-described premises, with all the privileges and appurtenances thereunto belonging to the said grantee his heirs and assigns to their use and behoof forever. And we do covenant with the said grantee his heirs and assigns, that we are lawfully seized in fee of the afore-described premises; that they are free of all incumbrances; that we have good right to sell and convey the same to the said grantee in manner aforesaid; and that we and our heirs will warrant and defend the same premises to the said grantee his heirs and assigns forever, against the lawful claims and demands of all persons.

And I, Fred Colony, husband of the said Lucy Ellen Colony in consideration aforesaid, do hereby relinquish my right of Power in the before-mentioned premises. And we, and each of us, hereby release our several rights of Homestead in said premises, under and by virtue of any law of this state.



IN WITNESS WHEREOF we have hereunto set our hand and seal, this eleventh day of May in the year of our Lord, one thousand, nine hundred 1901 Signed, sealed and delivered, in presence of us:

Edwin A. French
Isabella L. Grant

Lucy Ellen Colony seal
Fred Colony seal

STATE OF NEW HAMPSHIRE, HILLSBOROUGH, ss. Wilton May 11, 1901 Then the above named Fred Colony and Lucy Ellen Colony personally appearing, acknowledged the above instrument to be their free act and deed. Before me, Edwin A. French JUSTICE OF THE PEACE.

HILLSBOROUGH, ss.—Received and recorded, May 15: A. D. 1901 and examined by

John M. [Signature] REGISTER.