



Town of Wilton

Building Department

42 Main Street • P.O. Box 213 • Wilton, NH 03086

Phone: (603) 654-3960 • Fax: (603) 654-6663

February 27, 2020

Sandra Gallo
120 Holt Road, P.O. Box 119
Wilton, NH 04086

Dear Ms. Gallo,

I am writing to you to describe the current status of the building permit for your property. The plans submitted along with building permit # 101419-1 showed finished basement space of 764 ft². The space included a living room, an office, a full bath and a kitchen area. I asked the contractor to describe the kitchen area in more detail. The response I received was "Hall LVP has a refrigerator, microwave and sink with cabinets for storage." When I looked at the space on 11-14-19 I asked what the kitchen space would include, specifically. I was told a small sink (1ft square +/-) and a dorm refrigerator. At that point, the space very much appeared to be an accessory dwelling unit.

In my absence, Leo Trudeau (Building Inspector from Lyndeborough), did the final inspection. The space contains a kitchen, a bedroom, a full bathroom and a living room. Together, we determined that the space created is definitely a dwelling unit. Because of this determination, there are a few regulations that come into play.

1. The Town of Wilton charges an Impact fee for each new dwelling created. The fee for an Accessory Dwelling Unit is \$3,798.
2. Your newly constructed home had NHDES approval for a 3-bedroom septic. You now have four bedrooms. This addition exceeds that limit and will need to be addressed and approved by NHDES.
3. Issuance of a Certificate of Occupancy is subject to DES approval and payment of impact fees.

In accordance with NH RSA 676:5: A party aggrieved by a decision made by the Building Inspector or other Town official relating to an administrative decision in the assessment or collection of impact fees authorized by this Article may appeal such decision to the Zoning Board of Adjustment.

Please contact me with any questions or concerns.

Sincerely,

Norma Ditri
Building Inspector/Code Enforcement Officer

cc: Leo Trudeau, Lyndeborough Building Inspector
DES Subsurface Systems Bureau
Wilton Select Board
San-Ken Homes, Inc.