



Staff Report

Intro information

Case #11/09/20-1
Type: Administrative Decision Appeal
Applicant: Dawn Ryan and David Pinsonnault
Noticing: Abutter Letters sent November 2, 2020

Summary

Lot Background

Map & Lot: A-047-1
Address: 74 Stagecoach Road
Lot size: 14.5 acres
Frontage: 422
Zone: RA and in the following overlay districts:
Floodplain Conservation District
Wetlands Conservation District
Watershed District
Aquifer Protection District

Building Background

The House was built in 1772. The exact date of the Barn construction wasn't listed on the property card, but the barn was listed on the 1982 property card.

Lot Background

2018 – This lot was part of a Lot Line Adjustment where approximately 7 acres were removed from A-047 -1 and added to A-47-3.

1999 – This lot was part of a Lot Line Adjustment where approximately 16 acres were added to A-047 -1 from lot A-47-3.

1996 – A variance was granted to permit a reduce frontage lot on A-047-3 with the stipulation that all the lots be limited to a single family home. (case #8/14/96-1).

1996 – Lot A-47 (71.1 acres) was subdivided and Lot A-47-1 was created with 11.29 acres.

1980 – This lot was part of a survey by T.F. Moran, Inc and shows the lot, buildings, and pond, but no setbacks or districts

List of Exhibits

2020 – Property Card for A-047-1 (4pages)
2018 – Lot Line Adjustment Plan (1page)
1999 – Notes from LLA and clip of plan (3pages)
1996 – Variance Decision and Minutes for case #8/14/96-1 available on line at:
https://wiltonzba.org/minutes/minutes_1996_08_14.html
1996 – Subdivision map notes, clip of the plan, NRPC Circuit Rider memo June 1996 (5pages)
1980 – Plan of Land – Lot 88-C (3pages)



Wilton Land Use Department

092420-1 – Application for Residential Building Permit (labeled #1) (5 pages)

Email – From Norma Ditri to Shawn and Dawn Ryan – denying the Building Permit 092420-1

Email – From Norma Ditri to Dawn Ryan stating reasons for denial

Drawing from Dream Barns for barn addition

102020-2 – Application for a Residential Building Permit (labeled #2) (8 pages)

110520-1 – Application for a Residential Building Permit (labeled #3) (7 pages)

Public Comments

Robin Maloney provided a letter to the ZBA.11.09.20

Building Timeline

Permit 1

Received 9-24-20

Scope of Work: Add 12 x 24' addition to existing barn

Contractor: Dream Barns LLC

Sources of information:

2018 Lot Line Adjustment Survey by Fieldstone Land consultants, PLLC

Wilton Zoning Ordinance

Reasons for Denial: 1

1. The addition was planned to be on the back side of the barn which is closest to the pond.
2. Section 14.3.3 Watershed District states: "SETBACKS. NO RESIDENCE, BUILDING, STRUCTURE, FEED LOT, OUTFLOW FROM BUILDING DRAINAGE, SEPTIC SYSTEM OR ITS CONTAINMENT AREA SHALL BE LOCATED LESS THAN TWO-HUNDRED (200) FEET FROM OPEN WATER AND PERENNIAL STREAMS NOR LESS THAN ONE HUNDRED-FIFTY (150) FEET FROM INTERMITTENT STREAMS, THE 100 YEAR FLOODPLAIN, THE DEEDED FLOWAGE RIGHTS TO THE STATE OF NH FLOOD CONTROL SYSTEMS, OR ANY WETLAND OR WATER BODY."
 - a. Based on this section the permit is denied because the barn is LESS THAN 200' (190') from the pond. This addition would make the barn 178' from the pond (aka open water).
 - b. Based on this section and the 2018 Survey the barn is less than one hundred fifty (150) feet from a wetland.
3. The barn is setback approximately 31' from Stagecoach Road which makes is a non-conforming structure. The setback in the RES/AG District is 35'. Section 17.1 e of Wilton's Zoning Ordinance Non-Conforming building or structure may not be extended or enlarged.

Denial Communicated:

On October 1, 2020 an email was sent to Shawn of Dream Barns and Ms. Ryan stating the reasons why the permit was denied.

Permit 2

Received 10-20-20

Scope of Work: Add 12 x 42' addition to existing barn on north side.

Contractor: Dream Barns LLC

The placement of the addition was on the left (north) side of the barn. The barn is a non-conforming structure.



Wilton Land Use Department

Denied:

1. The barn is setback approximately 31' from Stagecoach Road which makes is a non-conforming structure. Section 17.1 e of Wilton's Zoning Ordinance Non-Conforming building or structure may not be extended or enlarged.
2. Based on Section 14.3.3 relating the Watershed District and the 2018 Survey the barn appears to be less than one hundred fifty (150) feet from a wetland.

Permit 3:

Received 11-5-20

Scope of work: Add an 8 x 12' addition to expand the carriage house bathroom. Remodel the carriage house. Add a porch off the rear of the carriage house. Attic scope: replace windows, add wall & ceiling for unheated attic for storage.

Contractor: Crossroads Contracting LLC

Denied:

The house is setback approximately 10' from Stagecoach Road which makes is a non-conforming structure. Section 17.1 e of Wilton's Zoning Ordinance Non-Conforming building or structure may not be extended or enlarged.

Property Location 74 STAGECOACH ROAD
 Vision ID 390 Account # 000409

Map ID A / 047/ 01/
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 2

State Use 1010
 Print Date 12/1/2020 3:36:14 PM

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2030 WILTON, NH <div style="font-size: 2em; font-weight: bold;">VISION</div>							
RYAN, DAWN 74 STAGECOACH ROAD WILTON NH 03086			4 Rolling	5 Well	3 Unpaved	3 Rural	Description	Code	Appraised	Assessed								
				6 Septic														
			SUPPLEMENTAL DATA				RESIDENTL	1010	321,600	321,600								
			Alt Prcd ID ACCT. NO. 014278 ACCT. NO. GIS ID Assoc Pid#			RES LAND	1010	116,900	116,900									
						RESIDENTL	1010	67,200	67,200									
						CUR LAND	6000	5,873	850									
						CUR LAND	7000	4,111	210									
						CUR LAND	7200	14,976	372									
						CUR LAND	8000	5,400	46									
						Total		536,060	507,178									
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RYAN, DAWN DEYSHER, DAVID A			9204 0	0139 0	08-30-2019	Q U	I V	690,000 0	U 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
						2019	1010	311,900	2018	1010	311,900	2017	1010	311,900				
							1010	116,900		1010	116,900		1010	116,900				
							1010	66,200		1010	66,200		1010	66,200				
							6000	850		6000	850		6000	850				
						Total		496478	Total		496455	Total		496278				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor <div style="border: 1px solid black; height: 100px; width: 100%;"></div>										
Year	Code	Description	Amount	Code	Description	Number	Amount											Comm Int
			Total				0.00											
ASSESSING NEIGHBORHOOD										<div style="text-align: center; font-weight: bold;">APPRAISED VALUE SUMMARY</div> Appraised Bldg. Value (Card) 303,300 Appraised Xf (B) Value (Bldg) 18,300 Appraised Ob (B) Value (Bldg) 67,200 Appraised Land Value (Bldg) 147,260 Special Land Value 1,478 Total Appraised Parcel Value 536,060 Valuation Method C Total Appraised Parcel Value 536,060								
Nbhd	Nbhd Name			B	Tracing			Batch										
A10																		
NOTES										<div style="border: 1px solid black; padding: 5px;"> TAN IVG 2016-ADED GEN MANY OB S CONNECTED 2020 UPDARE ELECTRICAL COMPLETE 8X8 SHED=TOO SMALL NEXT TO BARN SMALL POND PIC = BACK OF HSE </div>								
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result			
070620-1	07-06-2020	RS	Residential	200,000		0		ADD 8'X10' W/COVERED PO		06-04-2020	BM			07	Meas Info at Door			
20-0001PL	05-05-2020	PL	Plumbing			0		GAS PERMIT		05-05-2020	BM			22	Bldg Perm Res			
20-0001ME	05-05-2020	HA	HVAC			0		MECHANICAL PERMIT		04-27-2018	TH			58	Land Change			
	01-03-2020	EL	Electric			0		SERVICE UPGRADE TO 200		07-21-2016	TH			56	Field Review			
NA		HA	HVAC			0		GAS PIPING TO 2ND NEW 50		09-23-2015	NL			00	Measur Listed			
na		PL	Plumbing			0		RUN OUTSIDE WATER LINE		08-10-2011	TH			56	Field Review			
NA		HA	HVAC			0		INST 500 GAL PROPANE TAN		08-10-2011	TH			56	Field Review			
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	1010	1 Fam MDL-01	RA			2.000	AC	72,000	0.51388	5	1.00	A15	1.500		1.0000	55,497.6		
1	1010	1 Fam MDL-01	RA			2.000	AC	3,000	0.87000	0	0.75	A15	1.500	AD, TOPO	0.9954	2,936.4		
1	6000	Farmland	RA			2.000	AC	3,000	0.87000	0	0.75	A15	1.500		0.9954	2,936.4		
1	7200	HWood	RA			5.100	AC	3,000	0.87000	0	0.75	A15	1.500		0.9984	2,936.4		
1	7000	WPine	RA			1.400	AC	3,000	0.87000	0	0.75	A15	1.500		1.0027	2,936.4		
1	8000	Unprod	RA			2.000	AC	3,000	0.80000	0	0.75	A15	1.500		1.0000	2,700		
Total Card Land Units						14.500	AC	Parcel Total Land Area						14.5000	Total Land Value			147,260

Property Location 74 STAGECOACH ROAD
 Vision ID 390 Account # 000409

Map ID A / 047/ 01/
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 2

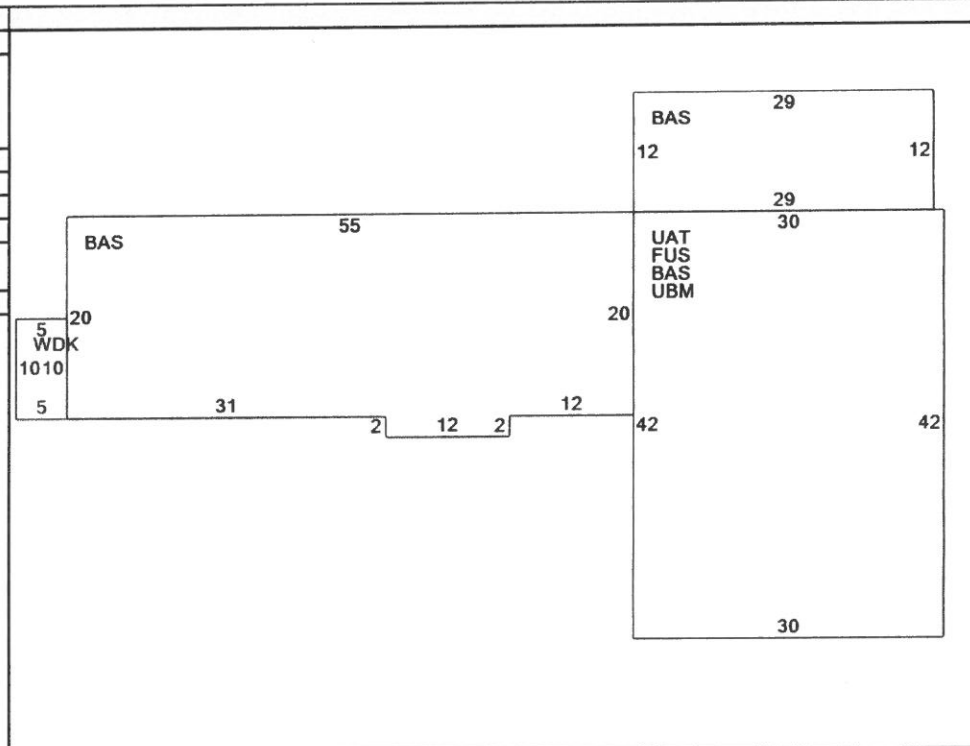
State Use 1010
 Print Date 12/1/2020 3:36:14 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	63	Antique			
Model	01	Residential			
Grade:	07	Good +10			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2	11	Ceram Clay Til			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	11	11 Rooms			
Bath Style:	02	Average			
Kitchen Style:	03	Good			

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		365,429	
Year Built		1772	
Effective Year Built		1999	
Depreciation Code		R	
Remodel Rating			
Year Remodeled			
Depreciation %		17	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		83	
RCNLD		303,300	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SPL2	POOL IG VIN	L	738	18.00	1980		60		0.00	8,000
SHD1	SHD FR BASI	L	300	10.00	1900		50		0.00	1,500
FGR1	GAR AVG	L	1,008	24.00	1900		100		0.00	24,200
BRN3	BRN 1 STY L	L	1,176	25.00	1900		100		0.00	29,400
SHD2	SHD FR ELEC	L	192	13.00	1980		75		0.00	1,900
FPL3	2 STORY CHI	B	2	4000.00	1999		83		0.00	6,600
FPO	EXTRA FPL O	B	6	1000.00	1999		83		0.00	5,000
DP1	DRIVE SM	L	1	100.00			70		0.00	100
PAT1	PATIO AVG	L	690	3.50			70		0.00	1,700
FPL1	FIREPLACE 1	B		2500.00	1999		83		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,732	2,732	2,732	83.53	228,195
FUS	Upper Story Finished	1,260	1,260	1,260	83.53	105,244
UAT	Attic Unfinished	0	1,260	126	8.35	10,524
UBM	Basement Unfinished	0	1,260	252	16.71	21,049
WDK	Deck Wood	0	50	5	8.35	418
Ttl Gross Liv / Lease Area		3,992	6,562	4,375		365,430



11/11/2015 AM 01:03

Property Location 74 STAGECOACH ROAD
 Vision ID 390 Account # 000409

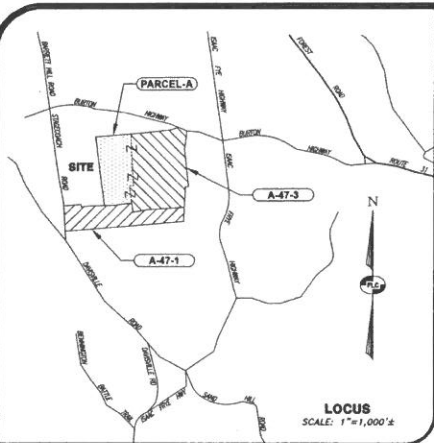
Map ID A / 047/ 01/
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 2 of 2

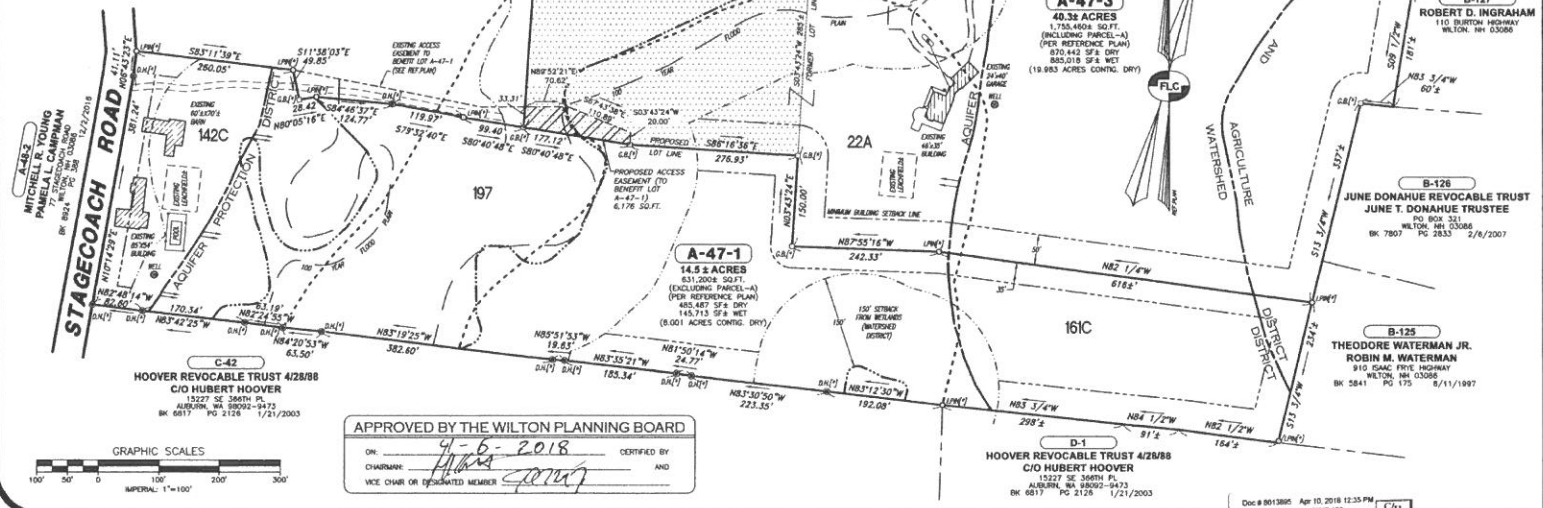
State Use 1010
 Print Date 12/1/2020 3:36:15 PM

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	63	Antique									
Model	01	Residential									
Grade:	07	Good +10									
Stories:	2	2 Stories									
Occupancy	1										
Exterior Wall 1	11	Clapboard									
Exterior Wall 2											
Roof Structure:	03	Gable/Hip									
Roof Cover	03	Asph/F Gls/Cmp									
Interior Wall 1	03	Plastered									
Interior Wall 2											
Interior Flr 1	09	Pine/Soft Wood									
Interior Flr 2	11	Ceram Clay Til									
Heat Fuel	02	Oil									
Heat Type:	05	Hot Water									
AC Type:	01	None									
Total Bedrooms	04	4 Bedrooms									
Total Bthrms:	2										
Total Half Baths	1										
Total Xtra Fixtrs											
Total Rooms:	11	11 Rooms									
Bath Style:	02	Average									
Kitchen Style:	03	Good									
<div> <div>CONDO DATA</div> <div> <div>Parcel Id</div> <div></div> <div>C</div> <div></div> <div>Owne</div> <div></div> </div> <div> <div>Adjust Type</div> <div>Code</div> <div>Description</div> <div>Factor%</div> </div> <div> <div>Condo Flr</div> <div></div> <div></div> <div></div> </div> <div> <div>Condo Unit</div> <div></div> <div></div> <div></div> </div> </div>											
COST / MARKET VALUATION											
<div> <div>Building Value New</div> <div>Year Built</div> <div>Effective Year Built</div> <div>Depreciation Code</div> <div>Remodel Rating</div> <div>Year Remodeled</div> <div>Depreciation %</div> <div>Functional Obsol</div> <div>External Obsol</div> <div>Trend Factor</div> <div>Condition</div> <div>Condition %</div> <div>Percent Good</div> <div>RCNLD</div> <div>Dep % Ovr</div> <div>Dep Ovr Comment</div> <div>Misc Imp Ovr</div> <div>Misc Imp Ovr Comment</div> <div>Cost to Cure Ovr</div> <div>Cost to Cure Ovr Comment</div> </div>											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
SHD2	SHD FR ELEC	L	36	13.00			75		0.00	400	
GEN	BACK UP PO	B	1	5500.00	1999		83		0.00	4,600	
HTB	HOT TUB	B	1	2500.00			83		0.00	2,100	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											



LEGEND:

ROAD-OF-WAY LINE	APPROX. ZONE/DISTRICT LINE
BOUNDARY LINE	FORMED LOT LINE
ADJOINING LOT LINE	WETLAND SETBACK
BUILDING SETBACK LINE	APPROX. 100 YEAR FLOOD PLAIN
EDGE OF PAVEMENT	EXISTING BUILDING
EDGE OF GRAVEL DRIVE	EXISTING LOT LINE
EDGE OF WETLANDS	PROPOSED ACCESS EASEMENT
EXISTING EASEMENT LINE	TAX MAP & LOT NUMBER
GRAVEL ROAD PER REF PLAN	
DRILL HOLE PER REF PLAN	
IRON PIN PER REF PLAN	



APPROVED BY THE WILTON PLANNING BOARD

ON: 4-6-2018 CERTIFIED BY: [Signature]

CHAIRMAN: [Signature] AND: [Signature]

VICE CHAIR OR DESIGNATED MEMBER: [Signature]

CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLAN CITED HEREON AND THAT IT IS MATHEMATICALLY CORRECT.

OWNER(S) SIGNATURE: *Heidi B. Robichaud, Trustee* DATE: 04-04-2018

OWNER(S) SIGNATURE: *David A. & Elizabeth Deyscher* DATE: 04-04-18

OWNER(S) SIGNATURE: [Blank] DATE: [Blank]



REFERENCE PLAN:

LOT LINE ADJUSTMENT - PLAN OF LAND - LOTS A-47-1 & A-47-3 - DAVID A. & ELIZABETH DEYSCHER - AND - JOHN CHRISTOPHER - LUCATE - WILTON, NEW HAMPSHIRE - SCALE: 1"=100' DATED APRIL 22, 1999 AND REVISED THROUGH JUNE 16, 1999 BY MONROCK SURVEY, INC. AND RECORDED AS PLAN #20989 IN THE H.C.R.D.

LOT LINE ADJUSTMENT AREA CHART

LOT NO.	FORMER AREA	PROPOSED CHANGE	FINAL AREA
A-47-3	28.8 ACRES	PARCEL A	40.38 ACRES
A-47-1	1,154.1608 SF	(601.3008 SF)	1,755.4616 SF
A-47-1	1,222.5008 SF	(601.3008 SF)	(621.2000 SF)

- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP LOT A-47-3 IS THE HEIDI B. ROBICHAUD REVOCABLE TRUST, HEIDI B. ROBICHAUD, TRUSTEE - 126 BURTON HIGHWAY, WILTON, NH 03086. THE DEED REFERENCE FOR THE PARCELS IS BOOK 1051, PAGE 112 DATED 02/12/2018 IN THE H.C.R.D.
 - EXISTING TAX MAP LOT A-47-3 HAS 28.8 ACRES WITH 2016 FT. OF FRONTAGE ON BURTON HIGHWAY. EXISTING TAX MAP LOT A-47-1 HAS 28.36 ACRES WITH 472.35 FT. OF FRONTAGE ON STAGECOACH ROAD.
 - THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINES BETWEEN EXISTING TAX MAP LOTS A-47-3 AND A-47-1 BY SUBTRACTING PARCEL-A FROM LOT A-47-1 AND ADDING PARCEL-A TO LOT A-47-3. PARCEL-A IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT, AND NO NEW LOTS HAVE BEEN CREATED AS A RESULT OF THIS LOT LINE ADJUSTMENT.
 - ZONING FOR LOTS A-47-1 & A-47-3 IS GENERAL RESIDENCE AND AGRICULTURAL DISTRICT (RA).
 - NORMAL FRONTAGE LOT: MIN. LOT SIZE = 87,120 SQ. FT. (2 ACRES) MIN. ROAD FRONTAGE=200 FT. MIN. BUILDING SETBACKS=30 FT. FROM ALL LINES, 50 FT. FOR BACK LOTS
 - PORTIONS OF LOTS A-47-1 & A-47-3 ARE LOCATED IN THE WATERSHED PROTECTION DISTRICT AND THE ADQUIER PROTECTION OVERLAY DISTRICT, AS SHOWN.
 - THE EXISTING IMPROVEMENTS, MONUMENTS AND LINES OF OCCUPATION WERE DEVELOPED FROM THE REFERENCE PLAN CITED HEREON, ADJACENT MAPS AND PLANS OF RECORD.
 - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN UNRECORDED DEEDS OR RESTRICTIONS FOR THE SUBJECT PARCELS OTHER THAN THOSE SHOWN HEREON, IF ANY.
 - THE PARCELS ARE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
 - PORTIONS OF THE SITE LIE WITHIN THE FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, NEW HAMPSHIRE, TOWN OF WILTON, COMMUNITY NO. 330102, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 33011CA52D DATED SEPTEMBER 25, 2009, AS SHOWN.
 - SUBORDINATE WETLANDS SHOWN HEREON WERE DEVELOPED ENTIRELY FROM THE REFERENCE PLAN CITED HEREON.
 - A VARIANCE WAS GRANTED (CASE #8/14/98-1) ON AUGUST 14, 1998 TO PERMIT REDUCED FRONTAGE OF 201 FEET ON LOT A-47-3, SUBJECT TO THE STRIPPLING THAT RESIDENTIAL DEVELOPMENT SHALL BE RESTRICTED TO A SINGLE FAMILY DWELLING ON EACH LOT (A-47-3 AND A-47-3).

NRCS SOILS LEGEND:

SOURCE: REFERENCE PLAN #20989

SOIL	DESCRIPTION
22A	COLTON LOAMY SAND 0 TO 15% SLOPES
104	PODCINK FINE SANDY LOAM
105	RUMNEY LOAM
142C	MONROCK FINE SANDY LOAM 8 TO 15% SLOPES
161C	LYMAN-VERNOR-BROOK-ROCK OUTCROP COMPLEX 3 TO 15% SLOPES
197	BOROUGHMEISTERS, POONDED 3 TO 8% SLOPES

LOT LINE ADJUSTMENT PLAN

TAX MAP A - PARCELS 47-3 & 47-1

BURTON HIGHWAY & STAGECOACH ROAD

WILTON, NEW HAMPSHIRE

PREPARED FOR AND LAND OF:

THE HEIDI B. ROBICHAUD REVOCABLE TRUST

HEIDI B. ROBICHAUD, TRUSTEE

126 BURTON HIGHWAY WILTON, NH 03086 (LOT A-47-3)

AND:

DAVID A. & ELIZABETH DEYSCHER

74 STAGECOACH ROAD WILTON, NH 03086 (LOT A-47-1)

SCALE: 1" = 100' FEBRUARY 26, 2018

Surveying + Engineering + Land Planning + Permitting + Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

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

FILE: 15082018.dwg PROJ. NO: 1508.01 SHEET: LR-1 PAGE NO: 1 OF 1

39688 Dur 173

N 83 3/4 °W
60 ±
THE BOUND
ES

B-126

MES J. DONAHUE
INE T. DONAHUE
AAC FRYE HIGHWAY
P.O. BOX 321
TON, NH 03086

7/028 2-02-73

APPROVED BY THE WILTON PLANNING BOARD

ON 5/19/99 CERTIFIED BY
Elizabeth A. Carter CHAIRMAN
AND Sharon Fyde SECRETARY

B-125

V. WATERMAN, JR.
A. WATERMAN
FRYE HIGHWAY
BOX 1302
NH 03086

5 8/08/97

**LOT LINE ADJUSTMENT
PLAN OF LAND**

LOTS A-47-1 & A-47-3

**DAVID A. & ELIZABETH
DEYSHER**

AND

**JOHN CHRISTOPHER
McCARTIE**

WILTON, NEW HAMPSHIRE

SCALE : 1" = 100'

APRIL 22, 1999

MONADNOCK SURVEY, INC.

LAND SURVEYORS AND PLANNERS

WILTON STATION - 99 MAIN ST. - PO BOX 607 - WILTON, N.H. 03086

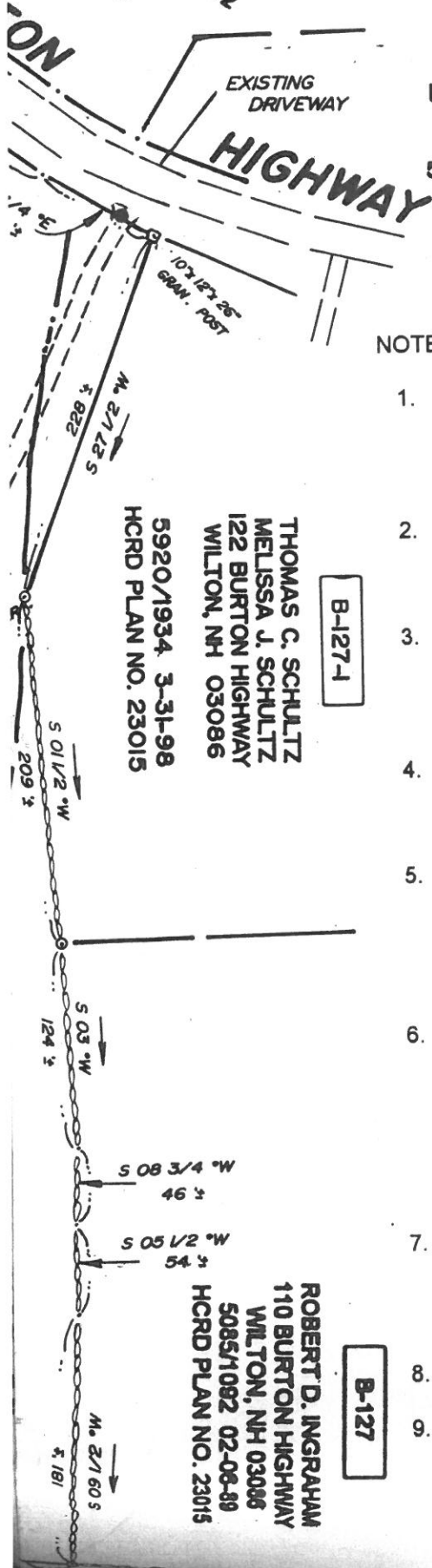
TEL: (603) 654-2345 FAX: (603) 654-9894

DAVID D. MESERVE
MARY E. MESERVE
ON HIGHWAY PO BOX 392
WILTON, NH 03086
1854 12-28-90

B-129

TERRIANNE DOLD
109 BURTON HIGHWAY
WILTON, NH 03086

5742/1140 7-30-96



NOTES:

- OWNERS OF RECORD OF LOT A-47-1 ARE DAVID A. DEYSHER AND ELIZABETH DEYSHER, 74 STAGECOACH ROAD, WILTON, NH 03086. TITLE REFERENCE TO LOT A-47-1 IS HCRD BOOK 5741 PAGE 0299 DATED AUGUST 1, 1996.
- OWNER OF RECORD OF LOT A-47-3 IS JOHN CHRISTOPHER McCARTIE, RR2 BOX 750, TEMPLE, NH 03084-9725. TITLE REFERENCE TO LOT A-47-3 IS HCRD BOOK 5810 PAGE 1937 DATED MAY 5, 1997.
- ZONING DISTRICT IS GENERAL RESIDENCE AND AGRICULTURAL. THE LOTS ARE PARTIALLY WITHIN THE WATERSHED DISTRICT, THE AQUIFER PROTECTION OVERLAY DISTRICT AND THE 100 YEAR FLOOD PLAIN DISTRICT.
- BOUNDARY INFORMATION FOR LOT A-47-3, PARCEL 'A' AND PARCEL 'B' WAS TAKEN FROM REFERENCE PLAN NO. 3 CITED ABOVE. IT IS NOT THE RESULT OF A SURVEY BY THIS OFFICE.
- THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN LOTS A-47-1 AND A-47-3 BY ANNEXING PARCEL 'A' AND PARCEL 'B' TO LOT A-47-1. PARCELS 'A' AND 'B' ARE TO BE CONVEYED BY JOHN CHRISTOPHER McCARTIE TO DAVID A. DEYSHER AND ELIZABETH DEYSHER AND BECOME A PART LOT A-47-1.

6. LOT AREAS BEFORE AND AFTER ADJUSTMENT:

LOT NO.	BEFORE ADJUSTMENT	AFTER ADJUSTMENT
A-47-1	11.291 AC. 491,817 SQ. FT.	28.3 +/- AC. 1,232,500 +/- SQ. FT.
A-47-3	43.5 +/- AC. 1,894,860 SQ. FT.	26.5 +/- AC. 1,154,160 +/- SQ. FT.

- THE PROPOSED DRIVEWAY LOCATIONS ARE TO BE CONSTRUCTED AT THE LOCATIONS SHOWN HEREON; ANY ALTERNATE LOCATIONS ARE TO BE APPROVED BY THE WILTON ROAD AGENT, PLANNING BOARD OR OTHER DULY AUTHORIZED OFFICIAL OF THE TOWN OF WILTON.
- LOT A-47-3 IS NOT TO BE FURTHER SUBDIVIDED.
- A VARIANCE (CASE # 8/14/96-1) WAS GRANTED ON AUGUST 14, 1996 TO PERMIT A REDUCED FRONTAGE OF 201 FEET ON LOT A-47-3 SUBJECT TO THE STIPULATION THAT RESIDENTIAL DEVELOPMENT SHALL BE RESTRICTED TO A SINGLE FAMILY DWELLING ON EACH LOT (A-47-2 AND A-47-3).

land surveying
division & site design

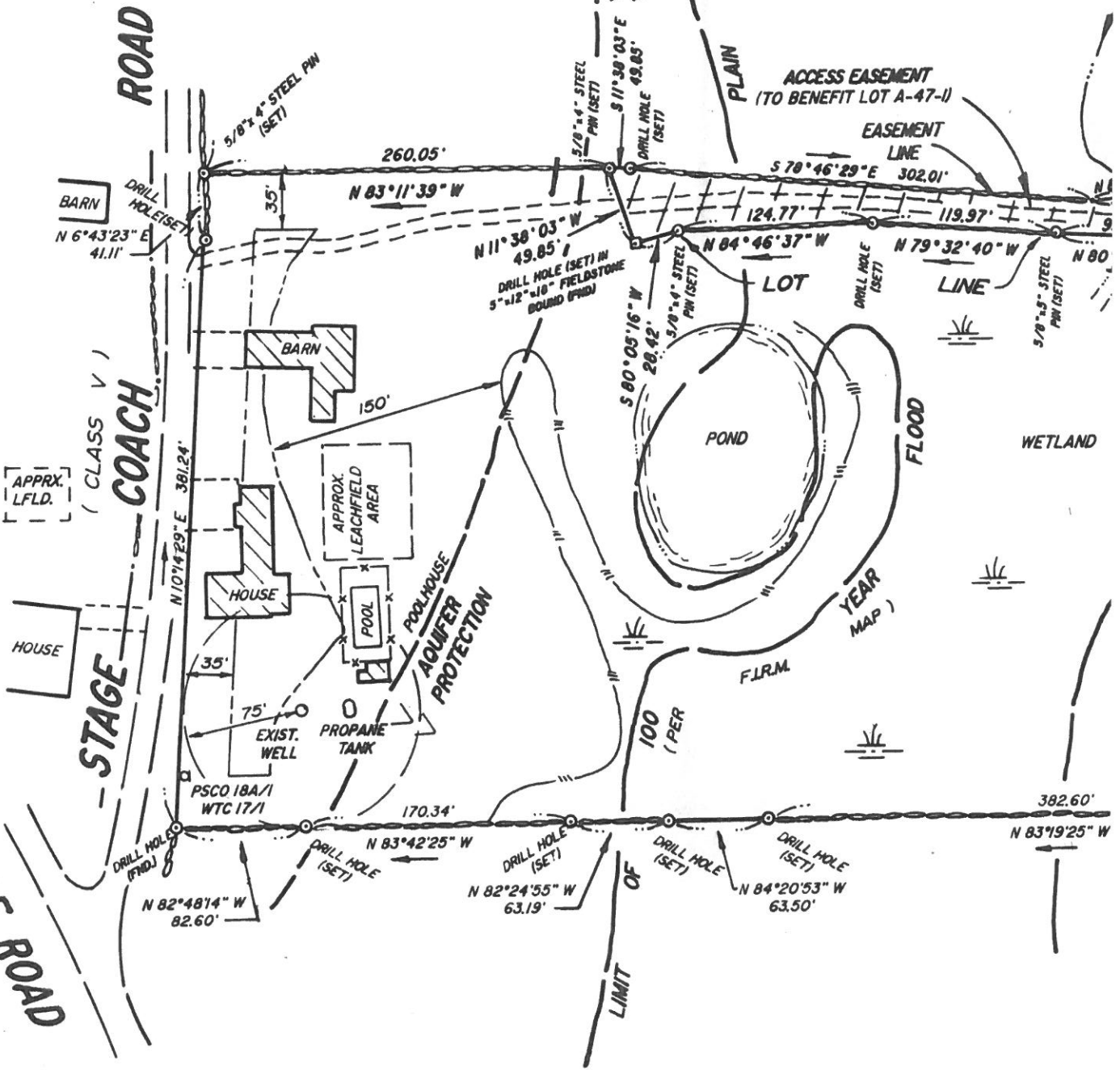
MUNADINUCK
99 MAIN STREET, P.O. BOX
WILTON, NH 03086-0001

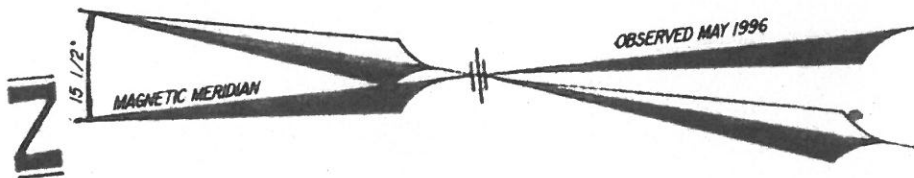
A-48-2

ESTATE OF EMILY E. GIFFEN
77 STAGECOACH ROAD
WILTON, NH 03086

1023/144 8-22-41

DANISVILLE ROAD





APPROVED BY THE WILTON PLANNING BOARD	
ON <u>6/19/96</u>	CERTIFIED BY
<u>[Signature]</u>	CHAIRMAN
AND <u>[Signature]</u>	SECRETARY

SUBDIVISION
PLAN OF LAND
ROSEMARY E. DUGGAN
AND
WILLIAM M. LADD
WILTON, NEW HAMPSHIRE

SCALE : 1" = 100' APRIL 18, 1996

MONADNOCK SURVEY, INC. LAND SURVEYORS - PLANNERS - ENGINEERS
WILTON STATION - MAIN STREET - P.O. BOX 607 - WILTON, N. H. 03086 (603) 654 - 2345

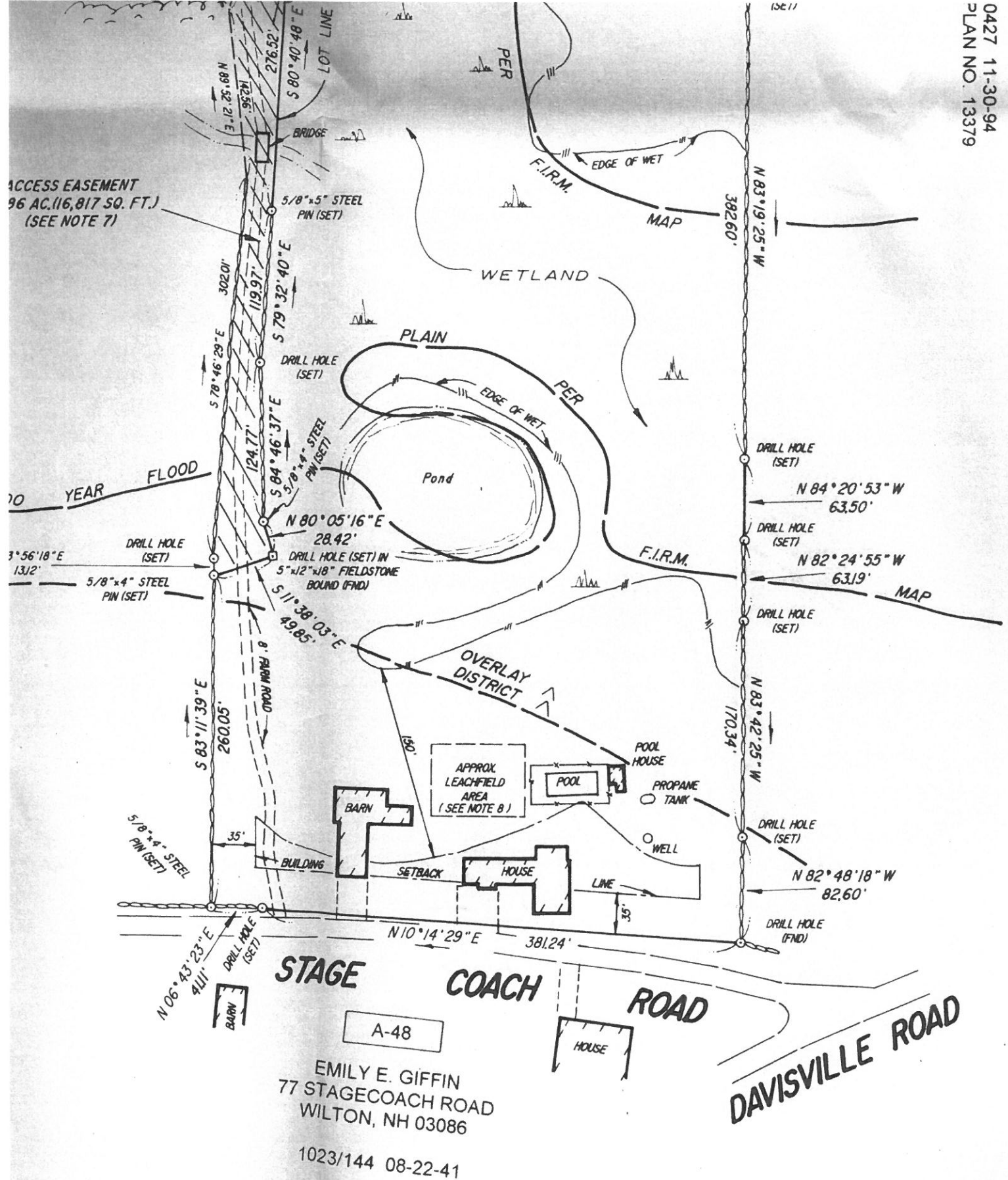
17.47

REFERENCE PLANS:

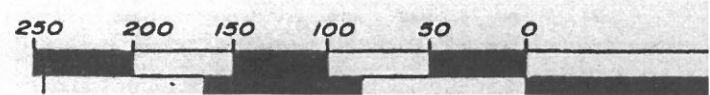
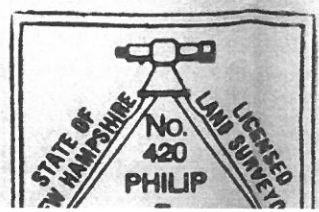
1. "SUBDIVISION OF - LAND IN WILTON, N. H. OF P. & A. GODLEY - SHOWING LOT TO BE SOLD TO JAMES & JUNE T. DONAHUE" SCALE: 1" = 100' DATED SEPT. '72. PREPARED BY D. JACKSON (HCRD PLAN NO. 6149).
2. "PLAT OF THOMAS GREENMAN - SUBDIVISION ~ WILTON, N. H." SCALE: 1" = 50' DATED APRIL 16, 1980 PREPARED BY ROBERT B. TODD, RLS 260. (HCRD PLAN NO. 13361).
3. "SUBDIVISION - PLAN OF LAND - PHILIP GODLEY II & - ANNE M. GODLEY - WILTON, N. H." SCALE: 1" = 100' DATED AUGUST 21, 1980 PREPARED BY THOMAS F. MORAN, INC. (HCRD PLAN NO. 13379).
4. "PLAN OF LAND - PHILIP GODLEY II & - ANNE M. GODLEY - WILTON, N. H." SCALE: 1" = 200' DATED AUGUST 26, 1980 PREPARED BY THOMAS F. MORAN, INC. (HCRD PLAN NO. 17644).
5. "SUBDIVISION PLAN - WILTON, NEW HAMPSHIRE - PREPARED FOR - LAWRENCE COHEN & - ROXANNE L. GALICA - BURTON HIGHWAY WILTON, NEW HAMPSHIRE" SCALE: 1" = 50' DATED NOVEMBER 3, 1988 PREPARED BY HOWARD G. WATKINS (HCRD PLAN NO. 23015).

NOTES:

1. OWNERS OF RECORD ARE ROSEMARY E. DUGGAN AND WILLIAM M. LADD, 74 STAGECOACH ROAD, WILTON, NH 03086.
2. TITLE REFERENCE TO THE PARCEL IS HCRD BOOK 5581 PAGE 0886 DATED SEPTEMBER 26, 1994.
3. TOTAL AREA OF THE PARCEL IS 71.1 +/- ACRES.
4. THE PARCEL IS SHOWN AS LOT 47 ON MAP A OF THE WILTON TAX MAP.
5. THE PARCEL IS IN THE RESIDENTIAL-AGRICULTURAL, WATERSHED, AQUIFER CONSERVATION, WETLAND CONSERVATION AND FLOODPLAIN CONSERVATION DISTRICTS.
6. THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE PARCEL INTO TWO LOTS: LOT A-47-1 BEING AN 11.291 ACRE LOT CONTAINING THE EXISTING RESIDENCE AND LOT A-47 BEING A 59.8 +/- ACRE REMAINDER PARCEL.
7. LOT A-47 IS SUBJECT TO AN ACCESS EASEMENT TO BENEFIT LOT A-47-1.
8. ANY EXPANSION OR REPLACEMENT OF THE EXISTING SEPTIC SYSTEM SHALL BE LOCATED WITHIN THE SETBACK ENVELOPE AS SHOWN ON THE PLAN OR AS OTHERWISE IN COMPLIANCE WITH THE WATERSHED DISTRICT ZONING ORDINANCE.



OF AN
 HAS A
 PART IN
 MENTS



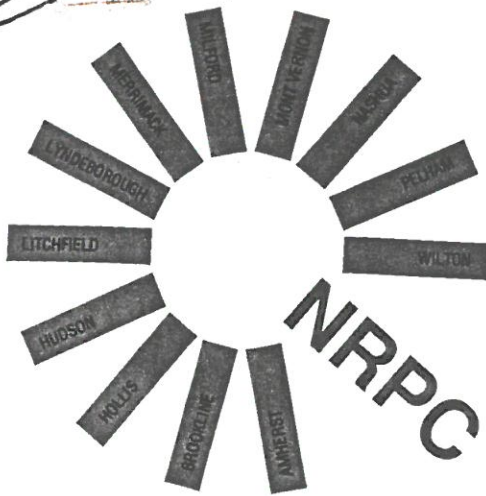
MEMORANDUM

TO: Wilton Planning Board

FROM: Pierce Rigrod

SUBJECT: June 1996 Report

DATE: June 19, 1996



NASHUA REGIONAL PLANNING COMMISSION P.O. BOX 847 115 MAIN STREET NASHUA, NEW HAMPSHIRE 03061 (603) 883-0366
FAX (603) 883-6572

OLD BUSINESS

Craig & Susan Checani F-17 West Intervale Road - Site Plan Review

Mr. and Mrs. Checani are proposing an expansion of a building and parking for their antiques business. They are in the Industrial District and Aquifer Overlay District. They are before the board for site plan review.

Issues (from prior Planning Board meetings with the applicants)

The Planning Board indicated (9) items to be placed on the final commercial site plan: 1) locus map; 2) location and dimensions of existing drainage (sewer line); 3) proposed well and protected radii; 4) location of "no right turn" sign; 5) note on the plan the setbacks of the signs; 6) write in zoning district in note #5; 7) request the signs be painted with a color that would blend in to the surrounding location; 8) show the outline of the parking areas and grassed-in areas with a reconfiguration or elimination of two parking spaces; and 9) any external lighting should be placed so as not to shine into traffic or surrounding residences.

I have not seen the Checani's updated site plan and have left a message offering my services to help them complete their site plan. As of 6/18/96 I have not seen a revised plan.

Rosemary E. Duggin & William M. Ladd Lot A-47, 74 Stagecoach Rd. - Subdivision of A-47

Ms. Duggin and Mr. Ladd are before the board for approval to subdivide A-47 into two lots, A-47 (59.9 acres after subdivision) and A-47-1 (11.2 acres). The lot is located in the General Residential & Agriculture zone as well as the Watershed District and Aquifer Protection District. Portions of both lots are within the 100 year floodplain. I received the plan on May 14th and reviewed it at NRPC, and a revised copy was sent to me on June 12th. The following items have been modified during my review.

6.1 Plat Standards (not on the plan)

- area for the signature of owner
- modification of note #5 to include "Aquifer Protection District"



Issues:

The Board's general concern has been to require this information on the plan to ensure that substandard lots are not created then sold, but do not meet the requirements of the town or the state. Frontage (300 ft.), total dry area (6 ac.), and setback requirements (200 ft. from open water, 150 ft. from floodplains, and wetlands) have been met under this plan for the Watershed District, which contains the most restrictive standards.

The applicant's plan has 428 ft. frontage on Stage Coach Rd (Class 2) for A-47-1 and 1,043 ft of frontage on lot A-47, more than the required 300 ft. within the Watershed District.

Recommendation:

The minimum area, frontage, and setback requirements have been met as presented on the plan reviewed. Note # 8 have been added regarding the expansion of the existing leachfield on lot A-47-1. If the changes have been made on the plan as discussed between the Board, the applicant and myself, the Board should approve the plan.

Other Business:

Legislative Changes Affecting Subdivisions

Senate Bill 66 (SB66):

SB66 requires that when an application is filed, the **application** shall include the name and business address of every engineer, architect, land surveyor, or soil scientist whose professional seal appears on any plat submitted to the board. Furthermore, **notice** as to when a plan is formally submitted to the Board now must be given to these professionals and shall be paid for by the applicant. The **subdivision application** could be altered to comply with SB66. For example,

Possible modification to 8) Subdivision Application(pg. B-20): It could read, "List to include all abutters directly across roadways and streams, the owner of the property or representative **as well as all professional engineers, architects, land surveyors, or soil scientists whose professional seal appears on the subdivision plan.**"

New Hampshire Water Supply and Pollution Control Review of Subdivision Plans

WSPCD indicated that the intent of this amendment was to ensure that the final locally approved subdivision plan was the plan WSPCD had reviewed, and had not been changed by the planning board or plan proponent subsequent WSPCD review.

RSA 485-A:29 (Amended July 1, 1995)

"In the event that such subdivision plans which receive final local approval differ from the plans which are reviewed by the division, the **person** proposing the subdivision shall resubmit those plans to the division for reapproval." (for subdivisions of lots under 5 acres)

PLAN OF LAND

*PHILIP GODLEY II &
ANNE M. GODLEY
WILTON N.H.*

SCALE: 1"=200'

AUG. 26, 1980

**THOMAS F.
MORAN INC.**

55 South River Road (Rt. 3)
Bedford, N.H. 03102

surveyors
civil engineers
land planners

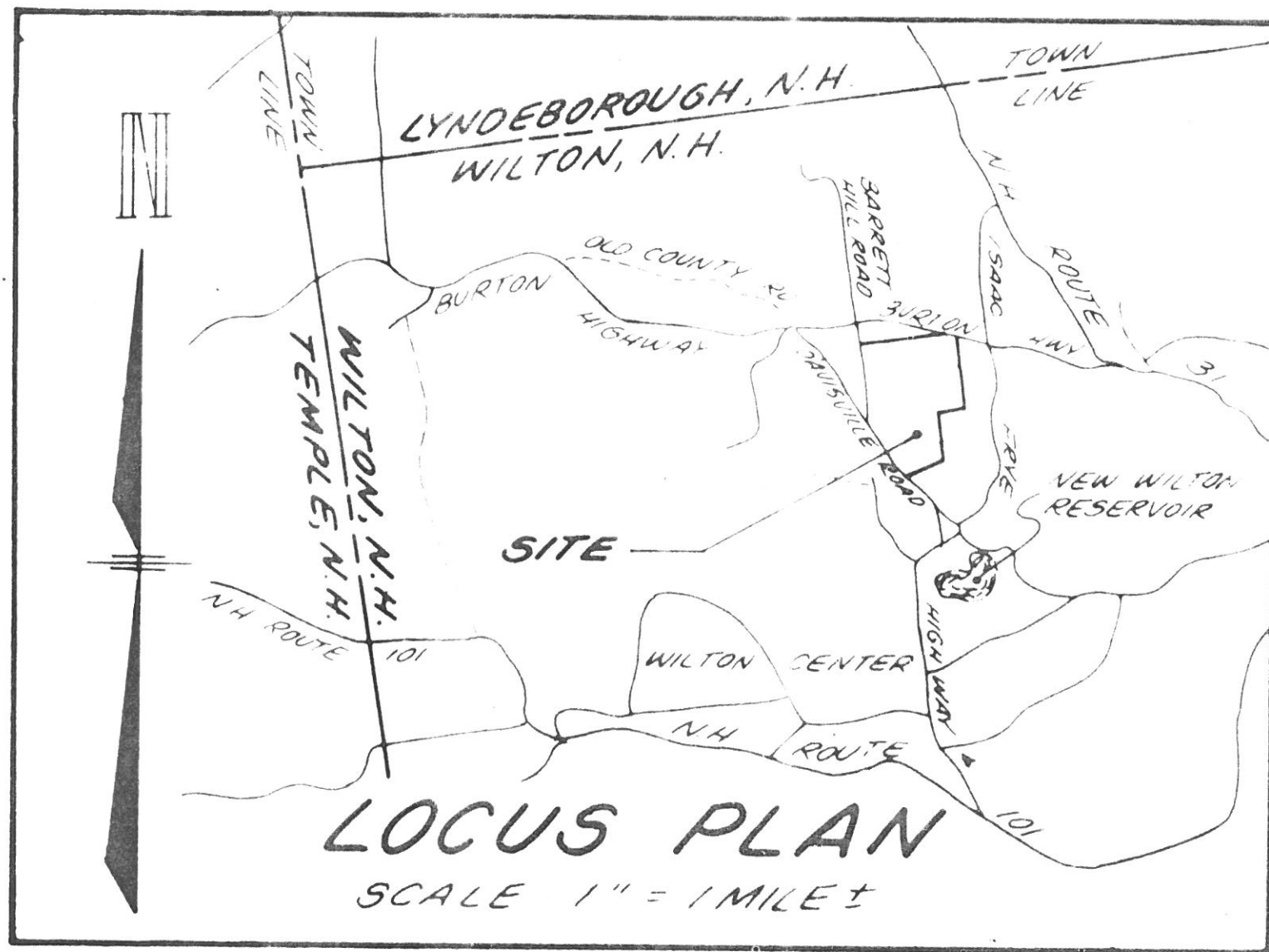
13 Nashua Street
Milford, N.H. 03055



17644

100 77

58, 40, 31, 0, 8, 44



PATRICIA HUTCHINSON &
AL J HUTCHINSON

1916/224

2/15/67

LOT 88

71.1 ± ACRES

1387/235

4/29/54

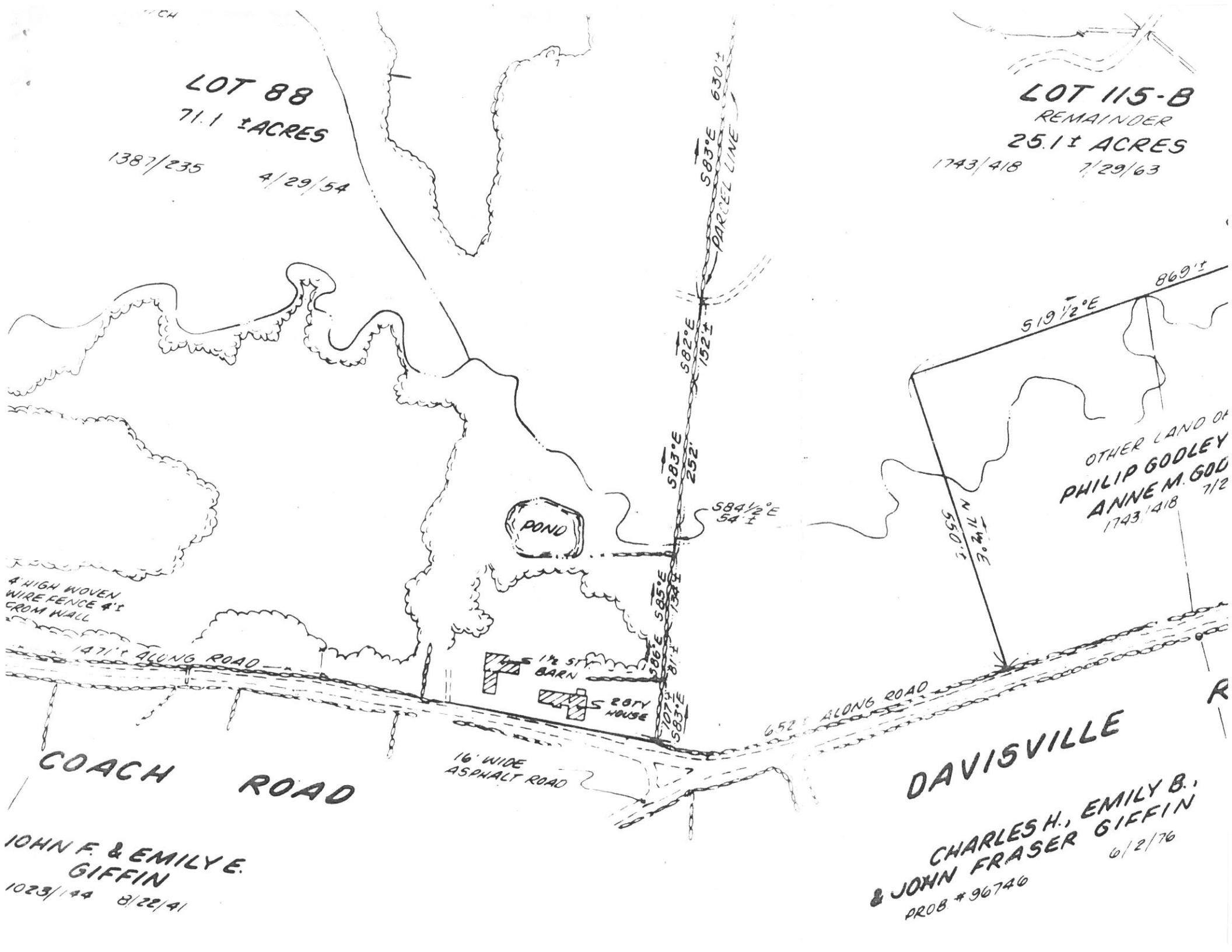
LOT 115-B

REMAINDER

25.1 ± ACRES

1743/418

7/29/63



OTHER LAND OF
PHILIP GOODLEY
ANNE M. GOOD
1743/418 7/2

DAVISVILLE

CHARLES H., EMILY B.,
& JOHN FRASER GIFFIN
PROB #96740 6/2/76

COACH ROAD

JOHN F. & EMILY E.
GIFFIN
1023/144 8/22/41

POND

1 1/2 STY
BARN

2 STY
HOUSE

16' WIDE
ASPHALT ROAD

4' HIGH WOVEN
WIRE FENCE 4'±
FROM WALL

1471'± ALONG ROAD

652'± ALONG ROAD

S84 1/2° E
54'±

S82° E
152'±

S83° E
630'±

S83° E
252'±

S85° E
134'±

S86° E
81'±

S83° E
107'±

S19 1/2° E
869'±

N 7 1/2° E
550'±



Town of Wilton
42 Main Street, Wilton, NH 03086
(603) 654-3960

Permit # 092420-1

#1

Application for Residential Building Permit

DATE OF APPLICATION: 9-24-20 15 DAYS: n/a

Location of Building

Address: 74 Stagecoach Rd Map: A Lot: 47-1
District: RES RES/AG Other

Owner/Contractor(s) Information

	Name	Address	Phone	Email
Owner:	Dawn Ryan	74 Stagecoach Rd Wilton	917-607-7546	dryan@deloitte.com
G.C./ Arch./Designer	Dream Barns LLC	Type text here 266 Walker Brook Rd Mason NH 03048	603-620-6504	shawn@dream-barns.com
Plumber/Gas Fitter	None			
Electrician	None			
Other:				

Signature of Owner/Agent* [Signature]

Date: 9/22/20

*** OWNER/AGENT: YOUR SIGNATURE ABOVE GIVES PERMISSION FOR THE BUILDING INSPECTOR AND THE TOWN ASSESSOR OR THEIR AGENTS TO VISIT THIS PROPERTY FOR THE PURPOSES OF INSPECTION AND REVIEW.**

- | | | |
|---|--|--|
| <input type="checkbox"/> New Single Family | <input type="checkbox"/> Garage (Att'd or Det'd) | <input type="checkbox"/> Pool |
| <input type="checkbox"/> New Two Family | <input type="checkbox"/> Porch | <input type="checkbox"/> Wood/Pellet Stove |
| <input type="checkbox"/> Alteration/Renovation | <input checked="" type="checkbox"/> Shed | <input type="checkbox"/> Solar PV _____ kW |
| <input checked="" type="checkbox"/> Addition <u>504</u> ft ² | <input type="checkbox"/> Deck | Roof _____ Ground _____ |
| | <input type="checkbox"/> Other | <input type="checkbox"/> Other _____ |

Description of Scope of Work:

Attach a 12x42 open shed to existing barn

Addition to existing barn.

Project Value \$ 32,000

Construction Documents Required Include:

- | | |
|---|---|
| <ul style="list-style-type: none">• Site Plan• Floor Plans All Levels• 4 Elevation Views• 2 Sectional Views• Building Details• Framing Plan, Include Trusses | <ul style="list-style-type: none">• Electrical Plan• Plumbing Plan• HVAC/Mechanical Plan & Soud• Well Or Town Water Permit• Septic design/Sewer Permit• Other reports required by Building Inspector |
|---|---|

RECEIVED
SEP 24 2020
BY: [Signature]

CONTINUE ON REVERSE →

#1

Is the property in an Aquifer Protection Zone? ☒ Yes ☒ No

Is the proposed worked within 250 feet of Souhegan River or Stoney Brook? ☐ Yes ☒ No

(If yes, please provide DES Shoreland Application or written exception from DES.)

Land Use Compliance:

This project is in compliance with the Lot Size, Frontage requirement, Front, Back & Side Setbacks as determined by Wilton's Land Use Regulations.

Any conditions to be noted on the Building Permit: Please see reuse →

Land Use Administrator: _____

Date: _____

Building Permit Fee:

New Construction or Addition:

Total Square Feet 12840

Permit Fee: _____ (\$100 min)

Alteration Fee: 500 ft² (\$50 min)

☐ Decks \$30 ☐ Pools \$50 ☐ PV Array \$100

☐ Renewal: \$50 ☐ Other _____

☐ Town Water \$1,200 _____

☐ Town Sewer hook-up fee \$900 _____

Total Fee: \$ 50.00

Other Fees:

☐ \$5,409 Impact Fee: New Residential Dwelling

☐ \$3,798 Impact Fee: Other Dwelling

☐ Other _____

Certificate of Occupancy is subject to receipt of Impact Fee and other applicable fees (noted above) as required by the Town Ordinance and the NH State Statute.

Total Fee(s) due for C.O. \$ _____

**It Is The PERMIT HOLDER'S RESPONSIBILITY To Contact The Building Inspector For Inspections.
It Is UNLAWFUL To Progress To The Next Phase Of Construction Without An Approved Inspection
For Prior Inspected Work.**

Norma Nitri
Building Inspector

9/24/20
Date

Building Inspector's signature above indicates receipt of construction documentation submitted included with this application.

A Building Permit will be issued after Wilton's 15 Day Wait period (if appropriate) and within that time upon complete submittal documents & review by Building Inspector.

***** **DENIED** *****
PLANS SUBMITTED FOR SCOPE OF WORK ARE APPROVED FOR CONSTRUCTION PER IRC 2015

Norma Nitri
Building Inspector

10/1/20
Date

IRC R105.5 EXPIRATION: Every permit shall become invalid unless the work authorized by such permit is commenced within 180 after date of issuance.

CALL FOR INSPECTIONS: Work 603-654-3960 Cell: 603-801-1640

BP APP RES03/20

10/1/2000

Norma,

I cannot sign off on this permit.
The existing barn is a non-conforming
structure. To add to it would make
it more non-conforming. Could this
be a natural expansion? I don't
know.

Michelle Decoteau

Watershed district

Set backs - no residence, bldg, or structure

- within 200 feet of open water

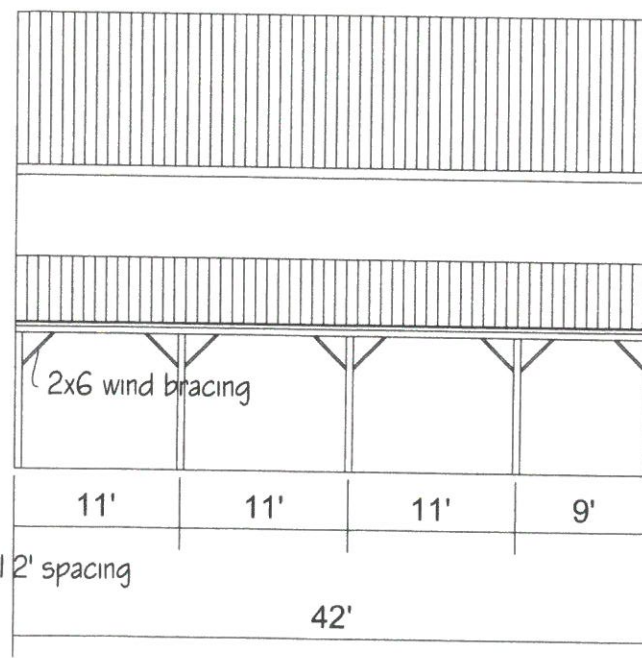
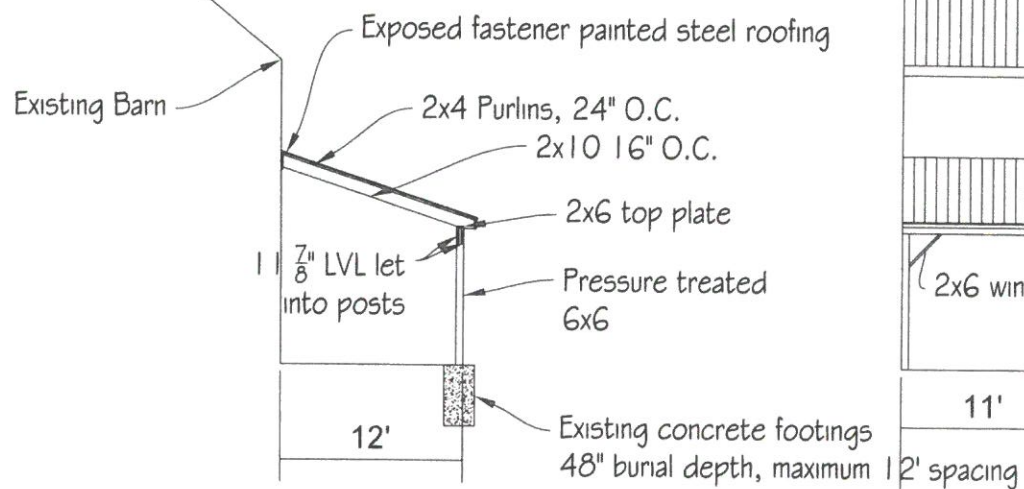
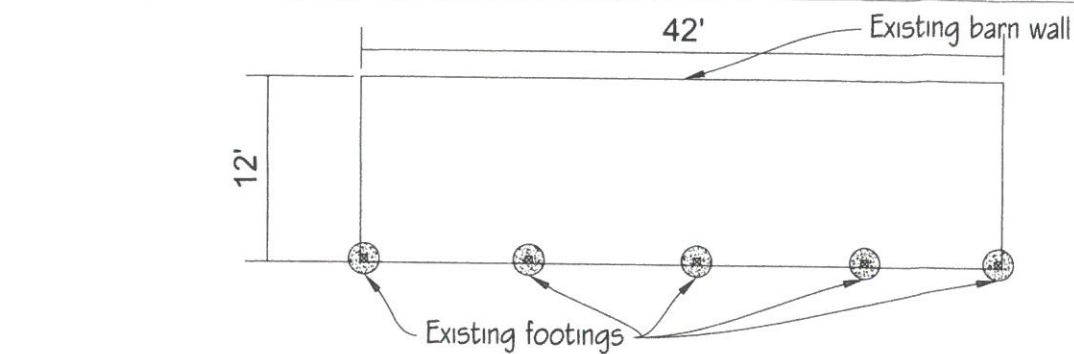
- within 150 feet of the 100 year
floodplain

- within 150 feet of intermittent
streams

Wetland Conservation District

- No buildings within 50 feet of wetlands

See attached Ordinance



General Notes



No.	Revision/Issue	Date

Dream Barns
266 Walker Brook Rd
Mason NH 03048

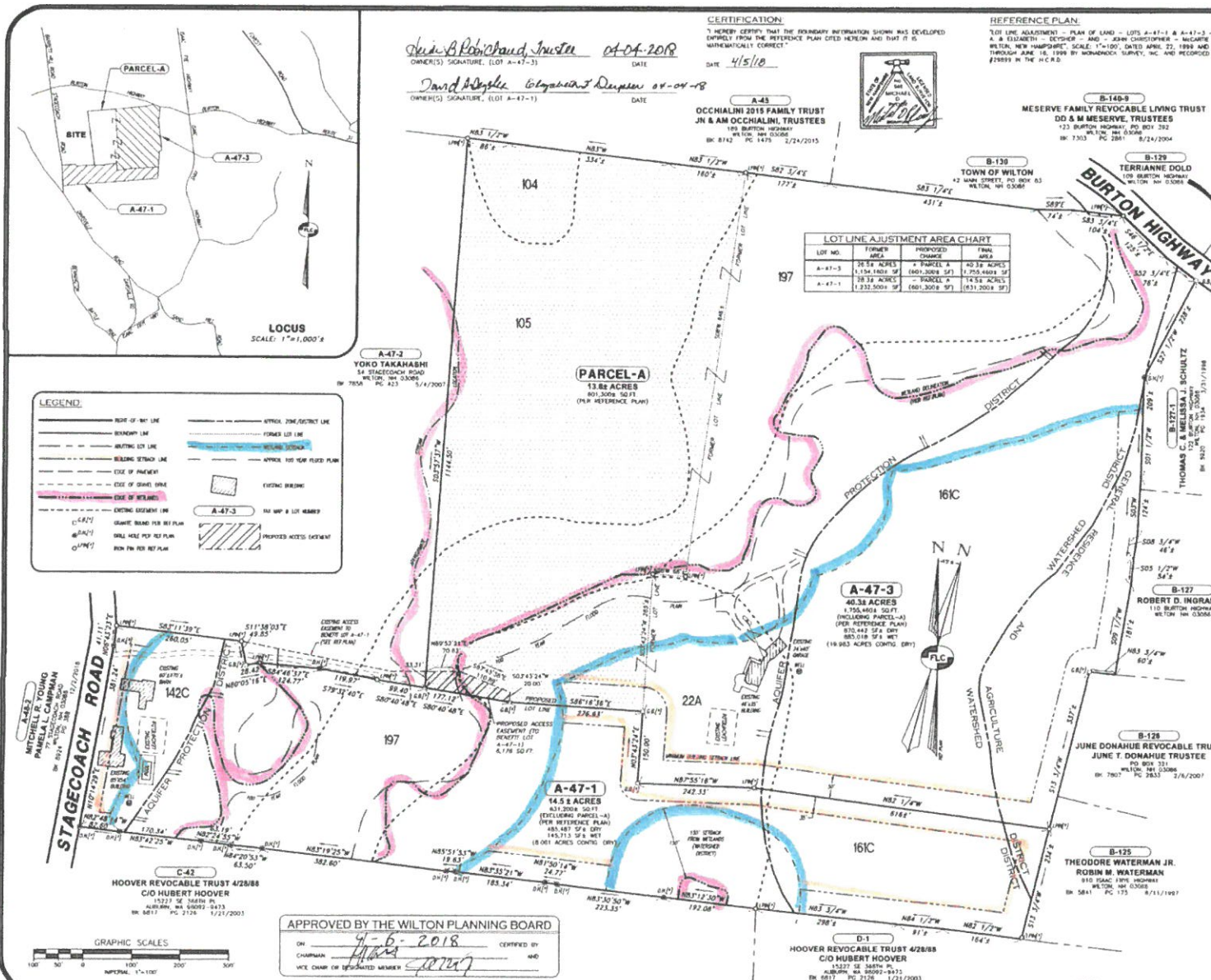
Project Name and Address

Dawn Ryan
74 Stagecoach Rd
Wilton NH 03086

Project

September 22, 2020

Scale: 1/8" = 1'-0"



39688 Dwn 173

Norma Ditri

To: shawn@dream-barns.com
Cc: Ryan, Dawn
Subject: 74 Stagecoach Road

Hi Shawn,

Dawn Ryan's property lies within Wilton's Watershed District and the Aquifer Protection Overlay District. Some of the property, particularly between the barn and the pond, contains the 100 year flood plain boundary line. There are stringent rules regarding what can be done or built within a certain distance to water. The barn is an existing non-conforming structure because it currently lies within 200 feet of open water (See Section 14.3.3 of our Zoning Ordinance). An addition to the back of the barn would be an addition to the non-conformity, which is in violation.

Dawn may want to go before the Zoning Board of Appeals to appeal my decision, which is to deny the permit at this time.

Please contact me with any questions.

Sincerely,
Norma Ditri

--

Norma Ditri
Building Inspector
Town of Wilton NH
603-654-3960 office
603-801-1640 cell

Hours: **M&T 9-4 TH 11-6 PM**

Norma Ditri

From: Norma Ditri <nditri@wiltonnh.gov>
Sent: Thursday, October 08, 2020 3:53 PM
To: Ryan, Dawn
Cc: Michele Decoteau; Justin Pasay, Esq
Subject: Re: 74 Stagecoach Road

Dawn,

My statement below is the reason for the denial. According to my measurements, the back of your barn is 190' from the pond. According to Wilton zoning ordinance section 17.1, e. You cannot enlarge a non-conforming structure.

The power is off at the town hall currently.

Norma Ditri
Building Inspector
Town of Wilton NH

On Oct 8, 2020, at 9:45 AM, Ryan, Dawn <dryan@deloitte.com> wrote:

Norma,

My attorney and I have been trying to reach you since Monday to discuss the specifics of your denial for my 12foot addition to the barn. Can you please call him or myself as we are not understanding the basis. My number is 917-607-7546. If I need to appeal to the zoning board, I will do so, but first need to understand your basis here as I've had both a environmental scientist/surveyor look at the property and maps and the code and we are not understanding what the issue is. Can you refer to the code violation that this 12 foot addition is addressed by?

I see there is a meeting for the zoning board on Tuesday next week, what is needed to get on that agenda? I suspect if we do appeal you will need to state your basis for denial so we do need more information that refers back to the actual rules so we can make sure to address completely.

Thanks again,

Dawn

From: Norma Ditri <nditri@wiltonnh.gov>
Sent: Thursday, October 1, 2020 4:47 PM
To: shawn@dream-barns.com
Cc: Ryan, Dawn <dryan@deloitte.com>
Subject: [EXT] 74 Stagecoach Road

Hi Shawn,

Dawn Ryan's property lies within Wilton's Watershed District and the Aquifer Protection Overlay District. Some of the property, particularly between the barn and the pond, contains the 100 year flood plain boundary line. There are stringent rules regarding what can be done or built within a certain



Town of Wilton
42 Main Street, Wilton, NH 03086
(603) 654-3960

Permit # 102620-2

#2

Application for Residential Building Permit

DATE OF APPLICATION: 10-22-20 15 DAYS:

Location of Building

Address: 74 Stagecoach Rd Map: A Lot: 47-1
District: RES RES/AG Other

Owner/Contractor(s) Information

	Name	Address	Phone	Email
Owner:	Dawn Ryan	74 Stagecoach Rd Wilton	917-607-7546	dryan@deloitte.com
G.C./ Arch./Designer	Dream Barns LLC	Type text here 266 Walker Brook Rd Mason NH 03048	603-620-6504	shawn@dream-barns.com
Plumber/Gas Fitter	None			
Electrician	None			
Other:				

Signature of Owner/Agent* HLR

Date: 10/20/20

***OWNER/AGENT: YOUR SIGNATURE ABOVE GIVES PERMISSION FOR THE BUILDING INSPECTOR AND THE TOWN ASSESSOR OR THEIR AGENTS TO VISIT THIS PROPERTY FOR THE PURPOSES OF INSPECTION AND REVIEW.**

- | | | |
|---|--|--|
| <input type="checkbox"/> New Single Family | <input type="checkbox"/> Garage (Att'd or Det'd) | <input type="checkbox"/> Pool |
| <input type="checkbox"/> New Two Family | <input type="checkbox"/> Porch | <input type="checkbox"/> Wood/Pellet Stove |
| <input type="checkbox"/> Alteration/Renovation | <input checked="" type="checkbox"/> Shed <u>attach to barn</u> | <input type="checkbox"/> Solar PV _____ kW |
| <input type="checkbox"/> Addition _____ ft ² | <input type="checkbox"/> Deck | Roof _____ Ground _____ |
| | <input type="checkbox"/> Other | <input type="checkbox"/> Other _____ |

Description of Scope of Work:

Attach a 12x42 open shed to existing garage on the building's north side.. Our previous denied application was for the east side of the barn which was denied because it put the building 12' closer to the fire pond. This new application does not make it closer to the fire pond

Project Value \$ 32,000

Construction Documents Required Include:

- | | |
|---|---|
| <ul style="list-style-type: none">• Site Plan• Floor Plans All Levels• 4 Elevation Views• 2 Sectional Views• Building Details• Framing Plan, Include Trusses | <ul style="list-style-type: none">• Electrical Plan• Plumbing Plan• HVAC/Mechanical Plan & Source• Well Or Town Water Permit• Septic design/Sewer Permit• Other reports required by Building Inspector |
|---|---|

CONTINUE ON REVERSE →

RECEIVED
OCT 20 2020
BY: HLR

Is the property in an Aquifer Protection Zone? ☒ Yes ☒ No

Is the proposed work within 250 feet of Souhegan River or Stoney Brook? ☐ Yes ☒ No

(If yes, please provide DES Shoreland Application or written exception from DES.)

Land Use Compliance:

This project is in compliance with the Lot Size, Frontage requirement, Front, Back & Side Setbacks as determined by Wilton's Land Use Regulations.

Any conditions to be noted on the Building Permit: Barn is a non-conforming structure

Land Use Administrator: _____

Date: _____

Building Permit Fee:

New Construction or Addition:

Total Square Feet 504 ft²

Permit Fee: _____ (\$100 min)

Alteration Fee: ☒ (\$50 min)

☐ Decks \$30 ☐ Pools \$50 ☐ PV Array \$100

☐ Renewal: \$50 ☐ Other _____

☐ Town Water \$1,200 _____

☐ Town Sewer hook-up fee \$900 _____

Total Fee: \$ 76.00

Other Fees:

☐ \$5,409 Impact Fee: New Residential Dwelling

☐ \$3,798 Impact Fee: Other Dwelling

☐ Other _____

Certificate of Occupancy is subject to receipt of Impact Fee and other applicable fees (noted above) as required by the Town Ordinance and the NH State Statute.

Total Fee(s) due for C.O. \$ _____

It Is The PERMIT HOLDER'S RESPONSIBILITY To Contact The Building Inspector For Inspections. It Is UNLAWFUL To Progress To The Next Phase Of Construction Without An Approved Inspection For Prior Inspected Work.

Norme Letri

Building Inspector

10/29/20

Date

Building Inspector's signature above indicates receipt of construction documentation submitted included with this application.

A Building Permit will be issued after Wilton's 15 Day Wait period (if appropriate) and within that time upon complete submittal documents & review by Building Inspector.

PLANS SUBMITTED FOR SCOPE OF WORK ARE APPROVED FOR CONSTRUCTION PER IRC 2015

* Permit Denied: Barn is a non-conforming structure and Wilton

Building Inspector

Date

Zoning Ordinance. 17.1 e. A non-conforming building or structure may not be extended or enlarged.

IRC R105.5 EXPIRATION: Every permit shall become invalid unless the work authorized by such permit is commenced within 180 after date of issuance.

CALL FOR INSPECTIONS: Work 603-654-3960 Cell: 603-801-1640

BP APP RES03/20

paid.

From: Ryan, Dawn <dryan@deloitte.com>
Subject: FW: New permit app
Date: Oct 20, 2020 at 8:28:19 AM
To: Norma Ditri <nditri@wiltonnh.gov>

Hi Norma –

Here is the resubmittal showing the same addition but on the North side of the garage instead of the east side of the barn. Can you let me know if this will work setback from road and the boundary lines against the rules and seems to be okay. The garage is a separate structure and built at a different time with a different barn. Not sure if that matters or not since the garage is also more than 200 feet from the pond, so seems we are okay under the most strict interpretation of the end the better location for the shed than the east side anyway.

Feel free to call me or Shawn with any questions. Hopefully this works for you, too.

Best,

Dawn

From: Shawn <Shawn@dream-barns.com>
Sent: Tuesday, October 20, 2020 7:21 AM
To: Ryan, Dawn <dryan@deloitte.com>; Dawn Ryan <dawnryan23@icloud.com>
Subject: [EXT] New permit app

Here is the new app

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected for the intended recipient, you should delete this message and any disclosure, copying, or distribution of this message, or the taking of any action on the basis of the contents of this message is strictly prohibited.

Deloitte refers to a Deloitte member firm, one of its related entities, or Deloitte Touche Tohmatsu Limited ("DTTL"). Each Deloitte member firm is a member of DTTL. DTTL does not provide services to clients. Please see www.deloitte.com/about to learn more.

v.E.1

Tap to Download
Ryan-North View.pdf
144 KB

Tap to Download
Ryan-Siding etc..pdf
247 KB

↑
Attach these - ↑
if not already
here

From: Ryan, Dawn <dryan@deloitte.com>
Subject: FW: New permit app
Date: Oct 20, 2020 at 8:28:19 AM
To: Norma Ditri <nditri@wiltonnh.gov>

Hi Norma –

Here is the resubmittal showing the same addition but on the North side of the garage instead of the east side of the barn. Can you let me know if this will work setback from road and the boundary lines against the rules and seems to be okay. The garage is a separate structure and built at a different time with a different barn. Not sure if that matters or not since the garage is also more than 200 feet from the pond, so seems we are okay under the most strict interpretation of the rules and the better location for the shed than the east side anyway.

Feel free to call me or Shawn with any questions. Hopefully this works for you, too.

Best,

Dawn

From: Shawn <Shawn@dream-barns.com>
Sent: Tuesday, October 20, 2020 7:21 AM
To: Ryan, Dawn <dryan@deloitte.com>; Dawn Ryan <dawnryan23@icloud.com>
Subject: [EXT] New permit app

Here is the new app

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message and any disclosure, copying, or distribution of this message, or the taking of any action in reliance on the contents of this information is strictly prohibited.

Deloitte refers to a Deloitte member firm, one of its related entities, or Deloitte Touche Tohmatsu Limited ("DTTL"). Each Deloitte member firm is a member of DTTL. DTTL does not provide services to clients. Please see www.deloitte.com/about to learn more.

v.E.1

Tap to Download

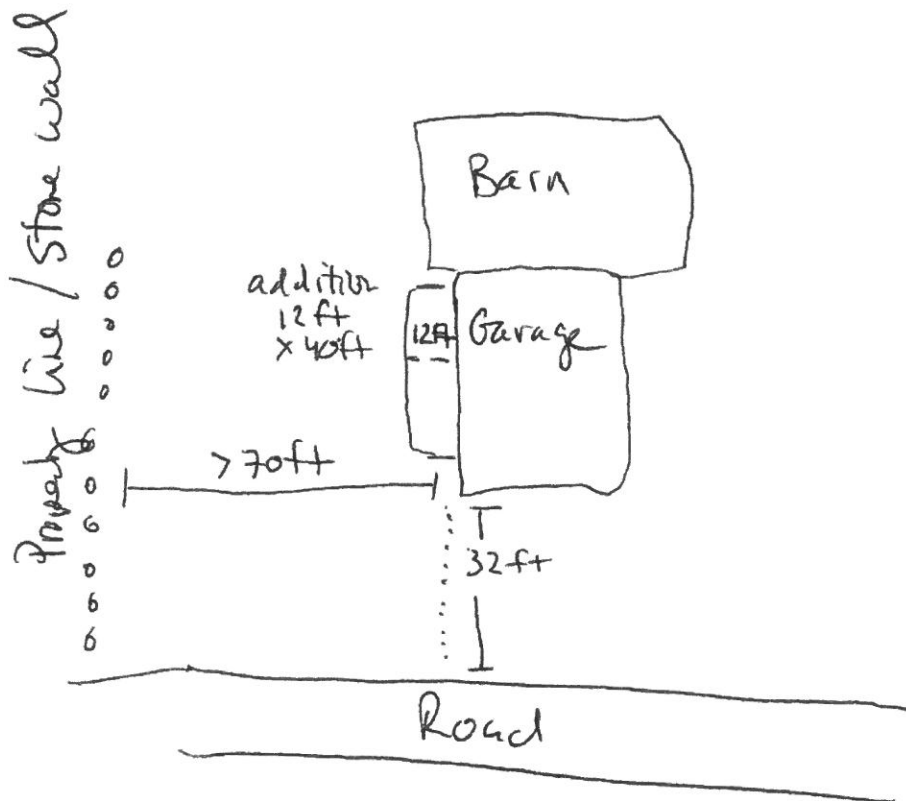
Ryan-North View.pdf
144 KB

Tap to Download

Ryan-Siding etc..pdf
247 KB

↑
Attach these
if not already
here ↑

Dawn Ryan
74 Stage coach Rd



Norma Ditri

From: Ryan, Dawn <dryan@deloitte.com>
Sent: Tuesday, October 20, 2020 8:28 AM
To: Norma Ditri
Subject: FW: New permit app
Attachments: Ryan-North View.pdf; Ryan-Siding etc..pdf; Ryan-Structure.pdf; BldG Permit App RES 2020.pdf

Hi Norma –

Permit #2
Here is the resubmittal showing the same addition but on the North side of the garage instead of the east side of the barn. Can you let me know if this will work or not? We checked the setback from road and the boundary lines against the rules and seems to be okay. The garage is a separate structure and built at a different time with a different foundation than the barn. Not sure if that matters or not since the garage is also more than 200 feet from the pond, so seems we are okay under the most strict interpretation of the rules. It is also in the end the better location for the shed than the east side anyway.

Feel free to call me or Shawn with any questions. Hopefully this works for you, too.

Best,

Dawn

From: Shawn <Shawn@dream-barns.com>
Sent: Tuesday, October 20, 2020 7:21 AM
To: Ryan, Dawn <dryan@deloitte.com>; Dawn Ryan <dawnryan23@icloud.com>
Subject: [EXT] New permit app

Here is the new app

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message and any disclosure, copying, or distribution of this message, or the taking of any action based on it, by you is strictly prohibited.

Deloitte refers to a Deloitte member firm, one of its related entities, or Deloitte Touche Tohmatsu Limited ("DTTL"). Each Deloitte member firm is a separate legal entity and a member of DTTL. DTTL does not provide services to clients. Please see www.deloitte.com/about to learn more.

v.E.1

Norma Ditri

From: Ryan, Dawn <dryan@deloitte.com>
Sent: Tuesday, October 20, 2020 1:35 PM
To: Norma Ditri
Cc: Shawn
Subject: FW: You've got HP Smart app files!
Attachments: 2020-10-20_133145.pdf

Norma,

I've attached a rough sketch of the set back measurements of the garage and the barn. I hope this is sufficient. Shawn may be able to put some refinements on this but I believe this is what you've asked for. If I could get a sense of if this will be okay, I'd appreciate it. You can call me at 917-607-7546.

Thanks,

Dawn

-----Original Message-----

From: Dawn Ryan(via HP Smart Tasks) <hpsmarttasks-noreply@hp8.us>
Sent: Tuesday, October 20, 2020 1:33 PM
To: Ryan, Dawn <dryan@deloitte.com>
Subject: [EXT] You've got HP Smart app files!

Here are your HP Smart app files.

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message and any disclosure, copying, or distribution of this message, or the taking of any action based on it, by you is strictly prohibited.

Deloitte refers to a Deloitte member firm, one of its related entities, or Deloitte Touche Tohmatsu Limited ("DTTL"). Each Deloitte member firm is a separate legal entity and a member of DTTL. DTTL does not provide services to clients. Please see www.deloitte.com/about to learn more.

v.E.1

2

Norma Ditri

From: Norma Ditri
Sent: Tuesday, November 10, 2020 12:29 PM
To: 'David K. Pinsonneault'
Cc: Michele Decoteau
Subject: RE: Status of building permit application

David,
Building Permit applications are processed in the order received. Typically the permit fee accompanies the application. The fee due is \$75.60.

The Land Use Administrator has not signed off on the permit, nor have I, at this point.

I apologize that this has taken a few weeks. I continue to receive many permits weekly and the plan review process takes time.

Norma

From: David K. Pinsonneault <DPinsonneault@winerbennett.com>
Sent: Tuesday, November 10, 2020 9:59 AM
To: Norma Ditri <nditri@wiltonnh.gov>
Cc: Michele Decoteau <mdecoteau@wiltonnh.gov>; David K. Pinsonneault <DPinsonneault@winerbennett.com>
Subject: Status of building permit application

Dear Norma,

Please tell me when you expect to make a decision on Dawn Ryan's application for a building permit that was submitted on or about October 20, 2020.

Cordially,

David

David K. Pinsonneault, Partner

W&B
Winer and Bennett, LLP

111 Concord Street
Nashua, New Hampshire 03064
Direct: 603-484-4623
Main: 603-882-5157
Mobile: 603-493-6304
dpinsonneault@winerbennett.com / www.winerbennett.com

**Town of Wilton**42 Main Street, Wilton, NH 03086
(603) 654-3960

Permit #3

Permit # 110520-1**Application for Residential Building Permit**DATE OF APPLICATION: Nov. 5, 2020 15 DAYS:**Location of Building**Address: 74 Stagecoach Road Wilton NH 03086Map: A Lot: 47-1

District: RES RES/AG Other

Owner/Contractor(s) Information

	Name	Address	Phone	Email
Owner:	Dawn Ryan	74 stagecoach road Wilton NH 03086	917-607-7546 dryan@deloitte.com	
G.C./ Arch./Designer	Crossroads Contracting LLC	15 Londonderry Rd. #6 Londonderry NH 03053	603-864-8239 Nick@crossroadscontracting.com	
Plumber/Gas Fitter				
Electrician				
Other:				

Signature of Owner/Agent* Date: 11/2/2020

*** OWNER/AGENT: YOUR SIGNATURE ABOVE GIVES PERMISSION FOR THE BUILDING INSPECTOR AND THE TOWN ASSESSOR OR THEIR AGENTS TO VISIT THIS PROPERTY FOR THE PURPOSES OF INSPECTION AND REVIEW.**

- | | | |
|--|--|--|
| <input type="checkbox"/> New Single Family | <input type="checkbox"/> Garage (Att'd or Det'd) | <input type="checkbox"/> Pool |
| <input type="checkbox"/> New Two Family | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Wood/Pellet Stove |
| <input checked="" type="checkbox"/> Alteration/Renovation | <input type="checkbox"/> Shed | <input type="checkbox"/> Solar PV _____ kW |
| <input checked="" type="checkbox"/> Addition <u>96</u> ft ² | <input type="checkbox"/> Deck | Roof _____ Ground _____ |
| | <input type="checkbox"/> Other | <input type="checkbox"/> Other _____ |

Description of Scope of Work:

Add a 8x12 addition to expand the Carrage house bathroom. Remodel the Carrage house. Add a porch off the rear of the Carrage House.

Attic Scope: Replace windows, Add wall and ceiling finished for a finished, uninsulated cold storage space.

Project Value \$ TO BE DETERMINED**Construction Documents Required Include:**

- | | |
|---|---|
| <ul style="list-style-type: none">• Site Plan• Floor Plans All Levels• 4 Elevation Views• 2 Sectional Views• Building Details• Framing Plan, Include Trusses | <ul style="list-style-type: none">• Electrical Plan• Plumbing Plan• HVAC/Mechanical Plan & Source• Well Or Town Water Permit• Septic design/Sewer Permit• Other reports required by Building Inspector |
|---|---|

CONTINUE ON REVERSE →

Is the property in an Aquifer Protection Zone? ☒ Yes ☐ No ^{② Watershed District}
^{③ 100 Year flood plain}
 Is the proposed work within 250 feet of Souhegan River or Stoney Brook? ☐ Yes ☒ No
 (If yes, please provide DES Shoreland Application or written exception from DES.)

Land Use Compliance:

This project is in compliance with the Lot Size, Frontage requirement, Front, Back & Side Setbacks as determined by Wilton's Land Use Regulations.

Any conditions to be noted on the Building Permit:

Land Use Administrator:

Date: 11/16/2020

Non-conforming Bldgs can't be expanded

Michelle Decoteau

Building Permit Fee:

New Construction or Addition:

Total Square Feet 326.4 ft² New

Permit Fee: _____ (\$100 min)

Alteration Fee: 690 ft² (\$50 min)

☐ Decks \$30 ☐ Pools \$50 ☐ PV Array \$100

☐ Renewal: \$50 ☐ Other _____

☐ Town Water \$1,200 138.00

☐ Town Sewer hook-up fee \$900 65.28

Total Fee: \$ 203.28

Other Fees:

☐ \$5,409 Impact Fee: New Residential Dwelling

☐ \$3,798 Impact Fee: Other Dwelling

☐ Other _____

Certificate of Occupancy is subject to receipt of Impact Fee and other applicable fees (noted above) as required by the Town Ordinance and the NH State Statute.

Total Fee(s) due for C.O. \$ _____

**It Is The PERMIT HOLDER'S RESPONSIBILITY To Contact The Building Inspector For Inspections.
 It Is UNLAWFUL To Progress To The Next Phase Of Construction Without An Approved Inspection
 For Prior Inspected Work.**

Nirima Dentre

Building Inspector

11-16-20
Date

Building Inspector's signature above indicates receipt of construction documentation submitted included with this application.

A Building Permit will be issued after Wilton's 15 Day Wait period (if appropriate) and within that time upon complete submittal documents & review by Building Inspector.

PLANS SUBMITTED FOR SCOPE OF WORK ARE APPROVED FOR CONSTRUCTION PER IRC 2015

PERMIT DENIED:

Wilton Zoning Ordinance 17.1 e

Non-conforming Structures may
not be enlarged.

11/16/20
Date

*Phased approval
attached*

IRC R105.5 EXPIRATION: Every permit shall become invalid unless the work authorized by such permit is commenced within 180 after date of issuance.

CALL FOR INSPECTIONS: Work 603-654-3960 Cell: 603-801-1640



Town of Wilton

Building Department

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

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

In accordance with 2015 IRC Section R106.3.3 "Phased Approval", the following is approved for construction on permit #110520-1 at 74 Stagecoach Road, Wilton, NH.

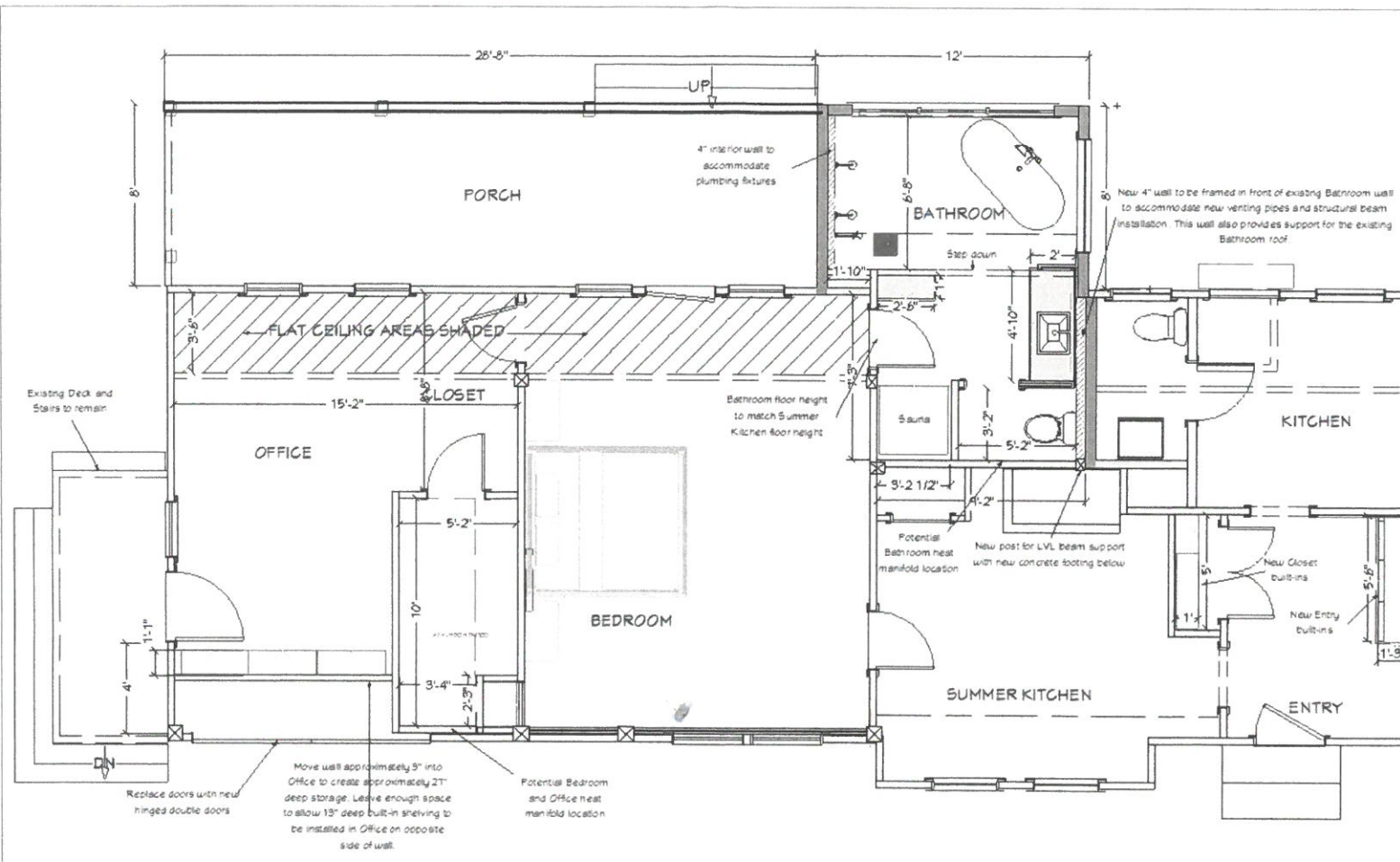
1. Hook up generator to be delivered Nov 19, 2020. J.W. Chick Electric of Manchester NH will pull the for it permit.
2. Carriage house
 - a. Finish demoing the floor system
 - b. Frame the new floor system
 - c. Frame new interior walls
 - d. Fir out walls to prep for drywall
 - e. Demo the front roof section and reframe per plan
 - f. Demo the rear roof section and frame per plan (Less the porch roof)
3. Main House Attic
 - a. Frame knee walls,
 - b. Change the windows
 - c. Run electrical
 - d. Apply finishes to ceiling and walls

Mame Nitro

Building Inspector

Nov. 19, 2020

Date



603.434.1611
www.crossroadscontracting.com

Ryan Carriage House And Attic
Proposal Conceptual Design
74 Stagecoach Rd.
Wilton, NH

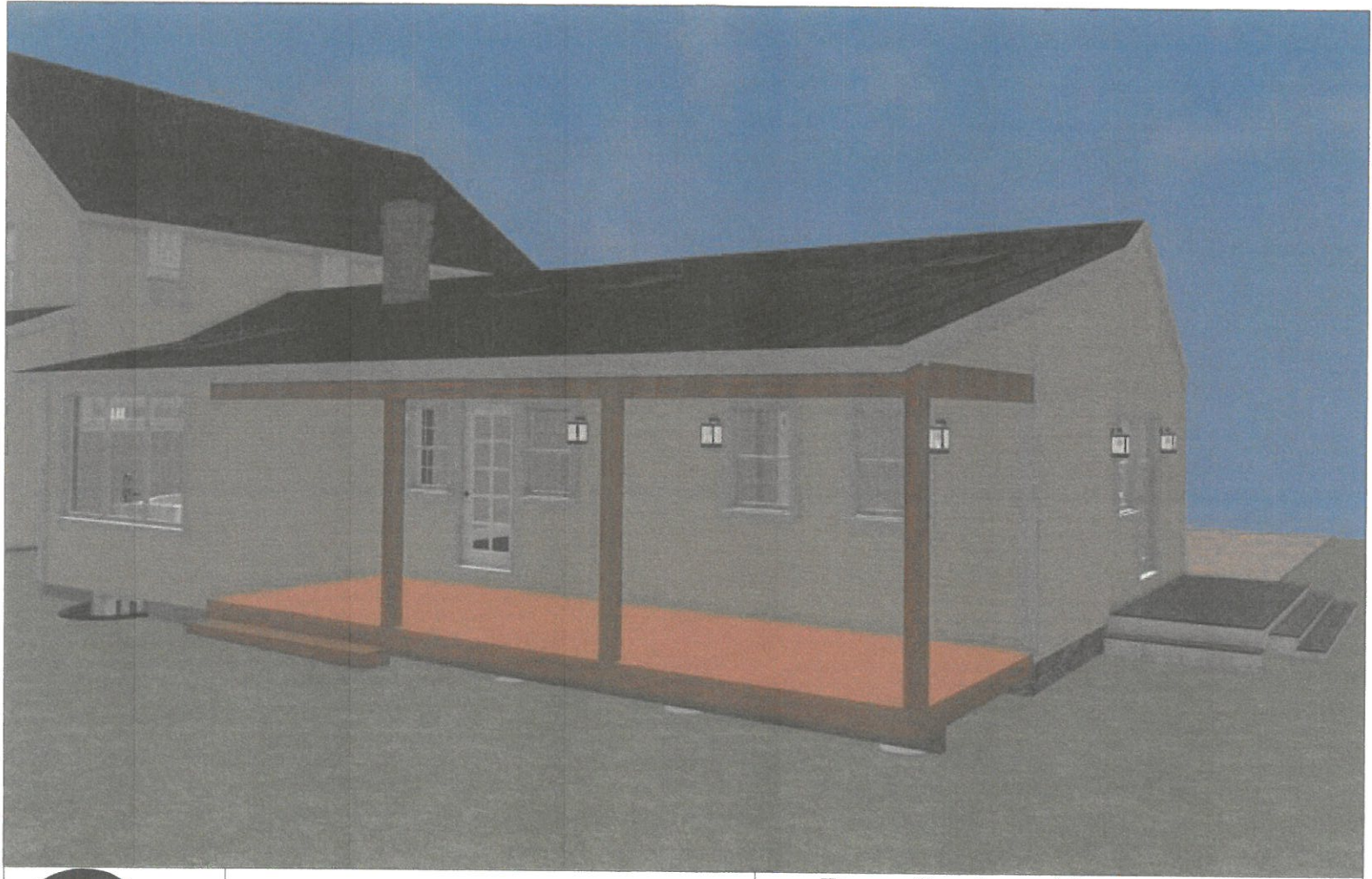
10/15/2020



603.434.1611
www.crossroadscontracting.com

Ryan Carriage House And Attic
Proposal Conceptual Design
74 Stagecoach Rd.
Wilton, NH

10/15/2020



603.434.1611
www.crossroadscontracting.com

Ryan Carriage House And Attic
Proposal Conceptual Design
74 Stagecoach Rd.
Wilton, NH

10/15/2020

Permit 1
Permit 2
Permit 3

A-48-2

MITCHELL R. YOUNG
PAMELA L. CAMPMAN
77 STAGECOACH ROAD
WILTON, NH 03086
BK 8924 PG 388

12/2/2016

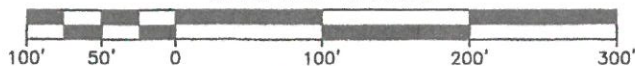
STAGECOACH ROAD

HOOVER REVOCABLE TRUST 4/28/88
C/O HUBERT HOOVER
15227 SE 366TH PL
AUBURN, WA 98092-9473
BK 6817 PG 2126 1/21/2003

C-42

Wetland

GRAPHIC SCALES



APPROVE

ON: _____
CHAIRMAN: _____
VICE CHAIR OR

THE WILTON PLANNING BOARD

CERTIFIED BY _____
AND _____
ATED MEMBER

A-47-1

14.5 ± ACRES
631,200 ± SQ.FT.
(EXCLUDING PARCEL-A)
(PER REFERENCE PLAN)
485,487 SF ± DRY
145,713 SF ± WET
(8.001 ACRES CONTIG. DRY)

PROPOSED ACCESS
EASEMENT (TO
BENEFIT LOT
A-47-1)
6,176 SQ.FT.

EXISTING
EASEMENT
BENEFIT
(SEE REF)

MILL STREAM

197

LOT 6

FORMER LOT

LOT LINE

LOT LINE

LOT LINE

LOT LINE

LOT LINE

LOT LINE

LOT LINE

LOT LINE

LOT LINE

LOT LINE

LOT LINE

LOT LINE

LOT LINE

LOT LINE

LOT LINE

LOT LINE