



**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 2 Lot Size 8.9 acres

Street Address 1197 Gibbons Hwy

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 Alison Sanchez

Mailing address 1197 Gibbons Hwy

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 Alison Sanchez Date 3-8-22

(continued on the next page)

<b>clerk use only</b>	
Date and time received: <u>3/24/2022</u>	_____
Received by: <u>M. Decoteau</u>	Amount paid: <u>\$ 1218</u>
Case #: _____	<input checked="" 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 Abon King Date 3-8-22

**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)



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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 718-928-5308  Evening phone \_\_\_\_\_

Work E-mail alison@alisonsanchez.com  Personal e-mail alison.faye@gmail.com

**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):

I am requesting a special exception for a home occupation to perform speech therapy (sole practitioner) for children from a home office.





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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: \_\_\_\_\_

4.12 Special Exceptions

- a. I am applying to have a speech and language therapy office (sole practitioner) in my home in order to see children for therapy.
- b. This use will not negatively impact the neighborhood, as it will only involve 1-3 children at a time and will not involve any changes to the property.
- c. This use does not include changes to the property or any hazards to health or safety.
- d. The speech therapy activities will have no impact on property value and will not be apparent from the exterior.
- e. The home speech therapy sessions will not significantly increase traffic, starting with a maximum of 3 sessions in a day and not exceeding 5, M-F.
- f. 1197 Gibbons Hwy can accommodate necessary off street parking (see included map/graphic)
- g. The speech therapy office will have no impact on attractiveness.
- h. This home occupation is in the spirit of this ordinance.
- i. This home occupation meets the criteria of the particular special exception (see back for 5.3.1)

### 5.3.1 Home Occupations

- a. The speech therapy office use is secondary and incidental to the use of the home as a dwelling. The office will be located in the 4 season porch/mudroom.
- b. The speech therapist/sole practitioner is the resident owner
- c. There will be no employees.
- d. No additions or changes will be made for the speech therapy office.
- e. There will be no exterior storage of materials or equipment.
- f. The current driveway is sufficient for client parking. Please see included map/graphic
- g. Traffic will not significantly increase or cause safety hazards. There will be a maximum of 5 sessions per day, starting off with a maximum of 3. Sessions will typically be with only one child and a caretaker.
- h. Alison Sanchez holds a state speech language pathology license (#2155) with the office of Licensed Allied Health Professionals.



Nashua Regional Planning Commission

WILTON

1197 gibbons highw

Search Selection Themes Markup Abutters



(http://help.mapgeo.io/)



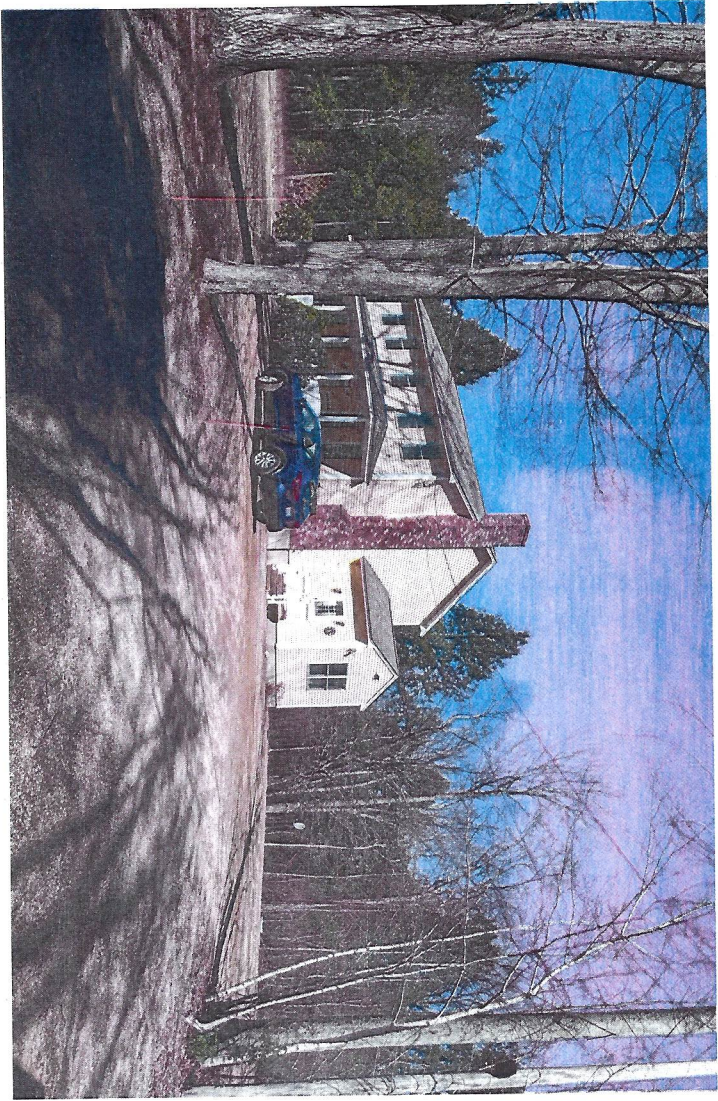
(https://www.google.com/maps/@42.83822,-71.817351,18z?hl=en-US)

42.83822,-71.817351



Report a map error (https://www.google.com/maps/@42.8372388,-71.8205580,18z/data=!10m1!1e1!12b1?source=api) Map data ©2022







Nashua Regional Planning Commission

1197

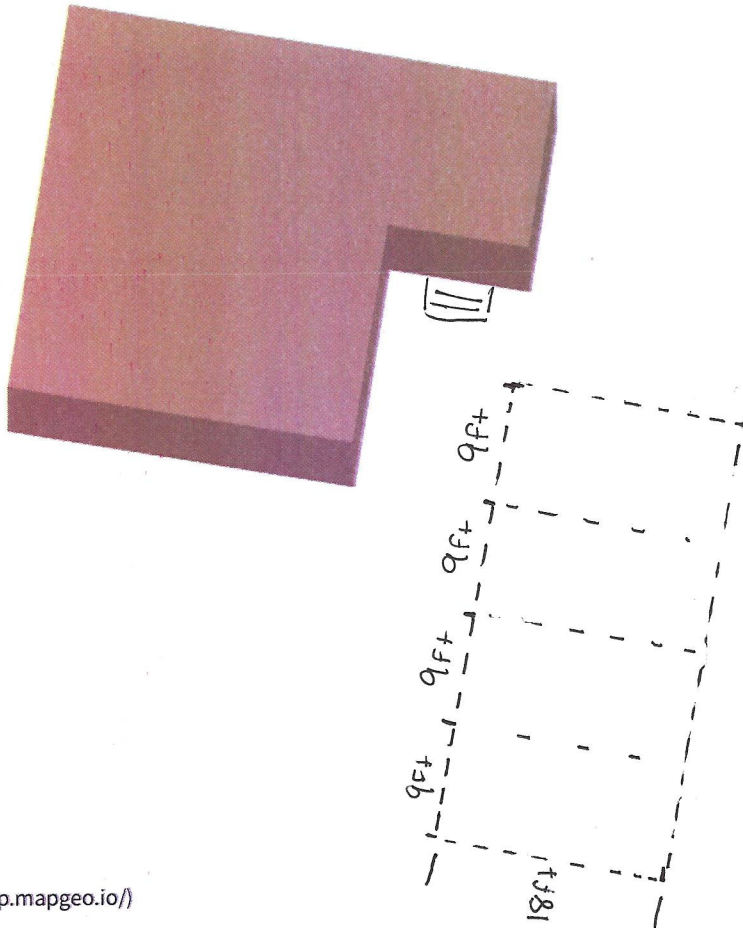
WILTON



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C-2

# Parking Option



[\(http://help.mapgeo.io/\)](http://help.mapgeo.io/)



<https://www.google.com/maps/@42.837166,-71.820754,21z?hl=en-US>

42.837166,-71.820754

<http://www.mapgeo.io>  
Report a map error (<https://www.google.com/maps/@42.8371883,-71.8205927,20z?data=!1m1!1e1!12b1?source=api&Mapdata=6202>)





Alison & Leo Sanchez  
1197 Gibbons Hwy  
Wilton, NH 03086

Alison & Leo Sanchez  
1197 Gibbons Hwy  
Wilton, NH 03086

Jason M & Christina M Ensell  
16 Victoria Lane  
Wilton, NH 03086

Jason M & Christina M Ensell  
16 Victoria Lane  
Wilton, NH 03086

Four Winds Community  
32 Colburn Rd  
Temple, NH 03084

Four Winds Community  
32 Colburn Rd  
Temple, NH 03084

Harley G Cass Jr. & Janet Cass  
1175 Gibbons Hwy  
Wilton, NH 03086

Harley G Cass Jr. & Janet Cass  
1175 Gibbons Hwy  
Wilton, NH 03086

Heller Blackmer Rev Trust, H  
H Blackmer Robichaud, Trustee  
126 Burton Hwy  
Wilton, NH 03086

Heller Blackmer Rev Trust, H  
H Blackmer Robichaud, Trustee  
126 Burton Hwy  
Wilton, NH 03086

Geanne Whitcomb Irrevocable Trust  
479 Colburn Rd  
Temple, NH 03084

Geanne Whitcomb Irrevocable Trust  
479 Colburn Rd  
Temple, NH 03084

Thomas & Gretchen Whitcomb  
479 Colburn Rd  
Temple, NH 03084

Thomas & Gretchen Whitcomb  
479 Colburn Rd  
Temple, NH 03084

Brooke Estates Home Owners  
16 Woodland Dr  
New Ipswich, NH 03071

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16 Woodland Dr  
New Ipswich, NH 03071