



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 L, 4 Lot Size 0.7ac.
 Street Address 68 Burns Hill 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 Stephanie Linguey-Kirsch
 Mailing address 68 Burns Hill Rd
 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 [Handwritten Signature] Date 03/28/22

(continued on the next page)

clerk use only	
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 *Anthony Narko* Date 03/28/22

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 *Anthony Narko* Date 03/28/22

(continued on the next page)



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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 603 325 1067

Evening phone _____

Work E-mail _____

Personal e-mail Smlingley@aol.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):

- Split single family into duplex for income property.

- Special exception required for division of single family into multi-family (duplex). Within compact of town (lot size = duplex.)
As noted in 5.3.7/e, single family conversions is allowed North of Route 101 and east of Holt Road. Home is on town water and sewer.
Ample parking provided. (5.3.7/c) two parking spaces per unit.



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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? 5.3.7/e

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

Single family home is located North of
Route 101 and east of Holt Road per
5.3.7/e and is greater than 0.5 acre
5.3.7/a.

See attachment for further info.

5.3.7 Multi-family.

Multi-family uses of dwellings in existence as of March 14, 1989 upon the following terms and conditions:

- a. a maximum of two (2) dwelling units per lot less than one-half (0.5) acre in size where Town water and sewer are available and utilized;

68 Burns Hill Road (L-4) is 0.605 acres in size.

- b. a maximum of three (3) dwelling units per lot one-half (0.5) acre or greater in size where Town water and sewer are available and utilized;

68 Burns Hill Road (L-4) is 0.605 acres in size.

- c. two (2) 9' x 18' parking spaces per dwelling unit provided on site; parking spaces for any new dwelling unit(s) shall not be located in the setback; (Amended March, 1991.)

Paved Parking lot for property provides ample parking space to provide (2) Parking spaces per unit. (4) Parking spaces total. See attached boundary plan from recent property survey, 05/10/2020. Note: There is a (2) Car Garage that will additionally provide parking for one of the units.

- d. and open space in an amount equal to two (2) times the total area occupied by driveways, parking areas and all buildings on site. (Amended March, 1991.)

Ample area on the property located behind the structures is considered open space. (SF Of Property = 26,359sf. SF of Main Structure + Garage + Driveway = 2500sf +/-.) The rear of the property lot is roughly 114.5' x 115'+ = 13,167.5sf, and is completely level and open space. Not including any of the space to the left of the garage, frontage of the main home, or side yards.

- e. Multi-family conversion will be allowed in the compact Village area defined as the Residential District north of NH Route 101 and east of Holt Road, and those in the Residential District with frontage on Intervale Road served by water and sewer.

Property is located at 68 Burns Hill Road, Wilton NH. This property is in fact north of NH Route 101, and east of Holt Road, therefore would be considered within the compact village area as described- and is also served by town sewer and water.

4.12 Special Exceptions

Any Special Exceptions permitted by this Ordinance may be granted by the Zoning Board of Adjustment only upon a finding that the proposed use, structure or activity:

1. is not permitted by the Ordinance in the absence of a Special Exception;

The property at 68 Burns Hill Road meets the requirements for a Multi-Family conversion as outlined in 5.3.7.

2. is consistent with and will not substantially affect the character of the neighborhood in which it is proposed;

The neighborhood does already contain multi-family housing.

3. will comply with sections 4.10–4.10.11 inclusive of this Chapter and will not jeopardize the health or safety of anyone on or off the site;

I have read through these sections, and do not believe anything pertains that wouldnt comply. This is for residential purposes only.

4. will not cause diminution of surrounding area property values;

The conversion of the single family dwelling into a multi-family dwelling is not expected to decrease the value of the overall home.

5. will not have an unacceptable effect on traffic in the neighborhood or in the Town;

The conversion of the single family dwelling into a multi-family dwelling is not expected to impose a negative effect on the neighborhood traffic.

6. will have adequate off street parking, if required;

Ample parking is available on the property, off street- included is (2) definite parking spots for each unit, in addition to a (2) car garage for use by one of the units.

7. will not be detrimental to the attractiveness of the Town;

The conversion of a single family home into a multi-family dwelling would benefit the town by adding another source of affordable housing.

8. is consistent with the spirit of this Ordinance; and

After review, we believe our conversion follows the guidelines and regulations of the ordinance.

9. meets all other criteria enumerated in the Section that permits the particular Special Exception.

After review, we believe our conversion follows the criteria for the Special Exception.

ABUTTER S J. BRONSON F. BRONSON
68 BURNS HILL RD
WILTON NH 03086

D-106-3 (Data current as of 2/17/2022)
HUOT, ROLAND M & SIMONNE F, HUOT, DAVID
CHARLES
15 SEAGROVES STREET
WILTON, NH 03086

D-77 (Data current as of 2/17/2022)
WILTON, TOWN OF,
42 MAIN STREET
WILTON, NH 03086

J-135 (Data current as of 2/17/2022)
WILTON-LYNDEBOROUGH CO-OP DIST,
C/O SAU 63
LYNDEBOROUGH, NH 03082

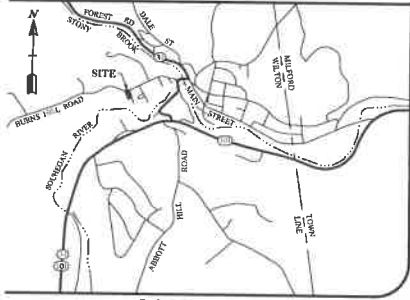
L-1 (Data current as of 2/17/2022)
CONDRA, WILLIAM F,
61 BURNS HILL ROAD
WILTON, NH 03086

L-3 (Data current as of 2/17/2022)
CONLON, RONI,
60 BURNS HILL ROAD
WILTON, NH 03086

L-5 (Data current as of 2/17/2022)
CADRAIN, KENNETH,
11 SEAGROVES STREET
WILTON, NH 03086

L-6-1 (Data current as of 2/17/2022)
BRONSON, MICHAEL F, BRONSON, MELISSA J
8 SEAGROVES STREET
WILTON, NH 03086

L-6 (Data current as of 2/17/2022)
FEDORA REV TRUST, PAMELA STARR,
PAMELA S FEDORA TTE
WILTON, NH 03086



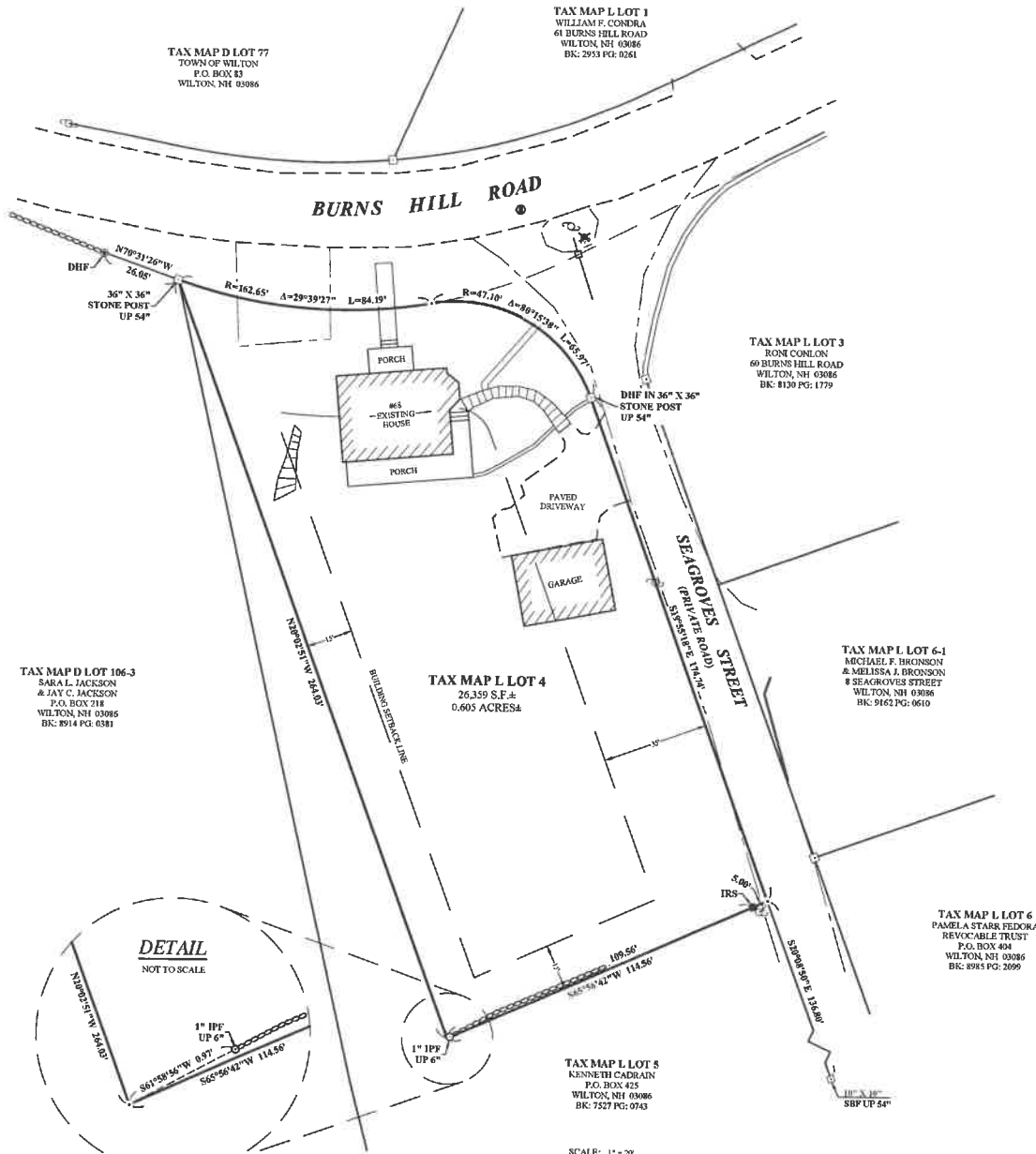
LOCUS MAP

NOT TO SCALE



SYMBOL LEGEND

- REBAR WCAP SET
- BOUND FOUND
- IRON PIPE FOUND
- ⊙ DRILL HOLE FOUND
- UTILITY POLE
- SEWER MANHOLE
- ⊕ FIRE HYDRANT
- EDOR OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- WOOD FENCE



TAX MAP D LOT 106-3
SARA L. JACKSON
& JAY C. JACKSON
P.O. BOX 218
WILTON, NH 03086
BK: 8914 PG: 0381

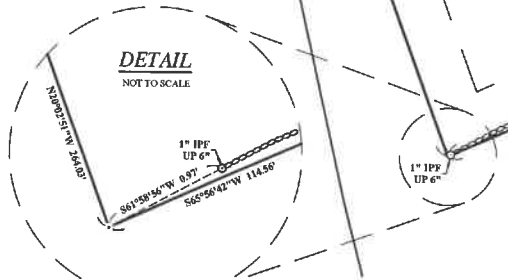
TAX MAP L LOT 4
26,359 S.F. ±
0.605 ACRES ±

TAX MAP L LOT 3
RON CONLON
60 BURNS HILL ROAD
WILTON, NH 03086
BK: 8130 PG: 1779

TAX MAP L LOT 6-1
MICHAEL F. BRONSON
& MELISSA J. BRONSON
8 SEAGROVES STREET
WILTON, NH 03086
BK: 9162 PG: 0610

TAX MAP L LOT 6
PAMELA STARR FEDORA
REVOCABLE TRUST
P.O. BOX 404
WILTON, NH 03086
BK: 8985 PG: 2099

TAX MAP L LOT 5
KENNETH CADRAIN
P.O. BOX 425
WILTON, NH 03086
BK: 7527 PG: 0743



DETAIL

NOT TO SCALE

SCALE: 1" = 20'



REFERENCE PLANS

- "LOT LINE ADJUSTMENT PLAN, LOT 1-5, KENNETH CADRAIN AND LOT D-106-3, VICTOR H. LUSHEAR, WILTON, NEW HAMPSHIRE" SCALE: 1" = 50' LAST REVISED JUNE 18, 2008 AND PREPARED BY MONADNOCK SURVEY, INC. H.C.R.D. PLAN #36046.
- "SUBDIVISION PLAN, HILLSBOROUGH MILLS, WILTON, N.H." SCALE: 1" = 40' LAST REVISED NOVEMBER 14, 1979 AND PREPARED BY THOMAS F. MORAN H.C.R.D. PLAN #12774.

NOTES

- OWNERS OF RECORD:
TAX MAP L LOT 4
NICHOLAS A. KIRSCH
STEPHANIE M. LINGLEY-KIRSCH
68 BURNS HILL ROAD
WILTON, NH 03086
BK: 8975 PG: 0321
- THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY OF THE SUBJECT PARCEL AND THE IMPROVEMENTS THEREON.
- THE SUBJECT AND ABUTTING PARCELS ARE ZONED "RESIDENTIAL". SETBACKS ARE AS FOLLOWS:
FRONT = 35'
SIDE = 15'
REAR = 15'
- THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY ON THE GROUND IN APRIL AND MAY 2020. BOUNDARY LINES BETWEEN LOTS 4 AND 5 ARE BASED ON THE REFERENCE PLANS.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE, MAP NUMBER 33011C0453D. EFFECTIVE DATE SEPTEMBER 25, 2009.

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER PRECISION THAN ONE PART IN TEN THOUSAND (1:10,000)."

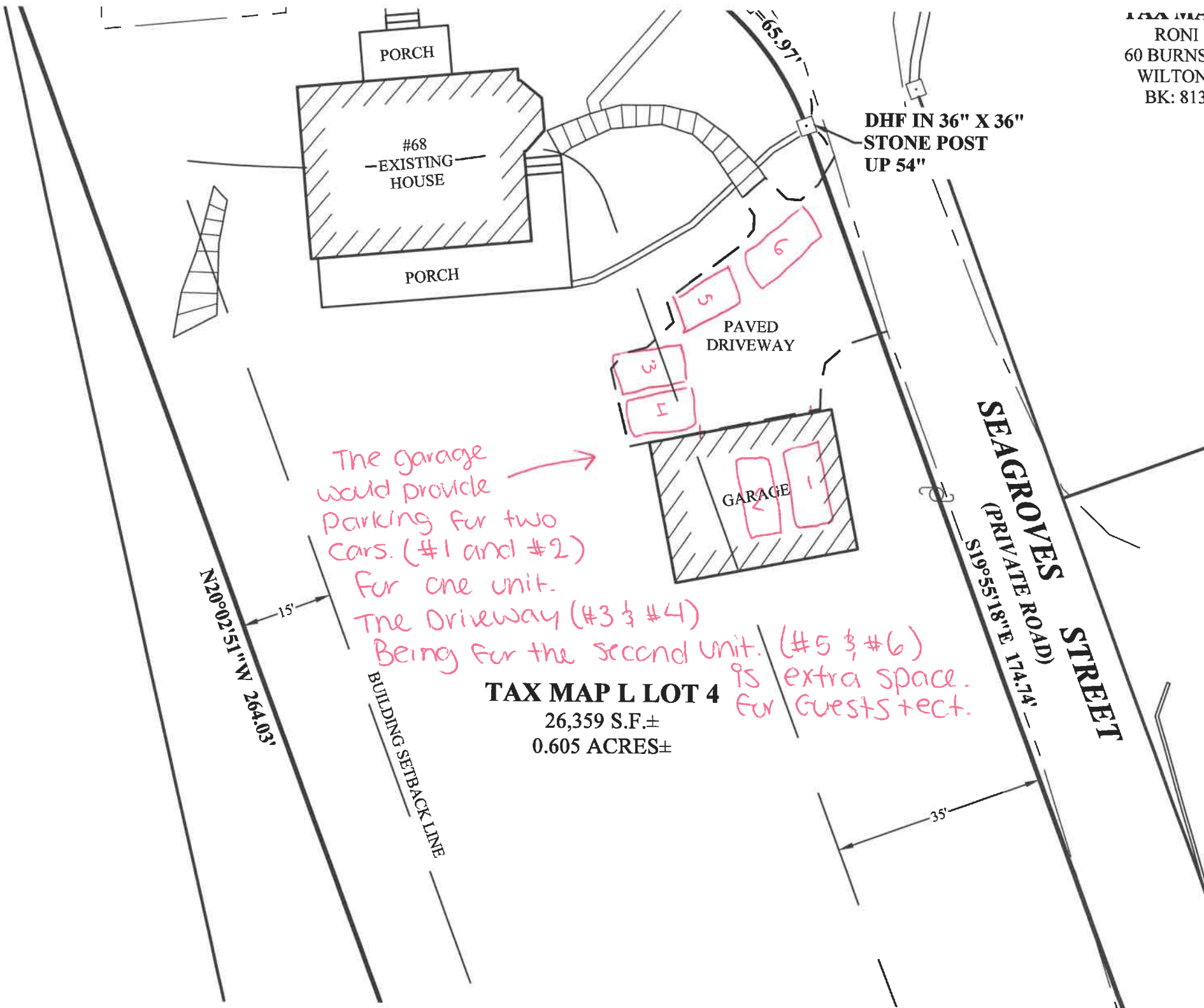
"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

"I HEREBY CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF THE TOWN OF WILTON IN ACCORDANCE WITH RSA 676:18(V)."

5-10-2020
DATE



BOUNDARY PLAN
TAX MAP L LOT 4
PREPARED FOR:
NICHOLAS A. KIRSCH & STEPHANIE M. LINGLEY-KIRSCH
LOCATED AT:
68 BURNS HILL ROAD
WILTON, NEW HAMPSHIRE
SCALE: 1" = 20' DATE: MAY 10, 2020



The garage would provide parking for two cars. (#1 and #2) for one unit.

The Driveway (#3 & #4) Being for the second unit. (#5 & #6) is extra space. for guests + deck.

TAX MAP L LOT 4
26,359 S.F.±
0.605 ACRES±

N20°02'51"W 264.03'

BUILDING SETBACK LINE

DHF IN 36" X 36" STONE POST UP 54"

SEAGROVES STREET
(PRIVATE ROAD)
S19°55'18"E 114.74'

65.97'

35'

