


**From:** ssue61 ssue61@aol.com   
**Subject:** RE: January 10 Wilton ZBA Meeting  
**Date:** December 28, 2022 at 11:40 AM  
**To:** Neil Faiman Neil.Faiman@wiltonzba.org



Good morning,

This is the short conversation i had with realtor David Hanson who works with Keller Williams. He knows the house and land as he used to live behind me-----would like this added to my file-----

Good morning! David hansen here. I just got a contact from you and I am pondering your question now. I'll formulate some thoughts and pass them along to you as soon as I am able to! Thank you for reaching out, and I'm always honored to do anything I can to help you and Dan!

All right, here's my opinion. This is mostly opinion, as opposed to data backed fact, but I believe it to be true. I think if you are trying to raise the value of the home, getting a new garage with an apartment over it rather than sacrifice a yard that is, as you already pointed out, quite small, is probably your best bet. Either option is a good one, and I love adding apartments to houses, and there are always plenty of people looking for rentals these days. But if it were me, I would certainly be pushing hard for the garage option first. Better for resale, better for privacy, and better for keeping a small yard.

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Neil Faiman <Neil.Faiman@wiltonzba.org>  
Date: 12/28/22 9:41 AM (GMT-05:00)  
To: Wilton ZBA <zba.002@wiltonzba.org>  
Cc: Wilton ZBA Applicants <zba.002@wiltonzba.org>, Wilton ZBA Interest <zba.002@wiltonzba.org>  
Subject: January 10 Wilton ZBA Meeting

Note:

- We are meeting at the Fire Station
- Park across the street (on the street or in the train station lot), *not in the Fire Station lot*
- Enter by the west door (left as you face the Fire Station from the street)

ZBA members, please let me know if you will be attending.

The Town of Wilton Zoning Board of Adjustment will meet on Tuesday, January 10, 2023 at 7:30 p.m. in the Emergency Operations Center of the Wilton Fire Station, 102 Main Street (park across the street, NOT in the Fire Station parking lot; enter at the WEST end of the building) to hold hearings on the following cases and other business. **Masks are required at all Wilton ZBA meetings.**

- Susan M. Latham has requested variances to sections 5.1(d), 5.5.1, and 5.5.3(b) of the Wilton Zoning Ordinance to allow construction of a detached garage containing an accessory dwelling unit on Lot K-89, 23 Clark Court, where the ordinance allows accessory dwelling units only in the same dwelling as the primary dwelling unit.
  - On Tuesday, August 9, 2022, the Town of Wilton Zoning Board of Adjustment denied the requested variance. On Tuesday, October 11, 2022, in response to a request from the applicant, the Zoning Board granted a rehearing.
  - The original application, and all testimony and other information from the June 14, 2022 and August 9, 2022 hearings and the June 21, 2022 site visit will be incorporated in the record for the rehearing, and may be considered by the Zoning Board in making its decision.
  - (Case #6/14/2022-1)
- Karney Gravell has requested a variance to section 17.1(d) of the Wilton Zoning Ordinance to allow the construction of an addition to the existing dwelling on Lot F-35-1, 137 Intervale Road, to contain an accessory dwelling unit, where the existing dwelling is closer to the front lot line than is allowed by the Ordinance, and the Ordinance does not allow the expansion of a non-conforming building. (Case #1/10/2023-1)
- Educational Community Farm (owner) and Four Corners Farm Cooperative (applicant)

-----  
have requested variances to sections 5.1(c) and 5.1(d) of the Wilton Zoning Ordinance to allow a third dwelling on Lot F-98-1, 195 Isaac Frye Highway (Four Corners Farm), where the Ordinance would only allow one dwelling. (Case #1/10/2023-2)

- Willreign Properties, LLC has requested variances to sections 5.1, 5.2, and 5.3 of the Wilton Zoning Ordinance to allow two dwelling units in the existing rectory building and four dwelling units in the former church building at Lot K-72, 47 Maple Street and 49 Maple Street, where the ordinance does not allow more than one dwelling unit or more than one dwelling, and structures and parking are not permitted in the setbacks. (Case #1/10/2023-3)
- Review of the minutes of the November 8 meeting.

Neil Faiman, Chairperson  
Wilton, NH Zoning Board of Adjustment