



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 K-072 Lot Size 0.40 Acres
 Street Address 47 and 49 Maple Street, 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 Willreign Properties, LLC
 Mailing address PO Box 305
 Mailing address _____
 Town, State, ZIP Salisbury, NH 03268

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 [Signature] Date 8/9/22

(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 *David Sprague* Date 8/9/22

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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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 603.554.0787 Evening phone _____

Work E-mail _____ Personal e-mail christina.rubio-sprague@hotmail.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):

Requesting continuance of variance granted on 7/11/17 for section 5.1 and 5.2. Attached is the decision as a reference. Section 5.1.C allows a maximum of (3) three dwelling units per lot. We are requesting a variance to allow 5 units plus office and workshop space. 5.2.1 requires a minimum lot size of 0.5 acres. Lot is 0.4 acres. Section 5.2.5 has a structure height not to exceed 45 feet or two stories. Current structure exceeds this limit. Section 5.2.3 requires setbacks of 15 (fifteen) feet for all other lot lines. Current structure does not meet this requirement between lot K-72 and K-71.



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Application for a Variance, Page 1 of 2

When, because of the specific characteristics of your property, the Zoning Ordinance unreasonably restricts your use of your property without a corresponding public benefit, the Zoning Board may grant a Variance, which modifies or sets aside particular requirements of the Ordinance.

The specific section of the Zoning Ordinance to be varied: 5.1 and 5.2

The requirement in that section that you want to change, and how you want it changed:

5.1.c maximum of 3 dwelling units per lot. Requesting a variance to 5 units plus office and workshop.

5.2.1 requires lot minimum of 0.5 acres. Lot is 0.4 acres.

5.2.3 requires set back of 15 feet for all other lot lines.

5.2.5 structure height of 45 max.

To grant a variance, the Zoning Board must decide that it will satisfy each of the following five conditions. Please explain why you believe that each of the following statements is true. (Use additional sheets of paper if necessary.)

1. Granting the variance would not be contrary to the public interest: section 5.2.1, 5.2.3 and 5.2.5 pertain to existing structure. 5.1.c would allow 5 units providing necessary housing.

2. Granting the variance would be consistent with the spirit of the Ordinance: _____

3. Granting the variance would do substantial justice: converts church into residential units, office space and workshop.

4. The proposed use will not diminish surrounding property values: utilizes existing structures and converts church into residential units.

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Application for a Variance, Page 2 of 2

5. Literal enforcement of the provision of the ordinance would result in unnecessary hardship.
Complete just one of sections 5(a), 5(b), or 5(c):

5(a) i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property:

ii. The proposed use is a reasonable one:

iii. The hardship is a consequence of special conditions of the property that distinguish it from other properties in the area:

5(b) i. The property cannot be reasonably used in strict conformance with the ordinance:

The building is an existing structure. In order to comply with the ordinance the structure would have to be removed.

ii. The hardship is a consequence of special conditions of the property that distinguish it from other properties in the area:

5(c) Hardship resulting from a physical disability.

i. The variance is necessary to make reasonable accommodations to allow a person with a recognized physical disability to reside in or regularly use the premises:

ii. The variance is in harmony with the general purpose and intent of the zoning ordinance:

Abutters List of Wilton Zoning Variance

K-72

Willreign Properties; LLC
1501 Hooksett Road
Hooksett, NH 03106

K-71

Joshua Wadleigh
PO Box 693
Wilton, NH 03086

K-26

Blanchard Family Trust SK & MO
PO Box 311
Wilton, NH 03086

K-69

Reynolds Family
Revocable Trust Agreement
PO Box 366
Wilton, NH 03086

K-29

Daniel and Elizabeth Jowders
8 Braircliff Drive
Milford, NH 03055

K-66

Brent & Brenda's Properties; LLC
PO Box 1304
Wilton, NH 03086

K-30

Kristopher Caron
50 Maple Street
Wilton, NH 03086

K-75

Richard Mitchell
PO Box 422
Wilton, NH 03086

K-31

Daniel and Jennifer Salisbury
54 Maple
Wilton, NH 03086

K-73

David and Heika Siegert
55 Maple Street
Wilton, NH 03086

K-70

Andrew B. Zamboiski
PO Box 834
Wilton, NH 03086

On July 11, 2017 the Zoning Board granted the below variance. As stated the approval was conditional per Wilton Zoning Ordinance section 17.4, construction must be started by July 11, 2019. The rectory was converted into two units; and Certificate of occupancy was issued. Attached for your reference.

Tuesday, July 11, 2017 — Decision

The application by Willreign Properties, LLC or a variance to sections 5.1 and 5.2 of the Wilton Zoning Ordinance has been granted. The variance will permit the multifamily use of the former Catholic Church and rectory on Lot K-72, 47 Maple Street, with two dwelling units in the former rectory building and three dwelling units in the former church building, as well as an office and workshop space for the property owners in the former church building.

There will be no signage (except for possible parking designators).

Exterior lighting is limited to the existing lighting unless otherwise required by the Building Code.

The applicants have submitted a plan (filed in the case file) demonstrating to the Zoning Board's satisfaction that as many as 17 parking spaces could be created on the lot, although the applicants' intention is to create the minimum number of spaces required for the dwelling units and office permitted by the variance, which would allow them to preserve the trees on the lot. The Zoning Board leaves it to the applicants and the Planning Board to determine the actual parking layout.

The office/workshop is for the personal use of the owners, limited to low-intensity activities, no machinery, and no employees.

No significant changes are to be made to the exterior architectural characteristics of the church building.

This decision shall expire if the construction or use permitted by it has not begun by Thursday, July 11, 2019. (Wilton Zoning Ordinance section 17.4)

The selectmen, any party to the action or proceedings, or any person directly affected thereby may apply for a rehearing of this decision. A request for a

rehearing must be filed in writing with the Zoning Board of Adjustment on or before Thursday, August 13, 2017, and must fully specify all grounds on which the rehearing is requested. (N.H. RSA 677:2)



TOWN OF WILTON

42 MAIN STREET WILTON, NH 03086

PHONE: (603) 654-3960

CERTIFICATE OF OCCUPANCY

DATE ISSUED: 12/19/19	PERMIT # 091719-1	M AP <u>K</u> LOT <u>72-T</u>
STREET ADDRESS: 49 Maple Street, Unit A		WILTON, NH 03086
OWNER'S NAME: Christina Rubio-Sprague	CONTRACTOR: Crawford & Sons Roofing & Home Services LLC	
OWNER'S ADDRESS: P.O. Box 305 Salisbury, NH 03268		
BUILDING TYPE: <input type="checkbox"/> NEW SINGLE FAMILY <input checked="" type="checkbox"/> OTHER: <u>Renovate Unit A (Part of permit to add 2nd dwelling, which is Unit B.) Unit B Certificate of Occupancy will be issued separately.</u>		
SQ FT: <u>1242</u> # BR: <u>3</u> # BA: <u>1</u> GARAGE: _____		

DESCRIPTION OF WORK: Renovation of one unit of two family residence. Building permit scope of work is change of occupancy from single family to two family.

ANY APPLICABLE STIPULATIONS: C.O. will be needed for Unit B

2009 IRC 110.3 After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy.

TITLE XII PUBLIC SAFETY AND WELFARE NH BUILDING CODE

155-A:2 VII State Building Code: The contractor of a building, building component, or structure shall be responsible for meeting the minimum requirements of the state building code and state fire code. No municipality shall be held liable for any failure on the part of a contractor to comply with the provisions of the state building code.

Norma Ditri
BUILDING INSPECTOR
NORMA DITRI

12-19-19
DATE

<input type="checkbox"/> TOWN CLERK (3)	<input type="checkbox"/> ASSESSOR	<input type="checkbox"/> FIRE DEPT	<input type="checkbox"/> POLICE	<input type="checkbox"/> AMBULANCE
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TOWN OF WILTON

42 MAIN STREET WILTON, NH 03086

PHONE: (603) 654-3960

CERTIFICATE OF OCCUPANCY

DATE ISSUED: 1/14/2020	PERMIT # 091719-1	MAP K LOT 72-T
STREET ADDRESS: 49 Maple Street, Unit B WILTON, NH 03086		
OWNER'S NAME: Christina Rubio-Sprague	CONTRACTOR: Crawford and Son Roofing and Home Services LLC	
OWNER'S ADDRESS: P.O. Box 305 Salisbury, NH 03268		
BUILDING TYPE: <input type="checkbox"/> NEW SINGLE FAMILY <input checked="" type="checkbox"/> OTHER: renovate single family and turn in to a two family		
SQ FT: 1242 sq feet # BR: 3 # BA: 1 GARAGE: _____		

DESCRIPTION OF WORK: Renovation of a single family unit into a two family unit. Building permit scope of work is change of occupancy from a single family to a two family.

ANY APPLICABLE STIPULATIONS: Unit A will need a separate CO

2009 IRC 110.3 After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy.

TITLE XII PUBLIC SAFETY AND WELFARE NH BUILDING CODE

155-A:2 VII State Building Code: The contractor of a building, building component, or structure shall be responsible for meeting the minimum requirements of the state building code and state fire code. No municipality shall be held liable for any failure on the part of a contractor to comply with the provisions of the state building code.


BUILDING INSPECTOR
Leo Trudeau

1/16/20
DATE

<input type="checkbox"/> TOWN CLERK (3)	<input type="checkbox"/> ASSESSOR	<input type="checkbox"/> FIRE DEPT	<input type="checkbox"/> POLICE	<input type="checkbox"/> AMBULANCE
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