

Town of Wilton, NH
Application to the Zoning Board of Adjustment
(Revised August 2022)
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 A-44-1 Lot Size 45.423 Acres

Street Address Barrett Hill Road

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 San-Ken Homes, Inc.

Mailing address 586 Turnpike Road

Mailing address _____

Town, State, ZIP New Ipswich, NH 03071

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 See attached Letter of Authorization Date _____

(continued on the next page)

clerk use only

Date and time received: _____

Received by: _____ Amount paid: _____

Case #: _____ ☐ 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  Date 9/26/22

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 Fieldstone Land Consultants, PLLC

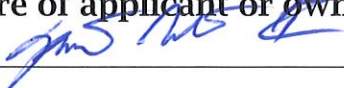
Mailing address c/o: Christopher A. Guida, C.W.S.

Mailing address 206 Elm Street

Town, State, ZIP Milford, NH 03055

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 (only if a representative is named)

Signature  Date 9/26/22

(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 603-672-5456 ☐ Evening phone _____

☒ Work E-mail caguida@fieldstonelandconsultants.com ☐ Personal e-mail _____

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 (attach additional pages as necessary):

See attached letter

Town of Wilton, NH
Application to the Zoning Board of Adjustment
(Revised August 2022)
Application for a Special Exception

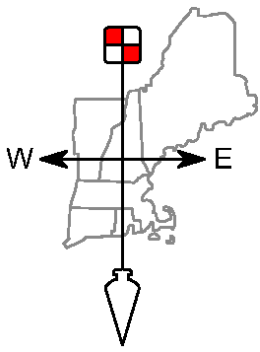
A Special Exception is a use which is permitted by the Zoning Ordinance, but requires approval from the Zoning Board. Every special exception is allowed by some section or subsection of the Ordinance. Most special exceptions have a list of requirements; the Zoning Board can only approve the special exception 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 4.12 of the Zoning Ordinance.

What section of the Zoning Ordinance defines the Special Exception that you are applying for? 11.4

Explain why your proposed use satisfies the requirements of the Zoning Ordinance (attach additional pages as necessary):

The Special Exception is for wetlands impacts
associated with the construction of a proposed driveway. This is
permitted by special exception in the Wetland Conservation District
and is necessary to obtain access to the rear of the property.



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

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

September 27, 2022

Town of Wilton ZBA
42 Main Street - PO Box 83
Wilton, NH 03086

**RE: San-Ken Homes, Inc.
Barrett Hill Road
Special Exception Application
Wetland Crossing
Map A, Lot 44-1**

Wilton Zoning Board of Adjustment:

The subject property is identified by the Town of Wilton as parcel A-44-1, consists of approximately 45.423 acres of land, and has frontage along Barrett Hill Road. The property is currently undeveloped. A (7) seven lot subdivision is currently being reviewed by the Wilton Planning Board which we have attached to this application. The layout of the development has been designed to avoid and minimize any wetland and wetland buffer impacts to the greatest extent practicable. Through multiple design revisions we have been able to completely avoid any impact the Watershed Overlay Zoning District reduce the need for a wetlands crossings to a single location. The single crossing locations is necessary due to the fact that a large portion of upland area, approximately 13 acres, is isolated by wetlands transecting the lot with no other way to avoid crossing wetland. While several locations could have been chosen to provide access to the rear of the property, our proposed development selects one crossing area located at the narrowest portion of wetland with the least amount of impact. It is important to consider that even without the proposed subdivision, a wetlands crossing is necessary to obtain access to the isolated upland areas in the rear of the property.

The proposed use is that of a driveway for a single-family residence, serving one new home. The potential building site is located 300+/- feet south of the crossing and any additional development on the property is also subject to the Town Regulations.

San-Ken Homes, Inc – Barrett Hill Road, Wilton NH

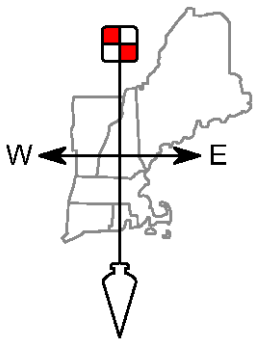
The proposed wetland impact area is 975 sf Total (206 SF of temporary impact and 769 SF of permanent impact) necessary to allow access to the rear of the property where the suitable building area exists. An oversized 36" culvert, embedded with 12" of natural material will be installed per the final driveway plans which will minimize impact to wetlands on site. The vegetative disturbance within the wetland area has been minimized to the greatest extent possible and will not significantly diminish the functions and values of the onsite wetlands.

Sincerely,

Fieldstone Land Consultants, PLLC

A handwritten signature in black ink, appearing to read "Christopher A. Guida". The signature is fluid and cursive, written on a light blue rectangular background.

Christopher A. Guida. CSS, CWS



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SPECIAL EXCEPTION CRITERIA

WETLAND CONSERVATION DISTRICT

Tax Map Parcel A-44-1

Barrett Hill Road, Wilton, NH

September 27, 2022

Prepared For:

San-Ken Homes, Inc.

The subject site is proposed to be developed into a seven lot subdivision. Section 11.4a Special Exceptions of the of the Wilton Zoning Ordinance (WZO) states that impacts in the Wetland Conservation District associated with access are permitted by special exception. Special exceptions may be granted by the Zoning Board of Adjustment (ZBA) for the following uses within the Wetland Conservation District (see also [Section 4.12](#)) (*Amended March 2022*):

- a. Streets, roads and other access ways and utility right-of-way easements including power lines and pipe lines if essential to the productive use of land not so zoned and if so located and constructed as to minimize any detrimental impact of such uses upon the [wetlands](#) and [water bodies](#). (*Amended March 2020*)

The proposed wetland crossing is necessary to access a 13 acre upland land area isolated by wetlands that transect the entire property. The proposed location is at the narrowest point of wetlands and minimizes impact to greatest extent possible and avoids all impact to the Watershed Protection Overlay District. The residential driveway design will meet all town and state design standards and storm water management requirements.

The numbered items below correlate to the questions in Section 4.12 of the WZO pertaining to Special Exceptions.

- a. The proposed use, wetland crossing for a residential driveway construction is not permitted by the Ordinance in the absence of a Special Exception;
- b. The proposed is consistent with rural & residential usage of the area and a residential driveway and will not substantially affect the character of the neighborhood in which it is proposed;
- c. The proposed residential driveway will comply with sections 4.10–4.10.11 inclusive of this

San-Ken Homes, Inc. Tax Map Parcel A-44-1 Barrett Hill Road, Wilton NH
Special Exception Criteria

Chapter and will not jeopardize the health or safety of anyone on or off the site;

- d. The proposed residential driveway crossing location is needed to access the buildable portion of the lot will not cause diminution of surrounding area property values;
- e. The proposed residential driveway is part of a common driveway which will only have a single entrance to the town road and will not have an unacceptable effect on traffic in the neighborhood or in the Town;
- f. The proposed driveway crossing will provide access to adequate off-street parking, if required;
- g. The proposed driveway crossing is remote from the town road, will be constructed properly and will not be detrimental to the attractiveness of the Town;
- h. The proposed driveway crossing is necessary to access isolated buildable portion of the property is consistent with the spirit of this Ordinance; and
- i. The proposed driveway crossing will meet all other town and state criteria for wetland crossings and will meet all other criteria enumerated in the Section that permits the particular Special Exception.

Sincerely,

Fieldstone Land Consultants, PLLC



Christopher A. Guida, C.S.S., C.W.S.
Project Manager