

**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 F98-1 Lot Size 33.244 AC

Street Address 195 ISAAC FRYE 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 EDUCATIONAL Community FARM

Mailing address 195 ISAAC FRYE 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 Alice Groh President Date 12-22-2022

(continued on the next page)

clerk use only	
Date and time received:	<u>12/23/22 - 2 12 PM</u>
Received by:	<u>AD COLE</u> Amount paid: <u>\$255 -</u>
Case #:	<u>12/23/22 - 2</u> <input checked="" type="checkbox"/> Abutter list and labels included



**Town of Wilton, NH**  
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 (Revised January 2011)

**General Information, Page 2 of 3**

**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 FOUR CORNERS FARM COOP.

Mailing address 195 ISAAC FRYE HWY

Mailing address \_\_\_\_\_

Town, State, ZIP Wilton NH 03086

**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 *[Handwritten Signature]* Vice President Date 12-22-2022

**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)



**Town of Wilton, NH**  
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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 603-554-6536  Evening phone same

Work E-mail bullfind@gmail.com  Personal e-mail same

**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):

Build a 3rd dwelling on one lot. Asking the Zoning Board for a variance, the zoning ordinance dose not allow for more than one dwelling per lot.

**Reasoning for application.**

Over the years, the Temple Wilton Community farm has evolved and grown. Presently the original farmers, Lincoln Geiger and Anthony Graham are retired. The necessity to recruit new farmers requires us to offer housing on premises. The original farmers had their own nousing from before the farm started. With this application, we are asking the zoning board to give a variance to allowed a third dwelling unit on Lot F98.1. The proposed third dwelling unit would be to house our dairy farmer, who presently lives in the apartment above the café. This would free up that apartment above the café, which we would then offer to our seasonal workers.

The placement of the new dwelling unit would be on the ground level adjacent to the café in the existing mechanical repair shop.



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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-d and 5.1-C

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

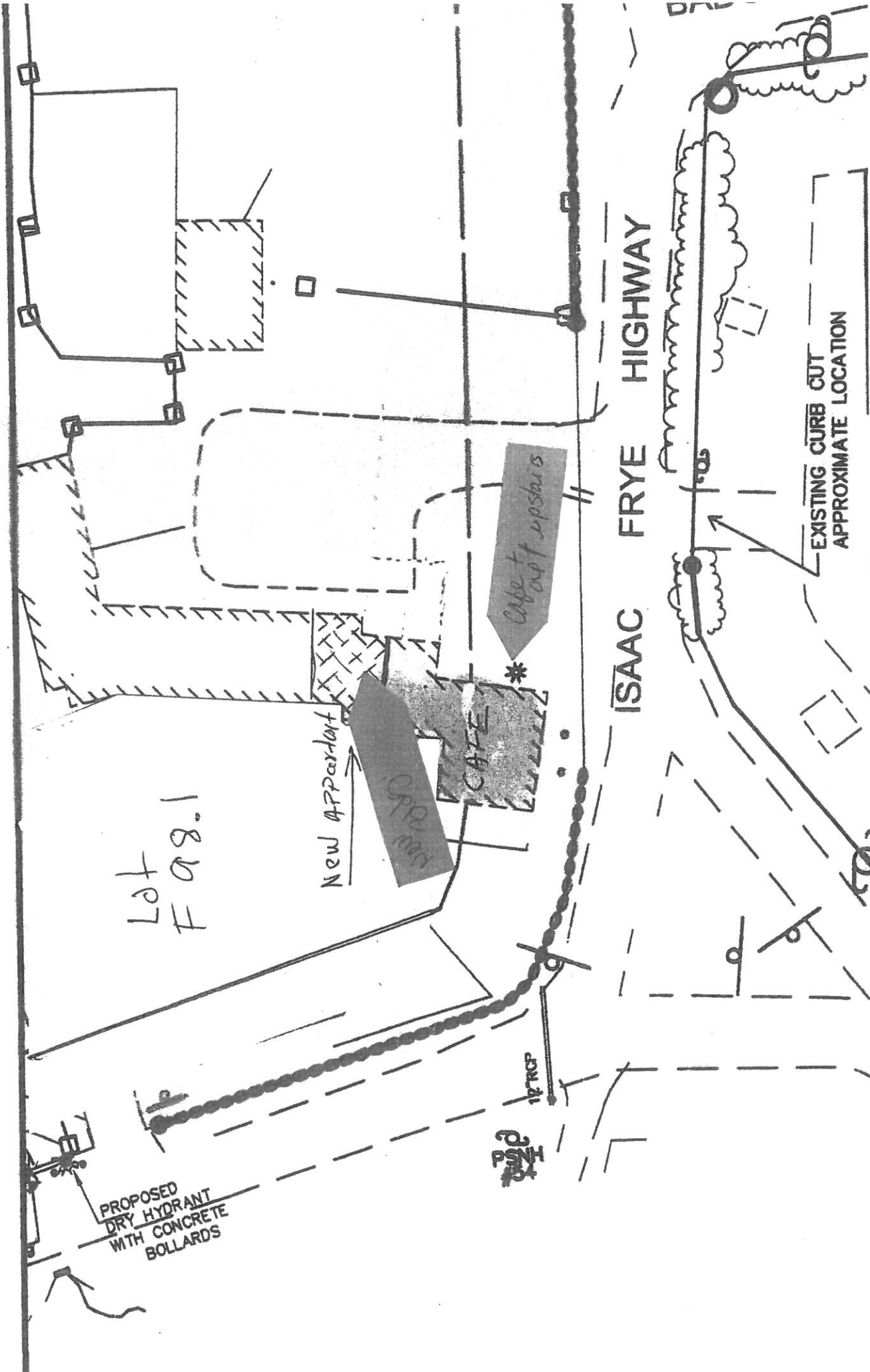
want to add a Third Dwelling unit

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: The addition of a 3rd dwelling unit would not change the character of the farm. No increase in parking or traffic. The historic conservation easment would be respected.
2. Granting the variance would be consistent with the spirit of the Ordinance: The agricultural nature and infrastructural needs for maintaining agricultural sustainability would be part of the intent in the spirit of the ordinance.
3. Granting the variance would do substantial justice: The granting of the variance would allow the farm to contain its work force on premissis at present that is not the case. Residential use in residential area of farm.
4. The proposed use will not diminish surrounding property values: No it will be little change in external appearance and will not change the existing nature of the area.

(continued on the next page)

Turn ↘



Lot F 98.1

New Apartment

Cafe (old)

Cafe \*

Cafe + out upstairs

ISAAC FRYE HIGHWAY

EXISTING CURB CUT APPROXIMATE LOCATION

PROPOSED DRY HYDRANT WITH CONCRETE BOLLARDS

DRIVE



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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:

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ii. The proposed use is a reasonable one:

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

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

*The agricultural use creates the need for multiple dwellings*

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

*The conservation easement prohibits further development of the property and restricts residential dwellings outside of the farmstead 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:

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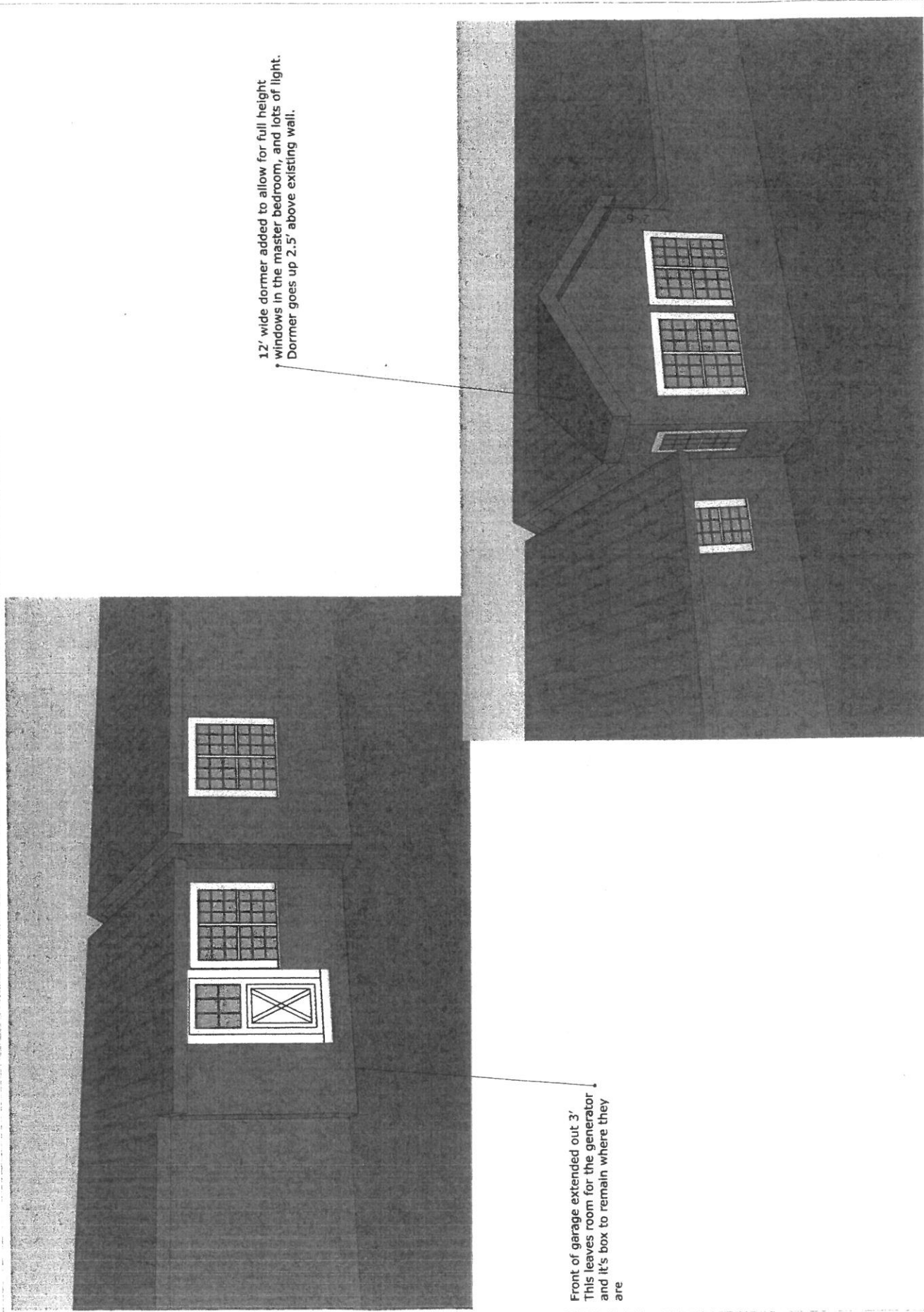
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ii. The variance is in harmony with the general purpose and intent of the zoning ordinance:

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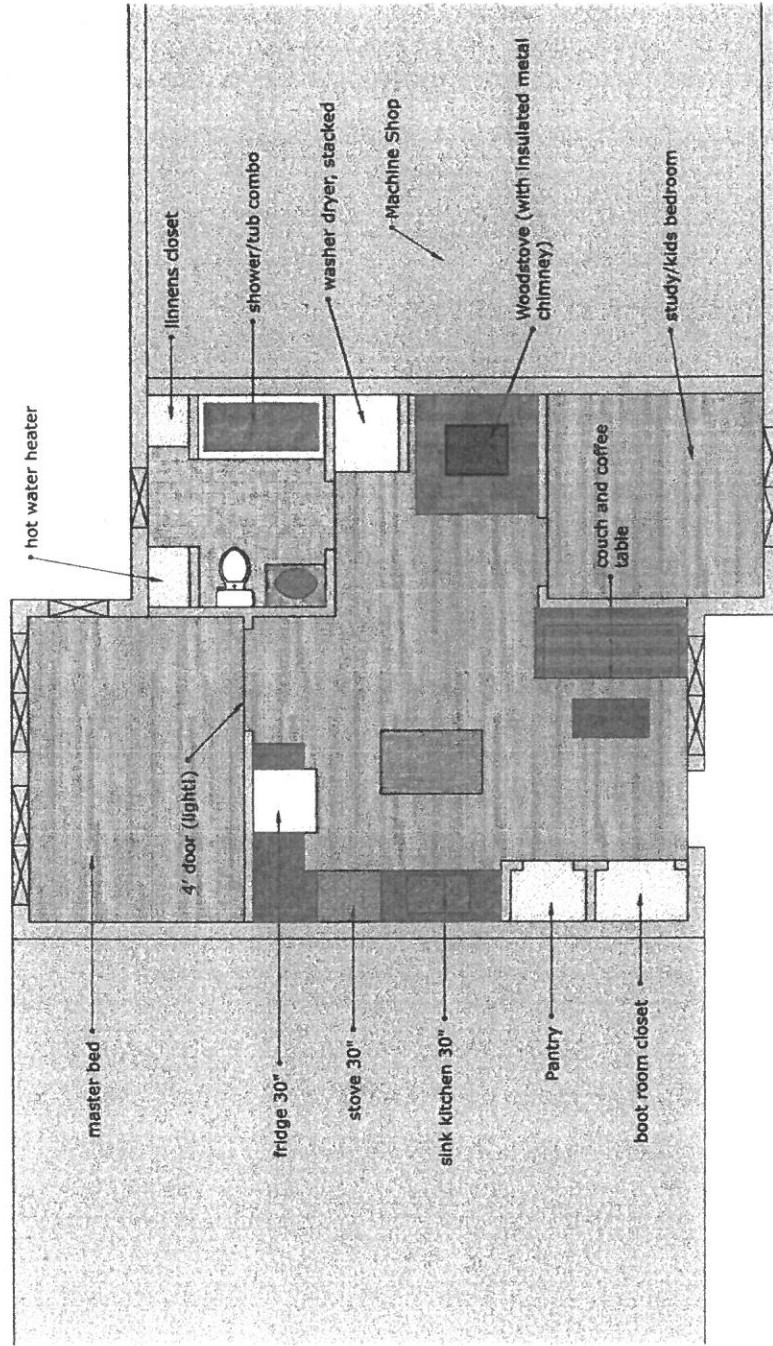


12' wide dormer added to allow for full height windows in the master bedroom, and lots of light. Dormer goes up 2.5' above existing wall.

Front of garage extended out 3'. This leaves room for the generator and it's box to remain where they are

**Proposed housing on the farm 530sq.ft.: 2 rooms, open living/dining/kitchen, 1 bathroom**

- Floor will be a built up insulated deck 10"
- Dormer is added at the back to allow full size windows in Master Bedroom, extending 2.5' above existing wall
- Door between bedroom and living area is 4' wide to allow lots of light in
- front wall by parking lot is bumped out 3' - The roofline can just continue down from what's there and there will still be clearance for the door.



Farm Contact:  
Lincoln Geiger  
1 (603) 554-6536

CLIENT  
Temple Wilton  
Community Farm

PROJECT  
Farm housing

DRAWN BY  
David Graham  
1(603) 465-1196

ISSUE  
12/04/2022  
draft #1



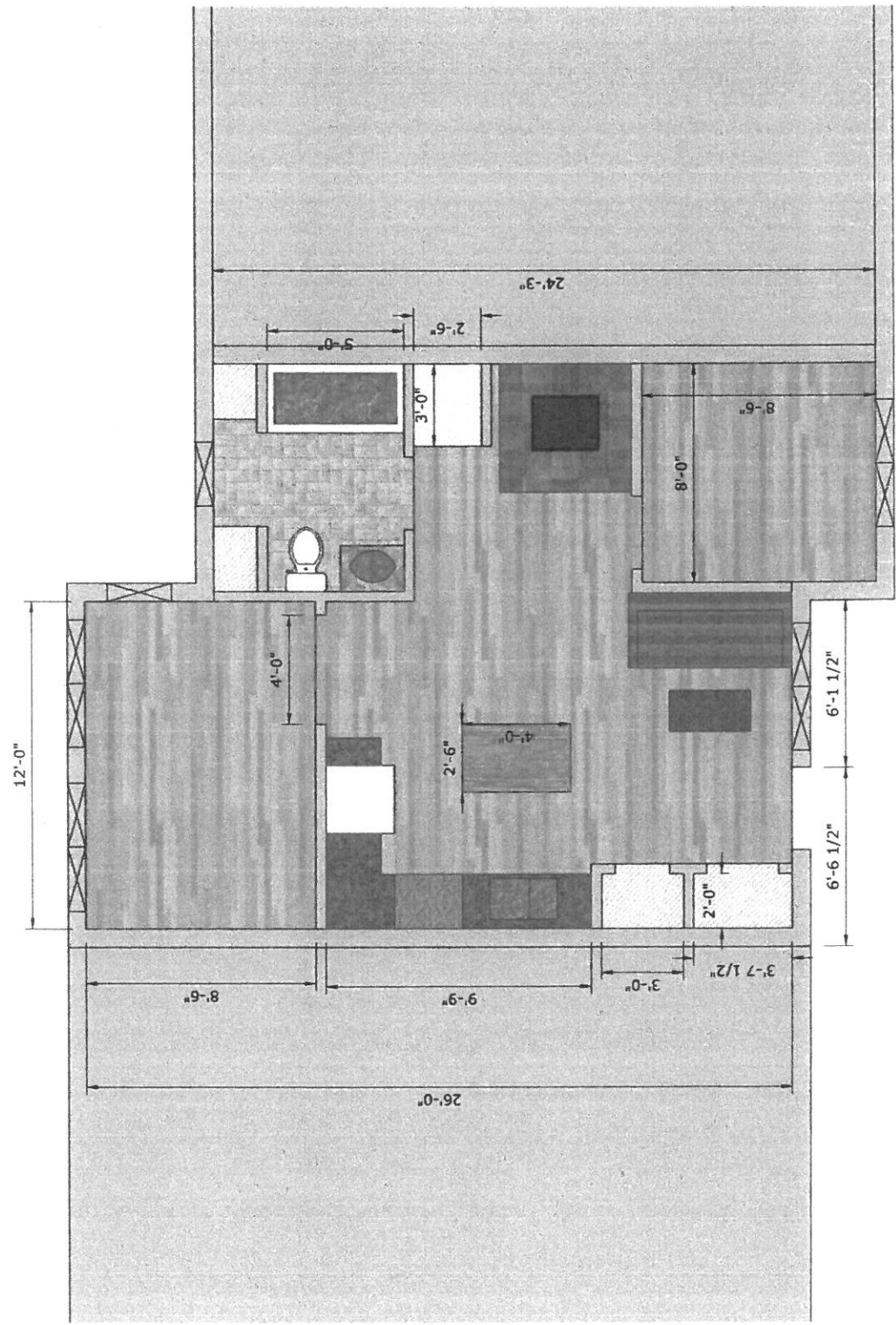
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PROJECT  
Farm housing

CLIENT  
Temple Wilton  
Community Farm

Farm Contact:  
Lincoln Geiger  
1 (603) 554-6536





Eleanor McGettigan  
214 McGettigan Rd  
Wilton, NH 03086

High Mowing School  
222 Isaac Frye Highway  
Wilton, NH 03086

Educational Community Farm  
195 Isaac Frye Highway  
Wilton, NH 03086

SSCK Revocable Trust  
Robert Moheban  
PO Box 588  
Nashua, NH 03061

Levesque Jr Irrev Trust  
Paul and Elizabeth Levesque  
171 Isaac Frye Hwy  
Wilton, NH 03086

Joshua & Courtney Marquis  
184 Isaac Frye Hwy  
Wilton, NH 03086

~~ReVision Energy Inc  
7A Commercial Drive  
Brentwood, NH 03833~~

USDA NRCS  
ATTN: Ian Rogers  
273 Locust St, Suite 2D  
Concord, NH 03301

LCHIP  
ATTN George Born  
3 N Spring St, Suite 100  
Concord, NH 03301

Town of Wilton  
ATTN Select board  
PO Box 63  
Wilton, NH 03086

Wilton Conservation Commission  
PO Box 83  
Wilton, NH 03086

Wilton Heritage Commission  
PO Box 83  
Wilton, NH 03086

