

Dear respected members of our committee,

Let me start by saying, we support our neighbors in their journey of building a house and business. Mike and Elaine are lovely people, and we enjoy being their neighbors and friends. This letter is about concerns we have for the future of our neighborhood and our home, if these zoning exceptions are allowed. We would like the applicant(s) and the committee to put themselves in our shoes just for a moment. Pretend to live where we live, to feel what we feel, in order to understand the outcomes of this decision fully.

We ourselves are clients of a similar home-based hair salon, in someone's basement, a person who received an education, as well as a license and never worked anywhere but her home. Many people own and run various businesses out of their home. Most of them, however, are not requesting zoning exceptions, because they are truly small business operations. In the case of ours neighbor Elaine, she is an existing business owner of an established hair salon and spa with a large client base. Her business is currently located on busy RT 101A, that is being relocated to residential neighborhood. It is our concern that this arrangement may not fit the description of a home occupation, and a main reason to request exceptions. We believe it would be helpful to know just a little more information. What are the number of existing clients and if there is a need for a traffic study? How many people exactly, will be driving in and out the property every day? Would this be a set and regulated amount of vehicles?

Walking in our neighborhood is challenging as it is, due to lack of side walks and speeding traffic. Yet many people walk in the area with children and dogs. Increasing traffic in any way would pose additional danger to pedestrians. Walking through the streets of Abbot hill is pleasant and a peaceful experience, as you look at different farms and gardens along the way. Lot H-19 is not visible from the road. Which potentially means they would need to put the sign next to Gage Road along with any advertisements of business being open. Is there any additional information that can be offered to the public and the neighborhood regarding allowed signs? Such as size and how bright it can be? Having a business sign and/or advertisements in a beautiful residential setting can create a great eye sore, taking away from our great Wilton Nh countryside. Businesses rely not only on existing customers but also an influx of new clients as well. If these exceptions are allowed, who says they can't put up a giant inflatable doll waiving its hands as advertisement? Would there be a set regulation to these exceptions if they are allowed?

We have a lovely, quiet, safe neighborhood, with beautiful nature. We would like our children to continue to enjoy it and someday continue to live in the area, if they wish. Having business traffic next door may put a great hardship on our particular property, as we border lot H-19. Allowing these exceptions may lower our property value, for many reasons. At the moment we have no intentions to sell our wonderful home. Unfortunately, life can be unpredictable. If our circumstances would suddenly change, potential buyer may be deterred from buying if we have a commercial property next door. Especially when our home driveway belongs to Lot H-19, with giving us deeded right away access. Please see Lot Map for additional details. This was zoned as such many years ago, as in the past lot H-19 was not allowed to build their own driveway using the road front. That was a previous exception that was approved and changed, allowig lot H-19 their own private driveway, yet visible to us. We greatly appreciate that exception that was

allowed. However, lot H-19 is still legal owners of our shared driveway. It is our great fear that the current and possibly any future owners may use this driveway for their increased business traffic. With more than 5 cars per week coming and going, how would they pass each other on the current single lane driveway? Any future owners of lot H-19 may decide they need an additional exit or entrance out of their business property. They can possibly use 2 driveways as a way to create "one way" traffic in and out, if they pleased. This would put us, our children and animals at risk, causing us hardship and frustration. Lot H-19 property had close to 26 acres of land. Our lot has 3.8 acres. I believe the town of Wilton has a 2 acre minimum. Lot H-19 could be split in many lots, if they so decide to do so. Our small property will be highly impacted by any additional business, traffic, properties, or parking lots, causing our family a great deal of grief. It is very difficult to recall any exceptions made in the past and in order, but it appears easy to keep asking for more.

Last but not least. What is going to happen to our drinking water and well water level? Hair salons use many harmful chemicals that will be absorbed by local grounds, which is not going through a treatment facility. Hair salons also use a lot of water. As we live on a hill directly under Lot H-19, it is our concern that those chemicals will be carried down to our well by multiple streams and wetlands in the area and impacting our drinking water and well level.

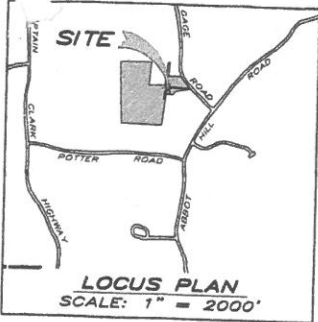
It is our concern that neighbors, and respected members of this committee don't have enough information to make an informed decision on this case. Such as what are the possible long-term effects on our community. Under what circumstances is this request being considered? Why go through the zoning process? Is there future plans? If so, what are they? What happens if the property is sold with the business license? What is the advertisement threshold, and what kind, can be used? Does it set a bad precedence for new home businesses to move in? Would this entice others to do the same, apply for exceptions and have signs and traffic on every corner? Why have rules if you can just ask for exception?

We greatly appreciate your time using this public hearing for an opportunity to state our personal opinion in this matter. We believe businesses belong on Main Street, downtown Wilton, where we desperately need them. Were additional traffic is welcomed by other business owners. Not in a residential neighborhood where our children play.

It is our hope that questions are answered to our neighbors satisfaction and peaceful resolution is secured, in order to avoid any lengthy and expensive legal proceedings. As we are here, we support our neighbor in her business adventure, but have to look and protect our loved ones and our home.

We thank you for informing us, providing us an opportunity to voice our thoughts, and taking time to consider our opinions. You may keep this letter as a reference for your consideration.

Best,
Elena Szilagyi
46 Gage Rd,
Wilton NH 03086

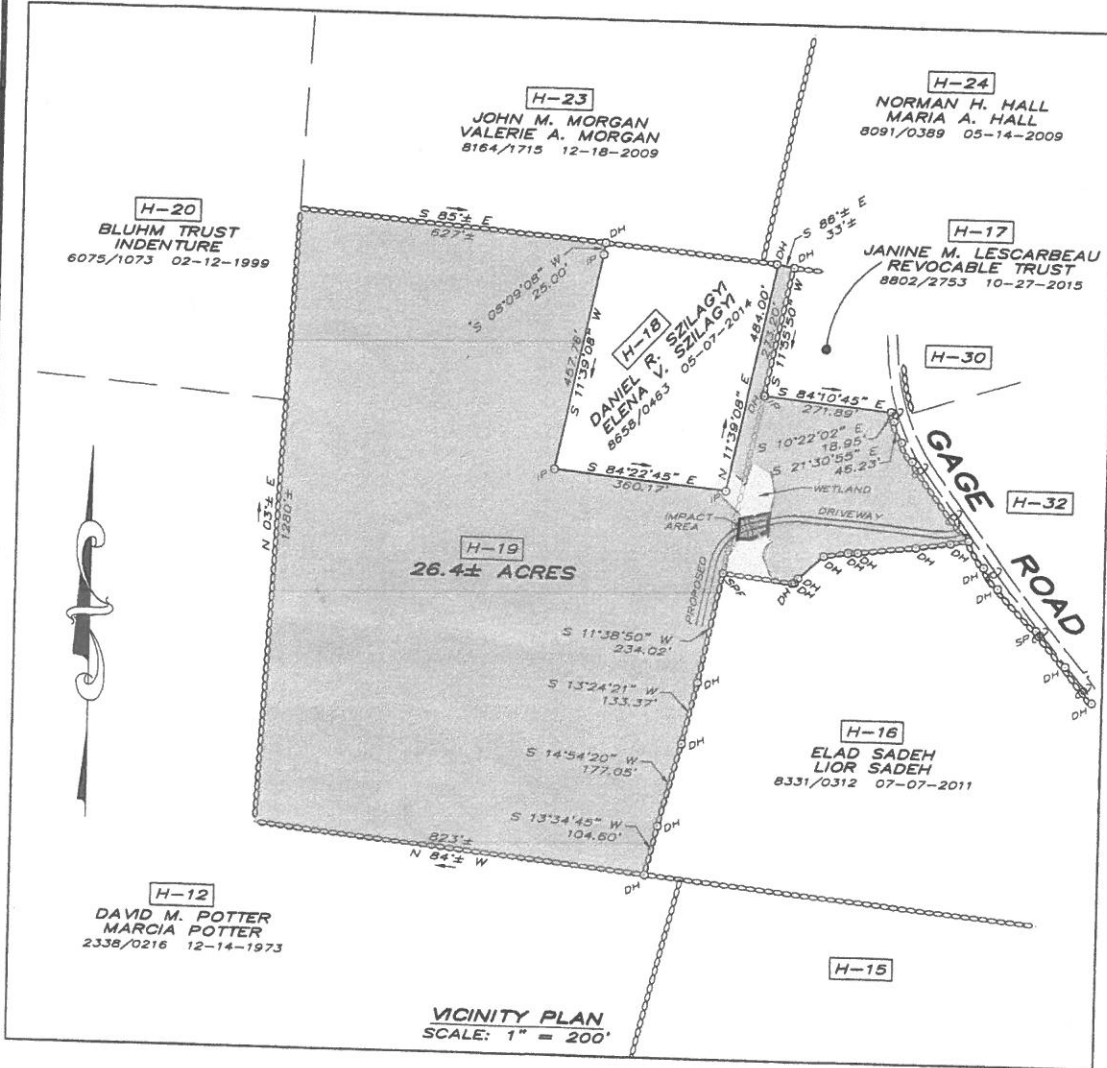


REFERENCE PLAN:

"LOT LINE ADJUSTMENT AND LOT CONSOLIDATION PLAN OF LAND, ROGER S. & MARY B. WELLINGTON AND R. DAVID BEEBE REVOCABLE TRUST, WILTON, NEW HAMPSHIRE" SCALE: 1" = 100' DATED MARCH 20, 1998 PREPARED BY THIS OFFICE (HCRO PLAN NO. 29126).

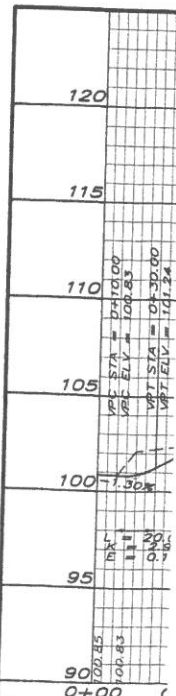
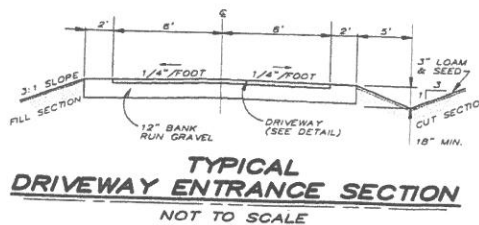
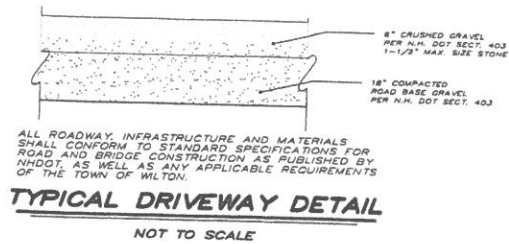
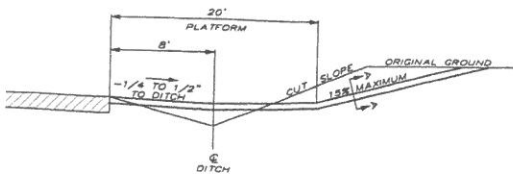
NOTES:

- OWNER OF RECORD IS ELAINE KALHORI, 258 ROCKY POND ROAD, HOLLIS, NH 03049.
- TITLE REFERENCE IS HCRO BOOK 8652 PAGE 1347 DATED APRIL 11, 2014.



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