



# Town of Wilton, NH Zoning Board of Adjustment

## Notice of Decision

The request by Dumont Holdings LLC for a special exception under section 17.3 of the Wilton Zoning Ordinance has been granted. It will allow the erection of an 18'x72' demountable greenhouse on Lot B-89, 36 Curtis Farm Road, where the greenhouse will be closer to a lot line than is allowed by the Ordinance.

The request for a variance to section 6.2.4 of the Wilton Zoning Ordinance has been denied without prejudice, because the the requested use is permitted by the Special Exception granted under section 17.3.

This decision shall expire if the construction or use permitted by it has not begun by Friday, June 13, 2025. (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, July 13, 2023, and must fully specify all grounds on which the rehearing is requested. (N.H. RSA 677:2)

### Findings of Fact

- The lot size is 6.5 acres.
- The historical house and barn date to the 19<sup>th</sup> century.
- The proposed structure is incidental to the permitted agricultural use of the property.
- The topography does not leave a flat area large enough for the proposed structure in the vicinity of the barn and house that satisfies the setback requirements.
- There is an existing well in the immediate vicinity of the proposed greenhouse location.

### Reasons for the Decision

- The conditions (a), (b), and (c) of section 17.3 are satisfied.
- The conditions of section 4.12 are satisfied.
- The proposed structure is to be constructed in the location indicated by the rectangle labeled "Proposed Greenhouse" on the hand-drawn plan submitted with the application.

Sincerely,

Neil Faiman, Chairperson  
Wilton ZBA  
June 15, 2023