

**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 B-089 Lot Size 6.5 acres

Street Address 36 Curtis Farm 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 Dumont Holdings LLC (Tyler and Amanda Dumont)

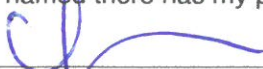
Mailing address 36 Curtis Farm Rd.

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  Date 5/26/23

(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 \_\_\_\_\_

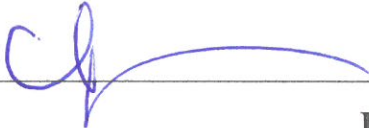
Mailing address \_\_\_\_\_

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 5/26/23

**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 (only if a representative is named)**

Signature \_\_\_\_\_ Date \_\_\_\_\_

(continued on the next page)

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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 (617) 875-7418  Evening phone \_\_\_\_\_

Work E-mail amanda@orangedoorfarm.com  Personal e-mail amandarosedumont@gmail.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 (attach additional pages as necessary):

We would like to build a 18'x72' demountable greenhouse for starting plants at our vegetable farm.  
Because of the lack of flat land on our property and the need that the structure be oriented  
east-west to maximize sunlight, the only feasible locations require going into the 35 foot setback.  
We are requesting a variance of 20 feet so that the structure will be 15 feet from neighboring  
property line rather than 35.

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**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? 17.3

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

The requirements of the greenhouse are: east-west orientation, flat land, and access to water and power. The only suitable site that meets these criteria is behind our barn, between the driveway and our property line. We can bring it as close to the driveway as possible but it will require going into the setback. Note that the part of the neighboring lot that this abuts is open cow pasture.



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**RECEIVED**  
APR 25 2023

**Application for a Variance, Page 1 of 2**

BY: .....

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: 6.2.4

The requirement in that section that you want to change, and how you want it changed:  
35 foot setback from the adjacent property line. We would like a variance of 20 feet, allowing the greenhouse to be 15 feet from the property line.

To grant a variance, the Zoning Board must find that it will satisfy each of the following five conditions. Please explain why you believe that each of the following statements is true (attach additional pages as necessary).

**These five conditions come from the New Hampshire statutes and decisions of the state Supreme Court. Unless you are familiar with Zoning law, the language of these conditions probably does not mean what you think it means. If you have not applied for a variance before, we recommend that you consult with the Wilton Land Use Administrator or obtain professional advice.**

1. Granting the variance would not be contrary to the public interest: \_\_\_\_\_  
The area on the other side of the property line is open field, far from the neighboring house, so 15 feet versus 35 feet should not make a material difference in the character of the adjacent property.

2. Granting the variance would be consistent with the spirit of the Ordinance: \_\_\_\_\_  
This property and the abutting pasture are both used for agricultural purposes. The greenhouse that we are building will be adjacent to additional agricultural land (neighbor's cow pasture).

3. Granting the variance would do substantial justice: \_\_\_\_\_  
This structure is critical to our agricultural operation - having a propagation house for starting plants is an essential part of any vegetable operation, especially in colder climates like ours. By contrast, this has very little effect on the neighboring property as their house is on a different area of the property.

4. The proposed use will not diminish surrounding property values: The house next door is far away from our property line (not even visible when the trees are full), so a difference of 20 feet should not materially affect their property value.

**(continued on the next page)**

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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 section 5(a), 5(b), OR 5(c):**

**5(a)** i. Owing to special conditions of the property that distinguish it from other properties in the area:

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ii. 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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iii. and the proposed use is a reasonable one:

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**5(b)** Owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it

Our property has very little flat land, which severely limits our options for finding a site for a greenhouse. Additionally, the east-west orientation is key for maximizing sunlight when being used for seed starting. The only flat land we have is behind our barn, which is bounded by the property line, the existing garden beds, and our driveway. See attached diagram.

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

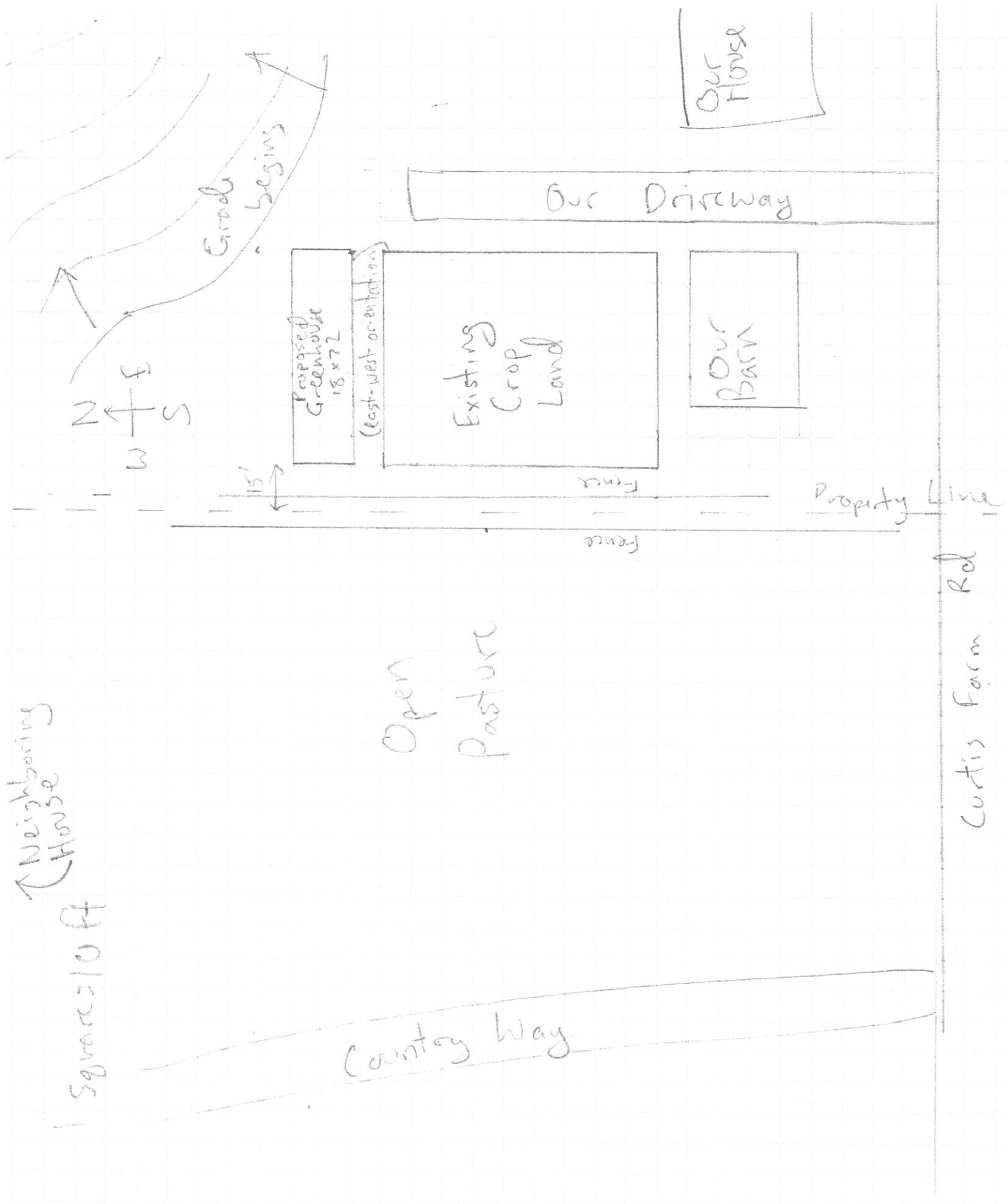
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Neighboring House  
Square = 10 ft



Open Pasture

Curtis Farm Rd

Country Way