

To: Wilton Zoning Board of Adjustment Wilton, NH 03086  
Re: Case 6/13/2023-4 Fait's Property Maintenance LLC  
June 22, 2023

Board Members,

We are voicing our objection to the request of Fait's Property Maintenance for a Special Exception under Section 17.3 of the Wilton Zoning Ordinance.

At issue is Paragraph C which states, "The proposed structure and its proposed placement must be in keeping with the existing development of the neighborhood".

Significant and noticeably missing in the applicant's summary is mention of the negative impact to the adjacent 4 unit dwelling, 16 Island St. Historically, this area, Lot J 112-1 has been used, considered as part of Lot J 112.

**BACKGROUND:** Our family, others, have resided for generations in this neighborhood known as "The Island" The open space, Lot J 112-1 is directly across the street from our home on 16 Mill Street.

Over the years, ownership of the area's homes/property has changed hands, what has not changed is the existence/availability of our neighborhood's open space, known as "The Field".

For decades, Lot J 112-1 has been commonly used as a yard, green space, garden, recreation area, and buffer for not only the tenants of 16 Island Street, but also the neighborhood.

**PARKING:** The original variance granted to Gordon Billip in 1979 required "a clause be added to the deed that the western border of the property be maintained as a parking area for the exclusive use of the tenants of the building as long as this shall remain a four-family dwelling".

Over the years, tenants/property owners have never complied to this condition. Tenants routinely used Lot J112-1 for parking. On June 17, 2023 Sat. morning there were 7 cars parked on Lot J 110-1 and 6 cars parked on Lot J110.

Total 13 cars.

112

112

**NOTE: Are current and future parking and driveway designations on the applicant's plan ?**

**MILL STREET TRAFFIC:** The street is already narrow and with the expected additional increase in commercial activity (delivery trucks, tractor trailers, employees) at the former Label Art building, construction of a residential structure would create additional congestion for example: parking, driveways, snow removal. Oft times tractor trailers are unable to swing onto Mill St. from the S curve coming off Rte. 101.

The current layout of 4 units on the property is already dense and problematic. Eliminating the small bit of open space will make an already crowded situation worse. There are no other 4 unit dwellings in the neighborhood.

**OTHER:** Present use of attic area as living space. Expansion into the attic was not part of the original variance.

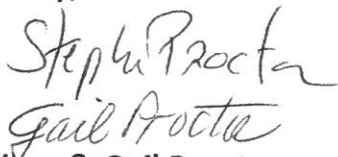
**RIGHT OF WAYS:** Prior owner Gordan Billip, closed off the dirt road/driveway on the west side of the building that connected the former Label Art parking area with Island St.

It is not clear to us if this was a proper, legally permitted action or not.

**SUMMARY :** For decades and most likely, for a couple hundred years (the house is an historic salt box ) this "field" has been used as yard/space for neighbors and tenants. This proposed structure and development is NOT in keeping with the history of its use and character of the neighborhood.

The development does not comply with Section 17.3  
We urge the Board to deny the request.

Sincerely,



Stephen & Gail Proctor  
16 Mill St. Wilton, NH 03086