

Town of Wilton, NH
Application to the Zoning Board of Adjustment
(Revised August 2022)

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JUN 26 2023

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 J Lot Size 119 0.099 acres
Street Address 27 Island Street

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 Bill Gagan
Mailing address 31 Hampshire Hills Drive
Mailing address _____
Town, State, ZIP Bow, NH 03304

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 William Gagan Date 6/8/2023

(continued on the next page)

clerk use only	
Date and time received: _____	
Received by: _____	Amount paid: _____
Case #: _____	<input type="checkbox"/> 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 William Jagan Date 6/8/2023

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 William Jagan Date 6/8/2023

(continued on the next page)

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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 603-731-7030 Evening phone 603-731-7030

Work E-mail bill.gagan@homevestors.com Personal e-mail billgagan@comcast.net

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):

I am requesting a variance to demolish and remove the existing property, which is extremely unsafe and remains in an uninhabitable and condemned status. The existing foundation will be reused since it has been made structurally sound. Current owner was not aware of its condemned status until purchased. Please see separate page for further information.

✓ I AM REQUESTING A SPECIAL PERMIT TO REDUCED SETBACKS.

6/27/23

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Application to the Zoning Board Administration

(Continuation of page 3, "Proposed Use")- description of proposal use and need for ZBA approval:

The existing foundation has been reinforced in the front, right and left sides, and rebuilt in the rear. New concrete was poured for the rear foundation, in the exact area as the old foundation, and existing set back regulations were adhered to.

The plan for a new colonial home will be built with new material and with a focus on utilizing Green features in order to save energy and resources such as water. We use Energy Star Appliances, the newest and improved insulation which will reduce energy usage, programmable thermostats, and fluorescent light bulbs for energy efficient lighting. In addition, we plan on using "reclaimed wood" for accent purposes, recovered from an old barn in Pittsfield. Materials such as several barn doors, antique clawfoot bathtub recovered from this property, and decorative beams where appropriate.

Since we will be building upon the existing foundation, we will remain within the existing setback regulations. The focus of the home will be to complement the natural beauty of the river by installing large windows and sliding doors in the rear of the home, as one would then take advantage of the mesmerizing nature of the river.

As for the appearance of the front of the home, we plan to imitate some of the existing architecture that is in place today in order to maintain the "carriage house" look and appeal.

Today the property that stands at 27 Island Street is monstrosity, highly unsafe, and diminishes the value of the other properties. A new home will bring new tax revenue to the Town, and make Island Street an even more desirable location to live.

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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? 17.1D ^{12.3}

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

By removing the existing building, we are eliminating safety and health concerns of the
Town and the neighbors. With the building of a new home, we are enhancing the value
of existing neighboring properties and helping to make the Island Street area a more
desirable place to live.