

To: Wilton Zoning Board of Adjustment Wilton, NH 03086
Re: Case #11/14/2023 Fait's Property Management
November 14, 2023

Board Members,

We are voicing our objections to the request of Fait's Property Maintenance for a Variance to Section 5.2.1 of the Zoning Ordinance to construct a single-family home on a lot which is smaller than the minimum lot size required by the ordinance on Lot J-112-1 Island Street and Mill Street, disagreeing with several points and statements as presented in application narrative.

Contrary to applicant's interpretations, the proposal will not only adversely affect the "character of the neighborhood," but will also "overburden the area" and reduce property values. The request is also contrary to the public interest and not in the spirit of the ordinances.

The splitting off of Lot # J 112-1 from #J112 16 Island St. eliminates current tenant/ parking, open space. It will create safety/traffic issues.

An already problematic configuration with the adjacent 4 unit tenement also owned by Fait, becomes worse.

Our responses to applicant's arguments

1. Not Contrary to Public Interest

Applicant states "highest and best use of the property is a home".

We believe the best use of the property is to combine it with Lot J112 to provide needed space, for parking, safety, recreation and aesthetics.

Applicant states, "Current intent is to provide a Fait family home".

There is no law requiring such a commitment. Intent could change at any time.

Applicant states, "modest home will match the current character of the neighborhood".

There are no other 4 unit apartments in the neighborhood.

Applicant states, "minimally impacts the current residents of the neighborhood." "will not overburden area".

Loss of parking, open space, recreational area, yard, WILL have significant impact on tenants at J112 and abutters.

Applicant states, "one single home will not alter the essential character of the neighborhood".

This proposed "single home" will take away needed space for the tenants of J112, increase density and congestion in an already problematic area.

2. Spirit of the Ordinance

Applicant states, "The property is large enough to service the proposed home without negatively impacting the health and safety of its future occupants and neighbors".

The Ordinance requires a ½ acre lot. This lot is only ¼ acre, a significant difference. Reduced setbacks, buffers for safety and practical issues for noise and day to day living would be inadequate.

3. Substantial Justice

Applicant states, "If variance is denied the Applicant would lose the only use of the property and the general public would gain nothing".

This neighborhood has been established for over two hundred years. Over all these years, the lot has been used as part of J112. Record keeping and deed research is incomplete. In the 100 plus years my family has resided in this area, this "field" has been used as a yard/space for neighbors and residents. Not only the neighborhood, but also The Public, community would gain by keeping this green space open.

4. Diminish Surrounding Property Values

Applicant states, "the proposed home will not impact surrounding property values".

The development of the lot will have a negative impact on our property which is directly across the street. It will create additional traffic/ safety concerns due to a very busy, narrow, street. Visibility will be reduced and snow removal/plowing will be more difficult. Tractor trailers are oft times unable to swing onto Mill St. from the S curve coming off Rte. 101.

The 200 year old historic salt box building on J112 is also architecturally unique and the open setting/field showcases and honors its significant presence.

The development and proposed structure will take away from the character of the neighborhood and is not in keeping with its history.

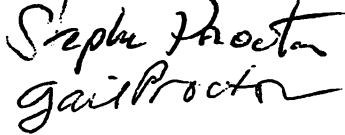
5. Hardship

Applicant States, " The property has no use under the Ordinance".

Over the years, the property has and had plenty of uses !

Once again, the surrounding neighborhood, especially J112 will be " overburdened".

We ask the Board to deny the request.

Handwritten signatures of Stephen and Gail Proctor in cursive script.

Stephen & Gail Proctor
16 Mill Street
Wilton, NH 03086