



# Town of Wilton, NH Zoning Board of Adjustment

## Notice of Decision

The request by John and Sarah Rondeau for a variance to section 15B.3 of the Wilton Zoning Ordinance has been granted. It will allow the installation of a rooftop solar collection system on Lot F-122-11, 17 Richfield Way, whose rated capacity is greater than is allowed for residential use in the General Residence and Agricultural District..

This decision shall expire if the construction or use permitted by it has not begun by Thursday, September 10, 2026. (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, October 10, 2024, and must fully specify all grounds on which the rehearing is requested. (N.H. RSA 677:2)

### Findings of Fact

- Lot F-125-11 is a 0.41 acre lot at the bottom of Richfield Way, in the General Residence and Agricultural District.
- The house is a two-story single-family house built in 2018.
- The applicant's electrical usage has been measured as 12.6 kilowatts.
- The applicants propose to install a rooftop solar collection system with a rated capacity of 12.6 kilowatts to fully cover their electrical usage.
- Installation of a solar system that would not cover the applicants' full electrical usage would not be economically viable.

### Reasons for the Decision

- **Hardship:** The power consumption of the house exceeds the solar power production allowed by the Ordinance.
- **Spirit of the Ordinance, Public Interest:** The proposed impingement on the setback does not adversely affect abutters, the character of the neighborhood, or the public health, safety, or welfare, and is consistent with the general intent of section 15B of the Ordinance to allow rooftop residential solar systems.
- **Property Values:** Rooftop solar panels are an increasingly common home improvement, explicitly permitted by the Zoning Ordinance. Many houses in the applicants' neighborhood already have rooftop solar panels.
- **Substantial justice:** Enforcing the letter of the ordinance would impose a substantial inconvenience on the applicant with no corresponding public benefit.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Faiman". The signature is fluid and cursive, with a long horizontal flourish at the end.

Neil Faiman, Chairperson  
Wilton ZBA  
September 11, 2024

Case #8/13/2024-1, decided Tuesday, September 10, 2024