

RECEIVED
JUL 18 2024

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 F/122/11 Lot Size .41

Street Address 17 Richfield Way

Zoning District (check one):

- Residential
- General Residence and Agricultural DS
SK
- 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 John & Sarah Rondeau


Mailing address 17 Richfield Way

Mailing address 17 Richfield Way

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 7/12/2024

(continued on the next page)

clerk use only	
Date and time received: <u>7/18/2024</u>	
Received by: <u>CJC</u>	Amount paid: <u>\$500.00</u>
Case #: <u>08/13/2024-01</u>	<input checked="" type="checkbox"/> Abutter list and labels included

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General Information, Page 2 of 3

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 7/12/2024
DocuSigned by: FB96253B805349D...

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 Freedom Forever NH, LLC-Authorized Agent Anthony Koga

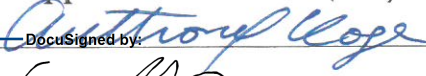
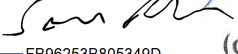
Mailing address 48 Sixth Rd.

Mailing address 48 Sixth Rd

Town, State, ZIP Woburn, MA 01801

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 7/15/24
 Date 7/24/2024
DocuSigned by: FB96253B805349D... (continued on the next page)



Town of Wilton, NH
Application to the Zoning Board of Adjustment
(Revised August 2022)
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 951-357-0288 or 954-310-2682 Evening phone 951-357-0288 or 954-310-2682

Work E-mail sjoseph@freedomforever.com Personal e-mail permitnorthshorema@freedomforever.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):

Installation of a Roof-Mounted PV Solar System. System size is 12.600KW, 40 Panels,
2 Inverters. No Battery ESS. It will allow the homeowner to meet production requirements
so they can produce enough power to meet desired production for energy usage.

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Application for a Variance, Page 1 of 2

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: 15B.3.

DS
SK

The requirement in that section that you want to change, and how you want it changed:

The requirement in that section that we would like to change is the allowed KW for Solar system. According to the Ordinance, the system cannot be larger than 12KW. We would like for this to be changed to allow 12.600KW.

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: It, will be contrary to the public interest, because certain properties will require larger system size to meet the production requirement; which will be beneficial to the energy usage and be more cost efficient to homeowners.

2. Granting the variance would be consistent with the spirit of the Ordinance: Granting the variance would be consistent to the spirit of the ordinance because it will facilitate the state and national goals of developing clean, safe renewable energy.

3. Granting the variance would do substantial justice: Granting the variance would be substantial justice because it will give the residents the rights to efficient energy usage.

4. The proposed use will not diminish surrounding property values: The proposed use will not diminish the surrounding property value but increase it

(continued on the next page)

Town of Wilton, NH
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(Revised August 2022)

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:
This property is not distinguishable from surrounding properties. Therefore, owing to special
conditions is not applicable.

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:
The general public will not be affect by the installation of solar panels
As the panels are being installed on private property

iii. and the proposed use is a reasonable one:
The proposed use is reasonable because getting a 12.600KW system will not cause any
harm to the property nor the surround areas and it will be cost efficient to the
homeowner.

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
This is not applicable because there are no special conditions.

5(c) Hardship resulting from a physical disability.

i. The variance is necessary to make reasonable accommodations to allow a person with a recog-
nized physical disability to reside in or regularly use the premises:

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