



Town of Wilton

Building Department

42 Main Street • P.O. Box 213 • Wilton, NH 03086

Phone: (603) 654-3960 • Fax: (603) 654-6663

October 8, 2019

Daniel Pratt
37 Burns Hill Road
Wilton, NH 03086

Dear Mr. Pratt,

First, I want to thank you for taking the time to come into our office to discuss your property & its use.

This is what we have clarified:

Your house is in the residential district, listed as a two-family.

According to Wilton's Zoning Ordinance, the only permitted uses in the Residential District are single-family and duplex dwellings (5.1(a)) and three-family dwellings with site-plan review (5.1.1(b)), and accessory uses.

A dwelling (3.1.6) is a building containing one or more dwelling units.

A dwelling unit (3.1.7) is "One or more living or sleeping rooms arranged for the use of one or more individuals living as a single family housekeeping unit, with cooking, living, sanitary and sleeping facilities," and is distinguished from a lodging unit (3.1.15), "One or more living or sleeping rooms arranged for occupancy by a single family, but sharing common cooking, dining, living or sanitary facilities with other lodging units."

A rooming house (3.1.27) is "A building containing one or more lodging units used primarily for rental to non-transient occupants, together with any common cooking, dining, living or sanitary facilities for the shared use of the occupants."

From what I understood you to describe, you are renting or bartering with 4-5 tenants.

This is clearly a rooming house. Reading the definitions together, a rooming house is not a dwelling, and therefore is not a permitted use in the Residential Unit.

Or, looking at it from a slightly different angle, the building is a dwelling because it does contain one dwelling unit (the owner's), but it also contains one or more lodging units, which are not a permitted use in the district.

The complaints received stated there may be more than one area for cooking and many tenants.

We could clarify this by having an inspection of your building. I would need your permission to enter and do so.

Please contact me at your earliest convenience. I look forward to working with you to resolving this situation. My number is 603-654-3960.

Sincerely,

A handwritten signature in cursive script that reads "Norma Ditri".

Norma Ditri
Building Inspector/Code Enforcement Officer

cc: Select Board
Assessor
Tax Collector
Fire Chief
Police Chief