

On November 14, 2019 Michele Decoteau and Norma Ditri met with Mr. Pratt to inspect his two family home. The purpose of the inspection was to determine how the property falls in Wilton's Zoning Ordinance as it is currently being utilized.

Findings:

- The two-family was clearly built for that specific use.
- Each unit has two stories.
- There are a total of nine bedrooms, five of which are being rented out.
- There are three full baths and a fourth that is missing a shower. This is the owner's next priority.
- The owner lives in the downstairs front unit (facing Burns Hill Rd).
- Each unit has a full kitchen.

Residential District Two-Family Dwelling Permitted uses:

- Single-family and duplex dwellings
- Three-family dwellings with site-plan review, and accessory uses.
- Definition is rooming house (3.1.27): "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." This is not a permitted use.

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The Requirements currently are the following:

- The Wilton Fire Chief/Department shall perform a safety inspection within the next 14 days, (before December 18, 2019). Report of such inspection shall be provided to the owner and the Wilton Building Department. Contact the Fire Department at: Station 654-6758 or contact the Fire Chief at FireChief@wiltonnh.gov or at wfd30c2@tds.net. The Fire Department recommendations are the rules that must be followed.
- Residents may be allowed small appliances provided they have an automatic shut-off function. This must be approved by the Fire Department.
- All residents in the second unit (outside of the owner's unit) may continue to stay under one signed lease agreement. This allows the tenants to change but the number of tenants shall remain the same. Again, this must be approved by the Fire Department.

Rest is all Fire Dept items