

Town of Wilton, NH
Application to the Zoning Board of Adjustment
(Revised August 2022)

General Information, Page 1 of 3

ORIGINAL

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 Lot A 47-1 Lot Size 14.5 acres

Street Address 74 Stage Coach Road

Zoning District (check one):

- Residential General Residence and Agricultural
 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 Dawn Ryan Revocable Trust of 2021 (Dawn Ryan)

Mailing address 74 Stage Coach Road

Mailing address _____

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 Dawn Ryan Date 2/25/25

(continued on the next page)

clerk use only	
Date and time received: _____	
Received by: _____	Amount paid: _____
Case #: _____	<input type="checkbox"/> Abutter list and labels included

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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 *Orin C Mattison* Date 2/25/25

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 Gregory Mattison (Mattison Contracting, LLC)

Mailing address 7 Arrowwood Road

Mailing address _____

Town, State, ZIP New Boston, NH 03070

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 *Dawn Ryan* Date 2/25/25

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▶ **REVISED** ◀
FEB 27 2025

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 603-660-0061 Evening phone _____

Work E-mail _____ Personal e-mail _____

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):

The Dawn Ryan Revocable trust of 2021 (Ms. Ryan) is requesting the review for possible special exception upon the creation of a nature trail on her property. Ms. Ryan's interpretation of the Wetlands Conservation overlay ordinance 11.3, is that a nature trail on her property is considered an allowable use as of right. Ms. Ryan's proposed nature trail includes a boardwalk to be placed over Mill Brook in order to allow for the safe access across the limits of her total property during all seasons either by walking, snow-shoeing, or snowmobiling. The purpose of the accompanying application and Exhibits 1-6 is to substantiate and explain in detail to the Town of Wilton Zoning Board the intent of Ms. Ryans use of her land. Secondly, it is the intent of Ms. Ryan to provide a clear understanding and the legality under the Town of Wilton Zoning Ordinance and the NHDES regulations to all other parties. Ms. Ryan, in order to demonstrate the consideration of NHDES regulations, has applied by application with NHDES for a trail SPN (Statutory Permit by Notification) as boardwalks and nature trails are considered an allowed use for SPN. Please note that all Exhibits have been reviewed and/or created utilizing professional services appropriate to the nature of Ms. Ryans request to review the need for possible special exception.

Alternatively, 11.4b discusses of "otherwise altering the surface configuration of the land". The proposed nature trail could be considered an altering of the land, and thus Ms. Ryan is requesting special exception as it can be shown that the proposed nature trail will not conflict with purpose and intent of this section and if the proposed "nature trail" can be otherwise permitted by the zoning ordinance.

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Application for a Special Exception

RECEIVED
FEB 25 2025

A Special Exception is a use which is permitted by the Zoning Ordinance, but requires approval from the Zoning Board. Every special exception is allowed by some section or subsection of the Ordinance. Most special exceptions have a list of requirements; the Zoning Board can only approve the special exception if it finds that all the requirements are satisfied.

Note that in addition to the specific requirements that may be listed for a particular special exception, all special exceptions are subject to the general requirements in Section 4.12 of the Zoning Ordinance.

What section of the Zoning Ordinance defines the Special Exception that you are applying for? 11.3 § 11-4b

Explain why your proposed use satisfies the requirements of the Zoning Ordinance (attach additional pages as necessary):

Proposed nature trail will not alter the surface configuration of the wetlands areas on Ms. Ryan's property. The purpose of the proposed trail and accompanying boardwalk over Mill Brook is to create safe access to all areas of Ms. Ryan's property. The proposed use will not conflict with the purpose and intent of section 11.3 of the Town of Wilton Zoning Ordinance. Exhibits 1-6 offer and substantiate Ms. Ryan's proposed use of her land.

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FEB 27 2025