

6

W&B
Winer and Bennett, LLP
Attorneys at Law

February 25, 2025

David K. Pinsonneault
Direct Dial: (603) 493-6304
dpinsonneault@winerbennett.com

Neil Faiman, Chairman
Wilton Zoning Board of Adjustment
Wilton Town Hall
42 Main Street
Wilton, NH 03086

**Re: History of Parcel B on Lot A-47-1 (74 Stagecoach Road) owned by
The Dawn C. Ryan Revocable Trust of 2021 (the "Trust")**

Dear Mr. Faiman:

The purpose of the Trust's¹ application to the Zoning Board of Adjustment is to provide it with access to the eastern-most 3.2 acres of Lot A-47-1 that is labeled "Parcel B" on attached Plan 29899.

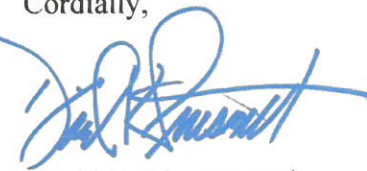
On April 26, 2019, the Deyshers and John McCartie ("McCartie"), owner of adjacent Lot A-47-3, recorded a lot line adjustment plan. *See Plan 29899*. The intent Plan 29899 was to adjust the lot lines between Lot A-47-1 and Lot A-47-3 by annexing Parcels A and B to Lot A-47-1. Parcel A was subsequently added to Lot A-47-3 by another lot line adjustment. *See attached Plan 39688*. Accordingly, Lot A-47-1 was left with Parcel B.

Approximately 10.2 acres of Lot A-47-1, including Parcel B, lie easterly of Mill Brook. The Trust's sole access to that land is through an easement over Lot A-47-2, owned by William & Corinne Ryan (the "Ryans"). This easement includes a bridge over Mill Brook the Trust restored during the summer of 2022.

The Ryans sued Dawn and the Trust in 2021 to stop her from restoring the bridge and from using the easement to access Parcel B. Their attempt to stop the restoration failed but the Ryans were ultimately able to stop Dawn and the Trust from using the easement to access Parcel B. The trial court ruled that the Trust could not use the easement to access Parcel B because it

¹ Dawn Ryan ("Dawn") purchased Lot A-47-1 from David & Elizabeth Deysher (the "Dreyshers") on August 20, 2019. Dawn conveyed Lot A-47-1 to the Trust on March 10, 2021.

was added to Lot A-47-1 after the easement was originally granted. The N.H. Supreme Court upheld the trial court's ruling.

Cordially,

David K. Pinsonneault

DKP:pl