

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 A-58-2 Lot Size 5.4 Acres
Street Address Bearsville Rd Wilton NH

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

RECEIVED
APR 23 2025

Owner

If the application involves multiple lots with different owners, attach additional copies of this page.

Name Nathan Wilham
Mailing address 241 Highbridge Rd
Mailing address _____
Town, State, ZIP New Ipswich NH 03071

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 Nathan Wilham Date 4-23-2025

(continued on the next page)

clerk use only

Date and time received: 4-23-25 ~ 4 P.M.
Received by: [Signature] Amount paid: \$430
Case #: 05/13/2025-2 ☒ Abutter list and labels included

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

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 Chris Brown

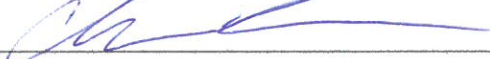
Mailing address 215 N. River Rd

Mailing address _____

Town, State, ZIP Milford, NH 03055

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 4-23-25

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 N/A

Mailing address _____

Mailing address _____

Town, State, ZIP _____

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 _____

(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 603-801-6427 ☒ Evening phone 603-801-6427

☒ Work E-mail Sjbrownco11@gmail.com ☐ Personal e-mail Same

Sarah Brown
SarahATBrown@gmail.com

Proposed Use 603-305-9936 (Sarah)

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):

Build a single family dwelling

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

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? 11.4.a

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

existing lot of record
see attached email dated 4-14-25
regarding special exception for a
wetlands crossing.

RECEIVED
APR 23 2025

On Apr 14, 2025, at 9:18 AM, Land Use <landuse@wiltonnh.gov> wrote:

Good morning, Chris,

The wetlands crossing will require a special exception from the Zoning Board of Adjustment pursuant to subsection 11.4.a of the Wilton Zoning Ordinance; and the driveway will require site and stormwater plan review from the Planning Board pursuant to subsection 14.3.5.2 of the Wilton Zoning Ordinance.

Section 11.4 Special Exceptions: Special exceptions may be granted by the Zoning Board of Adjustment (ZBA) for the following uses within the Wetland Conservation District (see also Section 4.12) (Amended March 2022):

a. Streets, roads and other access ways and utility right-of-way easements including power lines and pipe lines if essential to the productive use of land not so zoned and if so located and constructed as to minimize any detrimental impact of such uses upon the wetlands and water bodies. (Amended March 2020)

b. The undertaking of a use not otherwise permitted in the Wetland Conservation District, which may include the erection of a structure, dredging, filling, draining or otherwise altering the surface configuration of the land, if it can be shown that the proposed use will not conflict with the purpose and intent of this section and if the proposed use is otherwise permitted by the zoning ordinance. Proper evidence to this effect shall be submitted in writing to the Zoning Board of Appeals and shall be accompanied by the findings of a review by a soil scientist certified by the New Hampshire Board of Natural Scientists selected by the Planning Board and/or the Zoning Board of Adjustment. (Amended March 1999.)

c. (Repealed March 2002)

d. (Repealed March 2002)

e. Any exception granted by the ZBA must be preceded by a public hearing thirty (30) days before approval may be given. Abutters to affected property must be notified then (10) days in advance of the public hearing.

Section 14.3.5 Permitted Changes Within the Setback Area (Watershed District) (Adopted March, 2007)

1. The setback area defined in section 14.3.3 shall be left in its natural state and where existing, a natural woodland buffer shall be maintained.

2. Where existing, a natural woodland buffer must be maintained. Tree cutting shall be limited to not more than fifty (50) percent of the basal area of trees, and not more than fifty (50) percent of the total number of saplings, in a twenty (20) year period. A healthy, well-distributed stand of trees, saplings, shrubs, and ground cover shall be maintained. Stumps and their root systems must remain intact in the ground. Dead, diseased, fallen, or dangerous trees, saplings, limbs, shrubs, and ground cover may be removed following applicable Best Management Practices (BMPS).

3. One (1) driveway access may be permitted within the setback area, provided the driveway construction plan and erosion control plan are approved by the Planning Board in accordance with applicable zoning and regulations. As approved, necessary alteration of terrain, removal of rocks, stumps and roots are permitted exclusively for driveway construction and associated stormwater management and erosion control. Any activity or construction within the setback is subject to inspection as a condition of approval; solely to ensure compliance with any approval or permit.

Kind & Peaceful Regards,

Caryn Case Land Use Administrator

Town of Wilton, NH PO Box 83, Wilton, NH 03086 42 Main Street, Wilton,
NH 03086 P (603) 654-9166