

WILTON

BOARD OF ADJUSTMENT, November 5, 1981, 7:30 pm at the Court Room

Case No. 1981-7
Omer Hutchinson

Present: Board members Greg Bohosiewicz, Gail Proctor, Tom Mitchell, Steve Collins, Lynn Draper; Building Inspector Richard Greeley; applicants Mr. and Mrs. Omer Hutchinson; abutter James Cline and potential residents of the trailer, Mr. and Mrs. Joseph Fredette.

Gail Proctor read the request for variance concerning Article VIII, Section G (which specifies that residential uses are not permitted in the Industrial District) and Article XII, Section A-1 (which states that one nonconforming use may not be changed to another nonconforming use). The applicant wishes to place a residential trailer in the Industrial Zone in place of a house which has been torn down.

Mr. Hutchinson stated that he had owned the land about 10 years, that a number of people had moved in and out of the three-room house; there had been problems with rowdiness, accumulation of junk, etc. The house has been torn down and the property cleaned up; sewer and water systems are already in place. He felt that the trailer would be an improvement over the dilapidated house and attract more responsible tenants. The trailer is to be 54' x 14'. The size of the lot is one acre more or less.

James Cline, the only abutter present, was in favor of this change. He was also concerned about having the area rezoned residential and was told the procedure for applying for rezoning.

Mr. Fredette spoke of their interest in living in the trailer.

Tom Mitchell suggested that a reason for granting this variance would be that the owner was only removing a dilapidated structure to replace it with another structure - that it would still be a dwelling.

After a brief recess the following motion was made by Tom Mitchell and seconded by Gail Proctor:

Be it resolved that the variance requested by Omer Hutchinson to continue to use his Forest Road property as a residential lot be granted.

The motion was passed unanimously.

Proposed Amendment to Zoning Laws. The Board then discussed recommending a change in the zoning ordinance to permit the conversion of large houses to apartments as a special exception rather than requiring a variance. It was felt that the zoning laws should make such conversions easier because of the high cost of heating, energy conservation, and the need for additional housing.

The following tentative wording is to be brought to the Sounding Board as an addition to Article V-B:

3. A residence may be converted into a multi-family dwelling provided there is a minimum of 150 square feet per person in each dwelling unit and the criteria listed in paragraph B above are met and approved by the Board of Adjustment.



Helen Ring, Secretary

NOTICE OF DECISION

Case No. 1981-7

BOARD OF ADJUSTMENT, TOWN OF WILTON

You are hereby notified that the request of Omer Hutchinson
for ~~{an exception under~~ and XII, Section A-1
~~{a variance to~~ the terms of Articles VIII Section G of the
Zoning Ordinance has been granted for the reasons given in the following
(denied --granted)
resolution passed by a majority of the appointed members of the Board of Adjustment:

Resolved, that the variance requested by Omer Hutchinson to continue to use
his Forest Road property as a residential lot be granted.

Resolved, That the following conditions shall be attached to such use:

N--

Signed _____
Chairman, Board of Adjustment

Date: _____

Note: Application for rehearing on any question of the above determination may be taken within 20 days of said determination by any party to the action or person affected thereby according to New Hampshire Revised Statutes Annotated, 1955, Chapter 31: 74-76.

Nov 6 7:30

APPLICATION FOR APPEAL

To: BOARD OF ADJUSTMENT, TOWN OF WILTON

Name of Applicant Omer Hutchinson

Address Russell St. WILTON, NH

Owner of Property concerned same
(If same as above, write "same".)

Address same
(If same as above, write "same".)

Location of Property Forest Rd. Rt. 31

Description of Property 198' Frontage 1 acre ±
(Give length of frontage, side and rear lines.)

Proposed use, or existing use affected REQUEST permission to set-up a trailer on lot previously used as a residence. Former building recently torn down to replace with a trailer

Fill out Section 1, 2, or 3. DO NOT fill out more than one section.

Section 1: APPEAL FROM AN ADMINISTRATIVE DECISION

The undersigned alleges that an error has been made in the decision, determination or requirement, by the Building Inspector on _____ (date) to _____ in relation to Article _____ (person requesting permit) _____, Section _____ of the Zoning Ordinance and hereby appeals said decision.

Section 2: APPLICATION FOR SPECIAL EXCEPTION

The undersigned hereby requests a special exception as provided in Article _____ Section _____ of the Zoning Ordinance.

Section 3: APPLICATION FOR VARIANCE

The undersigned hereby requests a variance to the terms of Article XII Section A-1 and asks that said terms be waived to permit continued use of lot as residential use Section G

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitutes an unnecessary hardship _____

Signature of Applicant Omer Hutchinson 10-26-81

abutters
See attached

Please do not write in this space.

Case No. check 7?

Date filed _____

(Signed) _____ Clerk

File
October 27, 1981

You are hereby notified that a hearing will be held Thursday, November 5, 1981 at 7:30 P.M. in the Wilton Court Room concerning a request by Omer Hutchinson for a variance concerning Article VIII, Section G and Article XII, Section A-1 of the Zoning Ordinance.

Applicant proposes to set up a trailer on lot previously used as a residence in the industrial district. The former building was recently torn down to replace with a trailer. Lot is located on Forest Road, Route 31.

You are invited to appear in person or by agent or counsel and state reasons why the request should or should not be granted.

Chairman, Board of Adjustment
Case No. 1981-7

B-4 Omar Hutchinson

B-6 Olivette + Armand Bertrand

B-5 Lester Hutchinson

B-3 Everett Laro Heers

B-1 Audry Cline

B-2 Audry Cline

~~Olivette + Bertrand~~

Olivette + Armand Bertrand

6 Highland St.

Nashua, N.H.

James + Audry Cline
Forest Rd

Wilton, N.H.

Lester Hutchinson

Isaac Lye Hwy
Wilton

Everett Laro Heers

Forest Rd

Wilton



WILTON SOUNDING BOARD - Meeting Notice: November 12, 1981, 7:30pm, Court Room.

Report of October 8 Meeting

Present: Dana Packard, Donna Hoover, Leslie and Phyllis Tallarico, Gail Proctor, Richard Peckham, Helen Ring

The newly printed Zoning Laws and Regulations for the Town of Wilton were handed out to members of the Board.

There was discussion regarding water supplies and watershed protection relative to a paper Considerations Regarding New Hampshire Water Supplies and relative to our own watershed and public water problems. No action was taken at this meeting.

Driveways

Article VI

Under Section C of General Residential and Agricultural, decided to insert paragraph on driveways as follows:

6. Driveways. One driveway is permitted on each lot. It must be 10 feet away from the boundary line and approved by the Highway Department. Additional driveways are permitted subject to the approval of the Planning Board.

C-7 would then become the Cluster regulations as discussed at the September meeting.

Mobile Homes. Section E in current regulations, Art. VI.

Approved E-1 as written in present regulations.

Suggested adding at the end of E-2 "...and must conform to all other regulations of this article."

VI, F. Signs. Decided not to make changes in this section.

Helen Ring

16 Copies