

Rec'd
11/30/20 MS

Application for: Special Exception

Date: 11-30-20

Map# 5 Lot# 115

Name & address of applicant: Boisvert Construction
401 Keene Rd Winchester, NH 03470
Email: boisvertconstruction@outlook.com Phone: 603-762-0393

Name & address of owner: Suzanne + David of Boisvert Construction
Same
Email: Same Phone: Same

Location of property: 119 Warwick Rd Zoning District: com/A-6

Description of property (include a plot plan, frontage, side & rear lines, water, structures, etc.) 10 acres with 1355' of frontage by 232' side, 1250' rear and 436' side lot. Driveway of pre existing dwelling.

Proposed use/existing use: residential lots, was previously residential house.

Fill out the attached abutters list and submit the non refundable fee of \$150 with the completed application and other necessary forms at least 21 days prior to the review by the ZBA. The ZBA generally meets on the second Thursday of each month if there is business. A complete application will be reviewed for acceptance before a public hearing is held within 30 days. You or your representative must be present at the hearing. All owners NOT representing themselves must submit a letter of representation for the applicant with the application.

Please complete and submit the following appropriate page(s) for the request of a variance, a special exception, an equitable waiver of dimensional requirements, an appeal from an administrative decision or a rehearing. Attach all other supporting documentation to the application.

After the public hearing, the board will typically render a decision within 30 days. You will be sent notice of this decision. If you believe the board's decision is wrong, you have the right to appeal. The Selectboard or any party with standing has similar rights of appeal. With an appeal, you must first ask the board for a rehearing. All requests shall be submitted on the appropriate ZBA forms and include the required fee. The motion must be made within 30 days of the decision and must set forth the grounds on which the claimed the decision is unlawful or unreasonable. The board may grant a rehearing if it is determined there were errors of law or new information is stated in the motion. Notice to the public and abutters are required for a rehearing. Refer to RSA 677:2 and RSA 676:7 for details.

12/1
11/30/20

Special Exception:

The undersigned hereby requests a special exception as provided in Article XXII
Section table, subparagraph _____, of the Winchester Zoning Ordinance.

[Signature] 11/30/20
Signature of applicant and date

[Signature] 11/30/20
Signature of owner and date

Please respond to the following:

A) The proposed use shall be permitted in the district yes by special
exception as previous use was residential.

B) The specific site is in an appropriate location for such use yes the previous
use was residential, it has never been
commercial and all properties around it are residential.
This lot abuts the agricultural district.

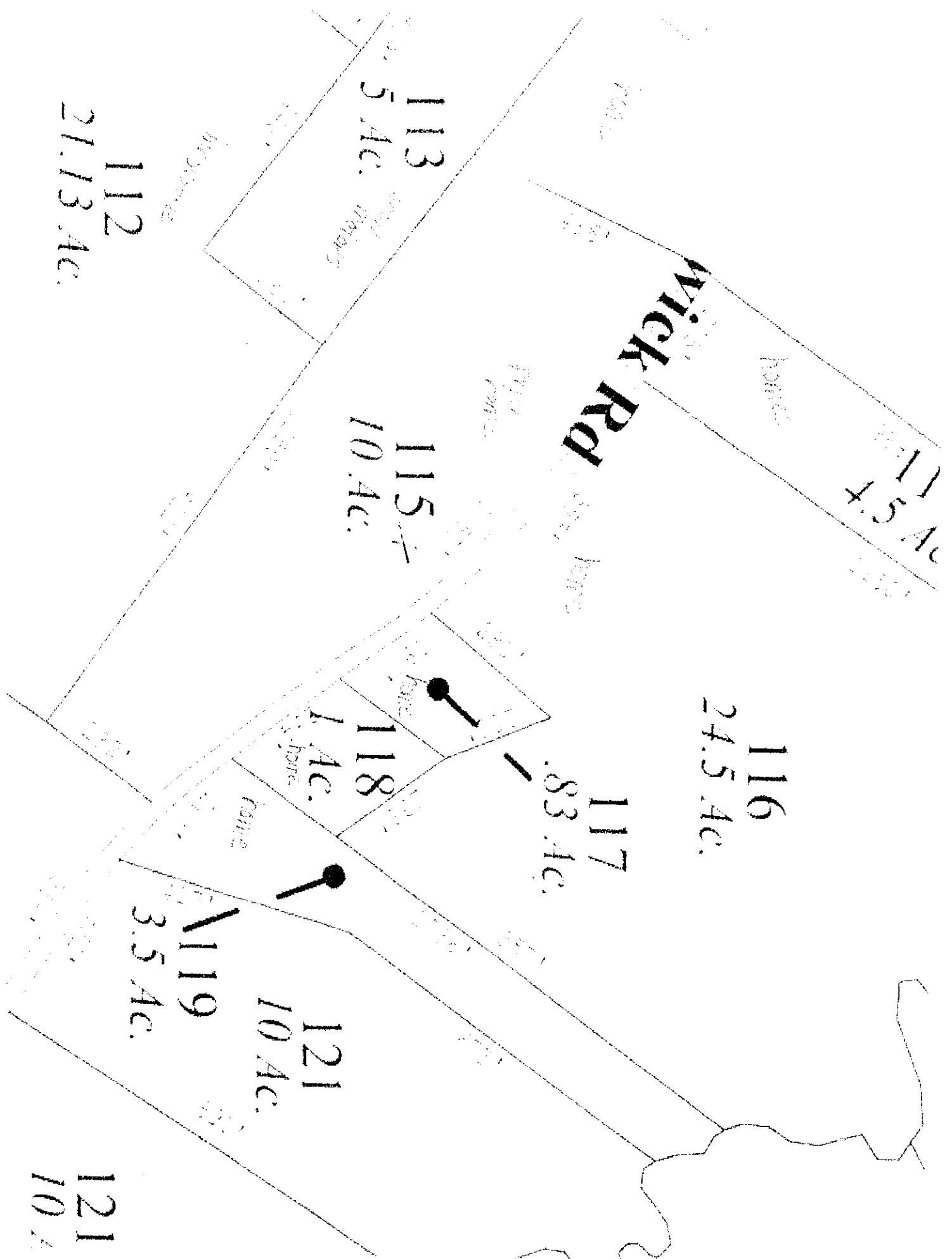
C) The use as developed will not adversely affect the adjacent area yes, the
adjacent area is of similar use, there are
no adverse affects.

D) There will be no nuisance or serious hazard to vehicles or pedestrians yes,
it would be in line with the safe, non
hazardous residential use now existing.

E) Adequate and appropriate facilities will be provided for the proper operation
and use yes, water and sewer to be provided
per local and state regulations for
single family residences.

F) The proposed use shall comply with all frontage, setbacks, minimum land area,
sanitary protection, sign, parking requirements for itself or its most similar use, except
where specifically named by the board, the reasons for such waiver to be set forth in
writing by the board yes all state and local
requirements will be met.

G) See Article XVI, 2.(i) (g) in the Town of Winchester Zoning Ordinance for the
validity of a special exception.



111
4.5 Ac.

112
21.13 Ac.

113
5 Ac.

115
10 Ac.

116
24.5 Ac.

117
.83 Ac.

118
1 Ac.

119
3.5 Ac.

121
10 Ac.

121
10 Ac.

Wick Rd

house

pond

house

pond

pond

house

pond

pond

pond

pond

pond

pond

pond