

General Information

Application for: Variance Date: 9/22/22

Map# 19 Lot# 20

Name & address of applicant: Todd Kilanski
174 Old Hinsdale Rd Ashuelot

Email: _____ Phone: _____

Name & address of owner: Springfield Heights

Email: _____ Phone: _____

Location of property: 28 Sunn Mtn Rd Zoning District: Res

Description of property (include a plot plan, frontage, side & rear lines, water, structures, etc.) commercial building on 5.3 acres

Proposed use/existing use: previous use was machine shop
new use - storage building

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.

Variance:

The undersigned hereby requests a variance to the terms of Article XXII, section Table of Usage, subparagraph Storage, of the Winchester zoning ordinance.

Tell Wd.
Signature of applicant and date 09/22/2022

Signature of owner and date

Facts supporting the variance request:

1. Granting of the variance **will not be** contrary to the public interest because:

The property will be updated, cleaned + maintained unlike it has, and the proposed business will not create any negative side effects in traffic, noise, or the like.

2. The **spirit of the ordinance is observed** because:

We are not making any substantial changes to the current layout of the lot and are only using what is currently there.

3. By granting the variance substantial justice would be done because:

We are able to reuse an otherwise abandoned building + property.

4. The **value of surrounding properties are not diminished** because:

The property will only be enhanced and cleaned up, which will create better curb appeal for the neighboring owners.

5. **Literal enforcement of the provisions of the ordinance** would result in unnecessary hardship; owing to special conditions of the property that distinguish it from other properties in the area, because:

a) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

and b) the proposed use is a reasonable one because:

We are only asking to reuse an already permitted building on a property which has been abandoned. The new business will be less impactful to the environment as well as noise, compared to the previously approved business on that property.

Or: explain how if the criteria of (a)&(b) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Special Exception:

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

Signature of applicant and date

Signature of owner and date

Please respond to the following:

A) The proposed use shall be permitted in the district _____

B) The specific site is in an appropriate location for such use _____

C) The use as developed will not adversely affect the adjacent area _____

D) There will be no nuisance or serious hazard to vehicles or pedestrians _____

E) Adequate and appropriate facilities will be provided for the proper operation and use _____

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 _____

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

ABUTTERS LIST

For use with all Land Use Applications

Applicant: Todd Kilanski
 Address: 28 Gunn Mtn. Rd, Winchester
 Map# 000019 Lot# 000020

MAP#	LOT#	NAME & ADDRESS	Sent/Rec'd
			182 Main St. Salem MA 03079
7	21-1	Lusso Realty LLC	8 Old Hinsdale Rd.
4	68	Guilford, Richard + Lillian	158 Gunn Mtn. Rd.
19	6	Covell, Joanne + Walter	19 Gunn Mtn. Rd. AshMA 03441
19	19	Louise Sylvester	POB 64 Ashvelot
19	17	Pam Williams	384 Back Ash Rd Ashvelot
7	22	George & Serena Benedict	67 Monument Rd, Hinsdale 03451
7	26	James & Anne Marie Pasquarelli	POB 43 Ashvelot
4	70	Robert & Thurza Stillman	POB 103 Ashvelot

Springfield Heights

September 21, 2022

Town of Winchester NH, Zoning/Planning Board,

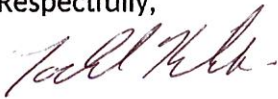
We would like to request the Zoning/Planning Board's approval to move forward with establishing a second site for our business, KB Storage. We currently have one storage unit facility in successful active use at 70 Keene Rd, Winchester. We would like to open a second storage facility at 28 Gunn Mtn Rd, Winchester, for the purposes of storing cars, trucks, boats and trailers inside the building on the premises. This is for Map 000019, Lot 000020.

Although this property has been vacant for many years, it was previously a machine shop. We have been working with the current owner, Liam Clancy/Springfield Heights, to clean up the building and the property to prepare for the future use of this space. We have cleaned out what was a building completely full of machine shop materials, disposing of all contents appropriately, and now are working on washing and repainting the building and cleaning up the outside to make it more presentable.

We are fully aware of RSA 9-E:3 (Dark Sky Policy) and will follow that policy and any others that pertain to the operation of this building as a storage facility. We do plan to have security cameras on the property for purposes of safe keeping of vehicles and such. Anything stored that needs to be registered, will be. We are looking forward to using this abandoned space to help bring more business into Winchester and to improve the aesthetics of the area!

We appreciate your consideration, and if you have any clarifying questions, please feel free to reach out at any time!

Respectfully,



Todd Kilanski
KB Storage
603-903-8737