



TOWN OF WILTON, NH - PLANNING BOARD

WILTON TOWN HALL • P. O. Box 83 • 42 Main Street • Wilton, NH 03086



NOTICE OF DECISION

Authority: RSA 676:3 ([Text](#))

Project Name: Kline		Case Number: SP03-0621
Plan (Plat) Date (Latest Revision): 09/14/2022		Tax Map & Lot #s: J-53
First Hearing Date: 07/21/2021	APPLICANT(S): Michael Kline 41 Main Street PO Box 1311 Wilton, NH 03086	APPLICATION TYPE:
Plan Acceptance Date: 09/21/2022		<input type="checkbox"/> (SD) Subdivision Cluster Development: Yes <input type="checkbox"/> No <input type="checkbox"/>
P.B. DECISION DATE: 09/21/2022		<input checked="" type="checkbox"/> (SP) Site Plan Home Occupation: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Part of a general site plan <input type="checkbox"/>
Notice of Decision Date: 10/20/2022		<input type="checkbox"/> (EX) Excavation / Reclamation

Application Description:

SP03-0621 Kline – An application by Michael Kline of Wilton, NH for the site plan review of Lot J-53 on Main Street. Applicant is proposing a commercial use consisting of art gallery, retail boutique, and art studio within the existing building. The lot is served by town water and sewer.

In accordance with RSA 676:3, Issuance of Decision, this document and any attachments serves as written notice that the Town of Wilton, NH Planning Board (Board), at a public hearing noticed in accordance with RSA 676:4, has, after consideration of the information before them, voted on the application described above as set forth on the following pages:



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Planning Board Decision:

<input checked="" type="checkbox"/> Approved With condition(s) precedent: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> With condition(s) subsequent: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Disapproved without prejudice <input type="checkbox"/> Rejected without prejudice Application fee waiver*: Yes <input type="checkbox"/> No <input type="checkbox"/> <small>*Does not include abutter notice and newspaper publication fees</small>
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The application has been APPROVED for the following reasons:

1. The Board granted waivers to Site Plan Regulations §6.1.f, §6.1.g, §6.1.m, §6.1.n, §6.1.o, §6.2.c, §6.2.d, §6.2.e, §6.3.a, §6.3.b, §6.3.c, §6.3.e, §6.3.i, §6.3.l, and §6.3.v.
2. The Board found that the application conforms to the Wilton Zoning Ordinance and meets the requirements of the Site Plan Review Regulations.
3. Abutters and the public were given the opportunity to be heard and the Board determined that all concerns identified by Board members, planning staff and abutters had been adequately addressed.

Associated documents on file at the Land Use Office:

1. Wilton Planning Board Meeting Minutes of 09/21/2022
2. Kline/41 Main St. Site Plan, created 07/01/2021 and last revised 09/14/2022; 5 sheets

Not Final Approval

The signature below alone does not confer final approval from the Board. In addition to meeting any conditions precedent identified above, as verified by the Board or its agent, the Final Approval Checklist (the last page of this Notice of Decision) must have been completed and signed, and all required documents and fees identified in the checklist must have been provided for approval to become final.

Planning Board Decision

Karon S. Walker

Karon S. Walker

Acting Chair, Wilton Planning Board



Project Name: Kline	Case Number: SP03-0621
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Final Approval Checklist

This checklist must have been completed and signed for approval to become final.

A) Materials for Final Approval: (as required per application)

- | | | | |
|----|-------------------------------------|-------------------------------------|--|
| | Y | N/A | |
| 1) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6 paper copies of the Final Plat – to be signed by Chair and Vice Chair |
| 2) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1 Mylar original in permanent black ink with owner signature – to be signed by Chair and Vice Chair |
| 3) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Digital Data Submission of the Final Plat |
| 4) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any additional fees |
| | | | a. NRPC Escrow \$ _____ 0 |
| 5) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Copies of all additional legal documents associated with the application (e.g. notarized easement deeds) |

B) Final Approval Related Fees: (check applicable box(s); enter fee) – See Appendix III of Wilton Land Use Laws & Regulations

Fees to the Town of Wilton (1 check made out to "Town of Wilton")

- | | | | |
|--------------------------------------|-------------------------------------|-------------------------------------|---|
| | Y | N/A | |
| 1) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Town Administrative Fee for Recording any Documents \$ 50 |
| 2) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Digital Data Submission Fee |
| | | | _____ # approved lots x \$ _____ fee = \$ _____ |
| Total Fees to Town of Wilton: | | | \$ 50 |

Fees to the County Registry (1 check made out to "Hillsborough County Registry of Deeds")

- | | | | |
|---|-------------------------------------|-------------------------------------|--|
| | Y | N/A | |
| 3) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Recording fee for plans \$ _____ |
| 4) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Recording fee for any other documents (e.g. easements) \$ 10 |
| 5) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Surcharge according to NH RSA 478:17-j \$ 2 |
| Total Fees to Hillsborough County Registry of Deeds: | | | \$ 20 |

Fees to the County Treasurer (1 check made out to "Hillsborough County Treasurer")

- | | | | |
|---|--------------------------|-------------------------------------|--------------------------|
| | Y | N/A | |
| 6) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | LCHIP Surcharge \$ _____ |
| Total Fees to Hillsborough County Treasurer: | | | \$ 0 |

**Please see <https://www.nhdeeds.org/hillsborough-recording-fee/> for updated Hillsborough County Recording rates

C) Verify Conditions Precedent Have Been Met:

- | | | |
|----|--------------------------|--------------------------|
| | Y | N/A |
| 1) | <input type="checkbox"/> | <input type="checkbox"/> |

Final Planning Board Approval

Karon S. Walker

Karon S. Walker

Acting Chair, Wilton Planning Board