

**APPLICATION FOR A SPECIAL EXCEPTION
IN THE
RURAL/AG ZONE**

**TOWN OF WALPOLE, NH
ZONING BOARD of ADJUSTMENT**

INSTRUCTIONS TO APPLICANTS APPEALING TO THE ZONING BOARD

IMPORTANT: READ CAREFULLY BEFORE FILLING OUT ATTACHED APPLICATION

FILING FEE \$175.00 PLUS \$8.00 FOR EACH ABUTTER/PERSON ON NOTIFICATION LIST

MAKE A CHECK OUT TO THE TOWN OF WALPOLE/ZBA

If you have questions or difficulties in filling out the application, contact the WPB Secretary, Marilou Blaine at 603-904-4094 or mariloubaine@comcast.net or the Zoning Board Chairman, Jan Galloway-Leclerc at 603-756-3091 or jan.leclerc@gmail.com for assistance. The Board strongly recommends that before making any appeal, you become familiar with the Walpole Zoning Ordinance, and also with New Hampshire Statutes TITLE LXIV:RSA Chapters 672-677, covering planning and zoning.

Special Exception: Certain sections of the Zoning ordinance provide that a particular use of property in a particular zone will be permitted by Special Exception if specified conditions are met. The necessary conditions for each Special Exception are given in the ordinance. Your appeal for a Special Exception will be granted only if you can show that all of the conditions stated in the application section of the ordinance are met.

In the Rural/Ag district industrial, manufacturing and commercial operations are allowed by Special Exception if the conditions specified in the Walpole Town Ordinance **Article VIII.C. Special Exceptions** are met. See pages 4-5.

Note: For any appeal, the application must be properly filled out. The application form is intended to

be self-explanatory, but be sure you answer all questions on the attached application (pages 3-6) and that you show:

1. **Who** owns the property. If the applicant is not the owner: this must be explained, and the owner's authorization obtained.
2. **Where** the property is located. Indicate the E-911 address, the mailing address, and Tax Map and Lot number(s).
3. **Description** of the property. Give area, frontage, side and rear lines, slopes and natural features, etc.
4. **What** you propose to do. Attach sketches, plot plans, photographs, construction plans or anything that may help explain the proposed use. Provide a visual drawing and/or map that accurately describes the proposal. It should be a minimum of 22 inches by 34 inches and should include surrounding areas.
5. **Why** your proposed use requires an appeal to the Zoning Board of Adjustment.
6. **Why** the appeal should be granted. **See the following criteria on page 5.**
7. **Be prepared** to explain your proposal to both the Board and the Public.
8. **Attach** a complete list of names and addresses of all abutting property owners, as well as the applicant's name and address, the surveyor, holders of conservation preservation or agricultural preservation easements. An abutter means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. RSA 672:3

Deliver **three** copies of the completed application with all attachments, to the Zoning Board Secretary or Zoning Board Chairperson with a check payable to the Town of Walpole/ZBA in the amount of \$175.00 plus \$8.00 for the applicant, each abutter, any holders of easements, and the surveyor. If the application is not properly completed, it may be returned to you for proper completion.

Public notice of the hearing will be posted and printed in a newspaper, and notice will be mailed to you and to all abutters and other parties whom the Board may deem to have an interest, at least five days before the date of the hearing. You must appear in person or by agent or counsel at the hearing to state your reasons why the appeal should be granted.

January 2022
APPEAL FOR A SPECIAL EXCEPTION
TOWN OF WALPOLE
ZONING BOARD OF ADJUSTMENT

The undersigned hereby applies to the Zoning Board of Adjustment for an Appeal in accordance with the provisions of the New Hampshire Revised Statutes Annotated 674:33.

Date _____

Name of Applicant _____

Mailing Address _____

Name of Owner _____

Mailing Address _____

Property Location – E911 Address _____

Map and Lot Number(s) _____

Zoning District – Rural/Agricultural

Dimensions: Front _____ Rear _____ Side _____ Side _____ -

Width at Building Line _____ Area _____

Present Use _____

Proposed Use _____

Please attach drawings, plot plans, rough sketch of the property, photos or other data that will better explain your proposed action.

State how the proposed use will meet the criteria for a Special Exception listed in the ordinance:

Industrial, manufacturing and commercial operations by Special Exception from the Board of Adjustment when fulfilling the following requirements:

