

# **PENNYROYAL HILL, LAND SURVEYING & FORESTRY LLC**

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## **LETTER OF TRANSMITTAL**

**Date:** April 11, 2016



**To:** Lucy St John  
New London, NH

**Re:** Anne Wustrow  
575 Forest Acres Road

**Items Enclosed:** 1 As-Built Plan as Recorded in MCRD – Rev. 8/10/16

For Review and Comment

For Your Information

For Bids Due \_\_\_\_\_

## **COMMENTS**

Dear Lucy,

Here is a copy of the final As-Built plan for the Wustrow property. As required in the conditions of zoning approval, this plan was recorded at MCRD on August 11, 2016. Please let me know if you have any questions.

Respectfully Submitted,



Clayton Platt



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION  
Zoning Board of Adjustment (ZBA)  
Monday, September 14, 2015

The Zoning Board of Adjustment made the following decision(s) at the Monday, September 14, 2015 meeting. Refer to the agenda, public hearing notice and meeting minutes for additional details of the discussion.

- ✓ Variance application for Anne and David Wustrow. Property located at 575 Forest Acres Road. Tax Map 119-020-000. Property zoned Residential, R-2. Variances requested to Article XVI, Shoreland Overlay District – C. Permitted Uses (C.2); G. Waterfront Buffer (G.2. b); and J. Nonconforming Buildings and Structures- (J.1 and J2); and Article XX Nonconforming – (B.1.) and (B.3.b.2.). The Board determined that variances were only required to Article XVI, Shoreland Overlay District provisions C.2 and G.2.b. The Board concurred that the five conditions for approving the variances were met. The variances were approved with the following conditions:
1. The tree (1) to be cut and approved by the Planning Board can be removed but the stump must remain. The stump maybe grinded and filled over with earthen materials but no digging of the stump or roots shall be permitted.
  2. No wing walls may be used to support the porch areas, precast support piers shall be used.
  3. No future building expansion is permitted for any part of the new structure including any part of the structure that is conforming or any part of the structure which is nonconforming.
  4. Areas of disturbance shall be replanted with non-invasive plants per the NH Department of Environmental Services (NHDES) list.
  5. As-built plans shall be recorded at the Merrimack County Registry of Deeds (MCRD) upon completion and within one (1) year from the date the building permit is issued by the Town. The recorded as-built plan shall include a plan note stating the conditions of the September 14, 2015 ZBA approval.
  6. The survey plan submitted with the application shall be stamped and signed by the surveyor, include the conditions of the ZBA approval and be recorded at the Merrimack County Registry of Deeds (MCRD).

Respectfully Submitted:

Lucy A. St. John, AICP  
Planning and Zoning Administrator

Per RSA 674:33 (as may be amended) the concurring vote of 3 members of the board shall be necessary to reverse any action of the administrative official or to decide in favor of the applicant on any matter on which it is required to pass. Persons who are aggrieved by the decision of the ZBA are advised to seek legal counsel as they deem appropriate and to review applicable laws including but not limited to RSA 677 Rehearing and Appeal Procedures, RSA 674:33 Powers of the Zoning Board of Adjustment, RSA 676:3 Issuance of Decision and other NH State Statutes and Laws which may apply. This notice is for general informational purposes and in no way shall convey any legal advice.