

ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment (ZBA) held nine (9) meetings in 2015: Feb 12th, March 11th, July 2nd, July 27th, Aug 18th, Sept 3rd, Sept 14th, Sept 29th and Nov 10th. The ZBA minutes and Notice of Decision (NOD) for each meeting is available on the Town's website. Details about each application are available in the Town files.

Variance applications were considered for the following properties:

- Variance for Brian Byrne at 1891 Little Sunapee Road. Tax Map 043-026-000. Approved with conditions.
- Variance for Michael and Frances Quinn at 63 Murray Pond Road. Tax Map 045-003-000. Motion to dismiss the application, motion approved.
- Variance for Anne and David Wustrow at 575 Forest Acres Road. Tax Map 119-020-000. Approved with conditions.
- Variance of Robert Stahlman and Donald & Elaine Greaney at 21 Gould Road & 74 Pleasant Street. Tax Map 084-081-000/ 084-079-000. Variance denied.

Special Exception application for the following property:

- Special Exception for NH Kittens, Kristin Hubbard at 102 Bunker Road. Tax Map 061-011-000. Granted with conditions.

Equitable Waiver of Dimensional Requirements application for the following property:

- Variance for Brian Byrne at 1891 Little Sunapee Road. Tax Map 043-026-000. Denied.

Appeal of Administrative Decision application for the following property:

- Building permit #15-034 for the Sandra Rowse property located at 18 Sutton Road. Appeal submitted by Steven & Philomena Landrigan. Appeal denied.

Motion for Rehearing for the following properties:

- Steven & Philomena Landrigan regarding Rowse property at 18 Sutton Road. Motion for rehearing granted. ZBA affirms the decision and issuance of the building permit by the Board of Selectmen.
- Robert Stahlman motion for rehearing to be heard at the Jan 5, 2016 meeting.

Action taken by the ZBA pertained to the following provisions of the Zoning Ordinance:

- Article V, Residential District
- Article XVI, Shoreland Overlay District
- Article XX, Nonconforming Provisions
- Article XXI, Board of Adjustment

The Board also discussed issues of technology such as Skype, FaceTime and conference calls to participate in a meeting, the need to update the Rules of Procedure, establishing a set meeting schedule, survey requirements for ZBA applications and the building permit process. Many of the Board members participated in training sessions offered. The Town would like to thank all the board members for attending the meetings and the training sessions.

The Board would like to thank Bill Green, Laurie DiClerico and Nancy Rollins for their contributions while serving on the Board. Special recognition is due to Bill Green who served as chair for many years.

Respectfully submitted,

Douglas W. Lyon

Chair

ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment (ZBA) held eight (8) meetings in 2014: January 2, March 12, May 19, July 2, July 28, August 4, September 18 and November 20. The ZBA minutes and Notice of Decision (NOD) for each application are available on the Town's website. Details about each application are available in the Town files.

X The ZBA includes five (5) regular members and alternates per RSA 673:3. The Board of Adjustment has the authority to act in four separate and distinct categories: appeal from administrative decision, special exception, variance and equitable waivers of dimensional requirements, per RSA 674:33. There are five specific criteria which must be met to be granted a variance. There are also specific requirements for granting a special exception; the criteria are different than those needed to be granted a variance. The applications can be found on the Town's website and are available at the Town Offices.

All of the variance and special exception applications submitted were granted or the ZBA found them not to be needed, except one. The sign variance request for St. Andrew's Church was denied.

Variance applications were considered for the following properties:

- Variance for Bailiwick Nominee Trust at 35 Woody Point Road. Tax Map 043-012-000.
- Variance for Brown, Robert & Sandra at 449 Forest Acres Road. Tax Map 119-014-000.
- Variance for Kent, Elizabeth at 101 Lamson Lane. Tax Map 049-015-000.
- Variance for Kozain, Nina at 55 Page Road. Tax Map 117-021-000.
- Variances for New London Wood Products, Dean and Pamela Larpenter at 1554 King Hill Road. Tax Map 129-015-000.
- Variance for St. Andrew's Church at 52 Gould Road. Tax Map 084-083-000. (DENIED)
- Variance for TJM Enterprises, dba Flying Goose Brew Pub at 40 Andover Road. Tax Map 122-001-000.

Special Exception applications were considered for the following properties:

- Special Exception for Colby-Sawyer College at 541 Main Street. Tax Map 085-033-000.
- Special Exception for Sparrow School, Rachael Ensign and Ellen Winkler at 10 Lovering Lane. Tax Map 084-059-000.

Special Exception and Variance applications were considered for the following properties:

- Special Exception and Variance for Miller, Mary at 490 Elkins Road. Tax Map 077-025-000.
- Special Exception and Variance for Lizotte, Christopher & Pauline at 598 Pleasant Street. Tax Map 048-010-000.

A total of five (5) special exceptions were granted for uses and for reductions to streams and wetland buffer requirements: Lizotte (1), Miller (2), Sparrow School (1) and College-Sawyer College Pub (1).

A total of twenty-one (21) variances were granted for the following: Bailiwick (3), Brown (7), Kent (4), Kozain (1), Lizotte (1) and Miller (5). The Brown applications were discussed at several meetings on January 2, March 12 and May 19. The Kozain application materials were discussed at the July 2 and September 18 meetings.

The expansion of nonconforming use and or structures was the focus of the discussion for the TMJ Enterprises (Flying Goose), New London Wood Products, Bailiwick and Kent applications. TMJ Enterprises application was discussed at the July 28 and August 4 meetings. The ZBA voted that the variances requested for the TMJ Enterprises were not needed. The ZBA voted that New London Wood Products' proposal to construct a horse barn was not an expansion of a nonconforming use. Bailiwick Trust property was also granted a variance for the expansion of a non-conforming structure. The Kent property was also granted variances for the non-conforming structure.

Variances and Special Exceptions were granted or denied relative to the following provisions of the Zoning Ordinance:

- Article II, Signs, General Provisions- signs;
- Article II, General Provisions- Grazing, Care, Raising or Keeping of Livestock;
- Article V, Residential District- yard requirements;
- Article VI, Agricultural and Rural Residential (ARR) District- Permitted Uses;
- Article XIII, Wetlands Conservation Overlay District- buffer reduction, uses, and altering natural surface configuration;
- Article XVI, Shoreland Overlay District- uses, disturbance of the waterfront buffer and uses in the waterfront buffer;
- Article XX, Nonconforming Provisions- expansion of non-conforming structure, and nonconforming uses;
- Article XXII, Streams Conservation Overlay District- buffer reduction, uses, and altering natural surface configuration.

Respectfully submitted,
William D. Green
Chair

2013

ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment (ZBA) met five (5) times during the year 2013. The following reflects a summary of the cases heard. Two (2) special exceptions were granted for a wetlands crossing and for a reduction of the wetland buffer for a parking area. Three (3) variances were granted for the construction of a retaining wall, to add a deck on an existing non-conforming structure and to construct a structure in a wetland and stream buffer.

February 21, 2013

Arrolyn Vernon & Mark Vernon for a special exception as permitted by Article XXI G (4) (1) of the New London Zoning Ordinance for wetlands crossings in order to construct a residential driveway across a jurisdictional wetland. The property is located at 217 Pingree Road (Tax Map 023, Lot 005) in the R-2 zone. **Special Exception Granted.**

May 20, 2013

Philip & Jill Miller for a special exception as permitted by Article XIII E (3) & G and Article XXI (G) and G. 4.1. Variance of the New London Zoning Ordinance for a reduction of the wetland buffer to create a parking area. The property is located at 74 Pike Brook Road (Tax Map 045, Lot 035) in the R-2 zone. **Special Exception Granted.**

William J. & Gladys Dowd Trust for a variance to the terms of Article XVI C (6) of the New London Zoning Ordinance to construct a retaining wall. The property is located at 160 Camp Sunapee Road (Tax Map 045, Lot 035) in the R-2 zone. **Variance Granted.**

June 17, 2013

Jeffrey Wheeler for a variance to the terms of Article XXI, Board of Adjustment, G. Special Exceptions, and G. 4 (1)- Article XIII Wetlands Conservation Overlay District, pages 49-55 and G. 4. (m) Article XXII Streams Conservation Overlay District, pages 84-87. Article XIII Wetland Conservation Overlay District, E. (3), a reduction of the depth of a wetland buffer, page 51. Article XXII, Streams Conservation Overlay District, G. (3), a reduction of the depth of the streams buffer, page 93. Variance, Article XXII- Streams Conservation Overlay District, E. to add a 10' x 16' deck to an existing nonconforming structure. The property is located at 275 Route 103A (Tax Map 080, Lot 012) in the ARR zone. **Continued the public hearing and review of both the Special Exception and Variance applications to Monday, June 24, 2013.**

June 24, 2013

Jeffrey Wheeler for a variance to the terms of Article XXI, Board of Adjustment, G. Special Exceptions, and G. 4 (1)- Article XIII Wetlands Conservation Overlay District, pages 49-55 and G. 4. (m) Article XXII Streams Conservation Overlay District, pages 84-87. Article XIII Wetland Conservation Overlay District, E. (3), a reduction of the depth of a wetland buffer, page 51. Article XXII, Streams Conservation Overlay District, G. (3), a reduction of the depth of the streams buffer, page 93. Variance, Article XXII- Streams Conservation Overlay District, E. to add a 10' x 16' deck to an existing nonconforming structure. The property is located at 275 Route 103A (Tax Map 080, Lot 012) in the ARR zone. **Variance Granted.**

July 24, 2013

Robin Laughinghouse for a variance to the terms of Article XIII, Wetland Conservation Overlay District, H Prohibited Uses (4), to allow the construction of a structure in the wetland and stream buffer, per the erection or construction of any structures or building and Article XXII- Streams Conservation Overlay District, E. Prohibited Uses (1) Erection or construction of any new structures. Applicant proposed an addition to the existing house. A special exception is also requested as permitted by Article XIII, Wetland Conservation Overlay District, E. Special Exception (3) to reduce the wetland buffer. The property is located at 789 County Road (Tax Map 093, Lot 012) in the ARR zone. **Variance Granted.**

Respectfully submitted,

William D. Green
Chair

ZONING BOARD OF ADJUSTMENT

2012

The Zoning Board of Adjustment met 4 times during the year 2012. The following reflects a summary of the cases heard.

February 27, 2012

Todd & Ingrid Quillen for a variance to the terms of Article XVI, Section J, 1, b of the New London Zoning Ordinance in order to permit a portion of an existing screen porch that lies with the Waterfront Buffer to be enclosed and converted to a master bedroom. The property is located at 295 Forest Acres Road (Tax Map 118, Lot 015) in the R2 zone. **Granted.**

June 7, 2012

Mark Vernon, representing Arrollyn Vernon, for a variance to the terms of Article XVI, Section E, 1 of the New London Zoning Ordinance in order to permit a lot size of 25 acres, despite 5.2 acres determined to be categorized as steep slope. The property is located at 217 Pingree Road (Tax Map 023, Lot 011) in the R-2 zone. **Granted.**

May 2, 2012

Alex Neuwirt, Canary Enterprises, for a special exception as permitted by Article XXI, Section G, 4, e of the New London Zoning Ordinance in order to allow a light industrial use in the commercial zone. The property is located at 5 Gould Road (Tax Map 084, Lot 080) in the commercial zone. **Granted.**

August 20, 2012

UC Residential for a variance to the terms of Article VI, Section C-1 of the New London Zoning Ordinance in order to permit less than the required 25' setback for the purpose of constructing a porch on the front of the residence. The property is located at 232 Old Main Street (Tax Map 107, Lot 013) in the ARR zone. **Granted.**

Respectfully submitted,

William D. Green

Chair



photo by L. Lorio

2011

ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment met 4 times during the year 2011. The following reflects a summary of the cases heard.

March 14, 2011

1) Thomas Little for a special exception as permitted by Article XIII, Section E. 1 of the New London Zoning Ordinance in order to permit three wetlands crossings. The purpose of the wetland crossings are to access building sites approved by the Planning Board on 1/25/11 with driveways to facilitate construction of new homes. The property is located at 98 Barrett Road (Tax Map 084, Lot 038) in the R1 zone. **Granted.**

Wetland Crossing

April 20, 2011

2) Theodore Bacon for a variance to the terms of Article XX, Section b, 3, b. 1 to allow for a replacement of a garage with less than the required minimum side yard and the replacement of a portion of the walkway and landings on the waterfront side of the main house that is located entirely within the waterfront buffer. The property is located at 552 Lakeshore Drive (Tax Map 050, Lot 009) in the R-2 zone. **Granted.**

Waterfront Buffer

3) 177 Poor Road Realty Trust for a variance to the terms of Article XIII, Section F (1) of the New London Zoning Ordinance in order to permit components of a septic system to be constructed within 75 feet of a wetland. The property is located at 177 Poor Road (Tax Map 091, Lot 005) in the R-2 zone. **Granted.**

75 septic wetland

4) 177 Poor Road Realty Trust for a special exception, as permitted by Article XIII, Section E, (1) of the New London Zoning Ordinance, to allow a pipe from a septic system pump chamber leading to a drainage field to be installed crossing a wetland. The property is located at 177 Poor Road (Tax Map 091, Lot 005) in the R-2 zone. **Granted.**

septic wetland cross

June 22, 2011

5) Ilene Wheeler & Jeffrey Blake for a variance to the terms of Article VI, Section C, 1 of the New London Zoning Ordinance in order to permit a landing and stairway exiting the northwest side of the house within the 25' side yard, after the fact. The property is located at 130 Sutton Road (Tax Map 123, Lot 028) in the ARR zone. **Granted.**

Setback

Setback

6) John & Dolores Ryan for a variance to the terms of Article V, Section C, 2 of the New London Zoning Ordinance in order to permit an 8' x 12' garden shed with the 25' side yard. The property is located at 295 Lamson Lane (Tax Map 062, Lot 009) in the R-2 zone. **Granted.**

September 26, 2011

7) Arthur & Jane Boland for a variance to the terms of Article XVI, Section J, 1 of the New London Zoning Ordinance in order to permit the expansion of the exterior dimensions of a structure located with the waterfront buffer to raise a portion of the roof approximately 4' and add small shed dormers to both the front and rear. The purpose of the proposed changes is to add headroom to an existing bedroom and provide emergency egress windows to the space. The property is located at 1519 Little Sunapee Road (Tax Map 030, Lot 005) in the R-2 zone. **Granted.**

Waterfront Buffer

Respectfully submitted,

William D. Green

Chair

2010

ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment met ten times during the year 2010. The following reflects a summary of cases heard.

- 1) **January 25, 2010:** New London Hospital for a variance to the terms of Article V, Section A of the New London Zoning Ordinance to permit the use of a parcel of residentially zoned land, adjacent to a parcel of land in the Hospital Institutional Zone, for the permanent storage of fill from a New London Hospital construction project and to then use the resulting filled site for winter storage of snow from the New London Hospital parking areas and driveways. The property is located at 273 County Road (Tax Map 72, Lot 16 & 17 and Map 59, Lot 4) in the Hospital Institutional, Residential, and Commercial zones. **Granted.**
- 2) **March 29, 2010:** Harry Snow represented by Blakeman Engineering, for a special exception as permitted by Article XIII, Section E, (1) of the New London Zoning Ordinance in order to cross a wetland in one location in order to access two lots of a proposed seven cluster subdivision. The total wetland impact will be 770 SF. The property is located at King Hill Road (Tax Map 131, Lot 8) in the ARR zone. **Granted.** *wetland crossing*
- 3) **June 14, 2010:** Bruce Sanborn for a variance to the terms of Article II, Section 1, e, 2 of the New London Zoning Ordinance in order to erect a pig enclosure and shelter that the owner would like to place within the 100' setback for this zone. The property is located at 180 Burpee Hill Road (Tax Map 71, Lot 25) in the R-2 zone. **Granted.** *pig setback*
- 4) SDB Investments for a variance to the terms of Article XVI, Section J, 1, a, to allow for an alteration of the outside dimensions of a nonconforming structure located in the waterfront buffer of Otter Pond. This alteration of dimensions will result in an increase of the volume of the structure by approximately 60 cubic feet, more or less. The property is located at 1876 Newport Road (Tax Map 41, Lot 1) in the ARR zone. **Granted.** *waterfront buffer.*
- 5) Kenneth Miller & Ralph Lampham for a special exception, as permitted by Article XXII, Section G(3) of the New London Zoning Ordinance, to allow a reduction of the depth of the stream buffer on their lot in order to permit the demolition and redevelopment of the property and to provide continuous access to the dam and mill race for maintenance and repair. The property is located at 880 Pleasant Street (Tax Map 77, Lot 28) in the Commercial zone. **Granted.** *stream buffer*
- 6) **July 19, 2010:** Robert C. Stewart, RCS Designs, representing Kenneth Freize, for a special exception, as permitted by Article XXIII, Section G of the New London Zoning Ordinance, to fill 189 square feet of wetlands to expand an existing wetland crossing as a result of the expansion of an existing driveway to meet Town width requirements for a residential driveway. The property is located at 1 Pilothouse Road (Tax Map 80, Lot 10) in the R-2 zone. **Granted.** *wetland driveway*
- 7) **October 26, 2010:** Timothy & Karen Anderson for an appeal of administrative decision as permitted by Article XXI, Sections E and F of the New London Zoning Ordinance regarding an order to remove parts of a deck that were originally constructed in violation of the zoning ordinance. The property is located at 26 Beaver Point (Tax Map 106, Lot 8) in the R-2 zone. **Granted.**
- 8) **November 8, 2010:** Charles and Cynthia Lawson for a variance to the terms of Article XIII, Section F.1 of the New London Zoning Ordinance in order to permit a portion of a proposed new septic system to be within 75 feet of a jurisdictional wetland. The property is located at 1549 Little Sunapee Road (Tax Map 30, Lot 7) in the R-2 zone. **Granted.** *septic / wetland*
- 9) Matthew McClay for a special exception as permitted by Article XIII, Section E. 1 of the New London Ordinance to permit 5 wetlands crossings for the purpose of accessing a buildable portion of the lot. The property is located at Burpee Hill Road (Tax Map 70, Lot 44-1) in the ARR zone. **Granted.** *wetland crossings*
- 10) David & Michele Livingston for a special exception as permitted by Article XIII, Section E. 3 of the New London Zoning Ordinance, to reduce the depth of the stream buffer adjacent to Otter Brook along the edge of the property. The reason for the buffer reduction is to allow for construction of a deck in a portion that was developed prior to the adoption of the stream buffer ordinance. The property is located at 490 Otterville Road (Tax Map 42, Lot 6) in the ARR zone. **Granted.** *stream buffer*

Respectfully submitted,

William D. Green

Chair

2009

ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment met 11 times during the year 2009. The following reflects a summary of the cases heard.

January 12, 2009

- 1) Robert & Emily Foehl for an equitable waiver of dimensional requirement to allow an existing garage constructed in 1989 to encroach 2' into the 20' minimum side yard. The garage was built with an approved building permit and there has been no complaint of violation made since the original construction. The property is located at 1028 Lakeshore Drive (Tax Map 64, Lot 9) in the R-2 zone. **Granted.** *setback*
- 2) Robert & Emily Foehl for a variance to the terms of Article V, Section C, 2 and is to allow an addition to an existing garage resulting in a side yard depth of 9' in a zone where the required minimum side yard depth is 20'. This addition was constructed without an approved building permit sometime after 2002, and exacerbates an existing side yard encroachment of the garage (the garage without the addition is 18' from the east side property boundary). The property is located at 1028 Lakeshore Drive (Tax Map 64, Lot 9) in the R-2 zone. **Denied.** *setback*

February 2, 2009

- 3) James Ward for a special exception as permitted by Article XIII, Section F, (2) of the New London Zoning Ordinance to fill an existing man-made drainage ditch for the purpose of developing a site for a new home. The property is located at Everett Park (Tax Map 72, Lot 27) in the R-1 zone. **Granted.** *drainage*

March 2, 2009

- 4) Harry Snow, represented by Blakeman Engineering, for a special exception as permitted by Article XIII, Section E, (1) of the New London Zoning Ordinance in order to cross a wetland with a driveway and culvert to access the building site for a new single-family residence. The area of wetland disturbance for the crossing is +/- 900 square feet. The property is located at Mountain Road (Tax Map 112, Lot 7) in the ARR zone. **Granted.** *wetland driveway*
- 5) Harry Snow, represented by Blakeman Engineering, for a variance to the terms of Article XIII, Section F, (1) of the New London Zoning Ordinance to permit construction of a septic/treatment tank 65' from a wetland where 75' is required. The property is located at Mountain Road (Tax Map 112, Lot 7) in the ARR zone. **Granted.** *septic wetland*
- 6) Kearsarge Community Center, represented by SMP Architecture, for an area variance to the terms of Article V, Section A of the New London Zoning Ordinance to allow for community center uses, including a theater and arts-related education. The property is located at 169 Main Street (Tax Map 73, Lot 76) in the R-1 zone. **Granted.** *area*

April 20, 2009

- 7) Lake Sunapee Country Club for a variance to the terms of Article XX, Section A, 2 of the New London Zoning Ordinance to permit an existing non-conforming motel in the Agricultural Rural Residential Zone District to accommodate college students and staff in a supervised manner similar to dormitory use during the school year, and to revert back to the original non-conforming motel use during the summer season. The property is located at 344 Andover Road (Tax Map 98, Lot 27) in the ARR zone. **Granted.** *college*

May 11, 2009

- 8) Lois Darrow for a special exception as permitted by Article XXII, Section G, 3 of the New London Zoning Ordinance for construction of a deck and stairs to extend within the stream buffer by approximately 8" on one corner. The property is located at 42 Fox Run Lane (Tax Map 43, Lots 10) in the R-2 zone. **Granted.** *stream buffer*

July 20, 2009

- 9) J & F Realty for a variance to the terms of Article VII, Section B.1 of the New London Zoning Ordinance to permit construction of a handicap ramp on the existing building, with less than the required front yard setback, since the new structure is closer to the street than neighboring properties. The property is located at 394 Main Street (Tax Map 84, Lot 1) in the COMM zone. **Denied.** *setback*

August 17, 2009

- 10) Arthur and Jane Boland for a variance to the terms of Article 16, Section C, 2 of the New London Zoning Ordinance in order to dig a trench for propane and electrical lines that will connect to the residence within the 50' setback from the lake. The property is located at 1519 Little Sunapee Road (Tax Map 30, Lot 5) in the R-2 zone. **Granted.** *water front buffer*

Photo By: Jack Akin

2009 ZBA

- 11) Donald and Margaret Rasweiler for a special exception as permitted by Article XXII, Section G, 3 to reduce the stream buffer in a developed area immediately adjacent to the house for the purpose of building a deck. The property is located at 61 Scythe Shop Road (Tax Map 78, Lot 19) in the R-1 zone. **Granted.** *Stream buffer*

September 23, 2009

- 12) Malcolm & Ingrid Wain for a variance to the terms of Article V, Section A, 1 of the New London Zoning Ordinance to permit the continuance of an existing dwelling unit during the construction of a new replacement dwelling unit for the purpose of having a residence during construction. The existing structure will be removed when construction of the new building is completed. The property is located at 408 Sugarhouse Road (Tax Map 34, Lot 15) in the R-2 zone. **Granted.**

- 13) Jesse & Jacqueline Worobel for a variance to the terms of Article XX, Section 3b, 2 of the New London Zoning Ordinance in order to permit substantial improvement of an existing non-conforming building with slightly less than the required front yard setback. **Granted.**

November 4, 2009

- 14) Charles and Cynthia Lawson for a variance to the terms of Article XVI, Section J.1.a and J.1.b. of the New London Zoning Ordinance in order to permit an increase in the existing roof pitch, adding a new 2nd floor living space and a covered balcony. Most of the existing house is within 50' of Little Lake Sunapee reference line. The property is located at 1549 Little Sunapee Road (Tax Map 30, Lot 7 & 24) in the R-1 zone. **Granted.** *Variance - buffer*

November 17, 2009

- 15) Audrey Perry, represented by Blakeman Engineering, for a special exception as permitted by Article XIII, Section E.1 of the New London Zoning Ordinance in order to cross 2 wetlands with driveway and utilities to access the building site for a new single-family residence. The property is located at Fairway Lane (Tax Map 123, Lot 16) in the ARR zone. **Granted.** *wetlands & driveway*

- 16) R. Peter & Kathleen Bianchi & Paul F. Bianchi & Barbara Dunbar for an appeal of administrative decision in order to challenge the position of the Board of Selectmen that the home business operated by R. Peter Bianchi must be on the property where he resides (as his domicile). The property is located at 381 Bunker Road (Tax Map 62, Lot 23) in the R-2 zone. **Granted.** *Home bus.*

- 17) Paul F. Bianchi & Barbara Dunbar for a variance to the terms of Article V, Section A of the New London Zoning Ordinance in order to permit a commercial use (the home business of his brother Peter, who resides on the abutting lot) on a residential property in the R-2 zone. The property is located at 363 Bunker Road (Tax Map 62, Lot 22) in the R-2 zone. **Granted.**

- 18) R. Peter & Kathleen Bianchi for a use variance to the terms of Article II, Section 15, b, 2 (originally Article IV, Section A., 3) of the New London Zoning Ordinance. Applicant seeks the variance in order to permit him to continue the operation of a portion of his home business on an abutting property, on which he does not reside. The property is located at 381 Bunker Road (Tax Map 62, Lot 23) in the R-2 zone. **Granted.**

November 23, 2009

- 19) James Bolger for a special exception as permitted by Article XIII, Section E.1. of the New London Zoning Ordinance in order to cross wetlands with a driveway to access the property. The property is located at 142 Blueberry Lane (Tax Map 98, Lot 3) in the ARR zone. **Granted.** *wetland driveway*

- 20) New London Historical Society for a special exception to allow Historic Village uses consistent with Article XXI, Section G. 4. g of the New London Zoning Ordinance. The property is located at 73 County Road (Tax Map 59, Lot 22) in the R-2 zone. **Granted.**

- 21) Loretta Steiner, represented by Joseph Bucchieri, for a variance to the terms of Article V, Section C, 2 of the New London Zoning Ordinance in order to allow a setback of a proposed building from the property line of less than 20 feet. The property is located at 15 Scythe Shop Road (Tax Map 78, Lot 16) in the R-1 zone. **Granted.** *setback*

Respectfully submitted,

William D. Green

Chair

ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment met 11 times during the year 2008. The following reflects a summary of the cases heard.

January 7, 2008

- 1) KJAM Realty Trust, for a special exception as permitted by Article XIII, Section E, 1 of the New London Zoning Ordinance for the construction of a new driveway crossing a small forested wetland finger and the edge of a mowed wetland impacting +/- 2,866 SF of wetland, with the offsetting mitigation of +/- 4,509 SF of wetlands, resulting in a net gain of 1,643 SF of wetlands on the 9-acre property. The property is located at 812 Route 103A (Tax Map 103, Lot 21) in the R-2 and ARR zones. **Granted.** *wetland/crossing*
- 2) Curtis and Kristen Lindamood for an area variance to the terms of Article VI, Section E, 1 of the New London Zoning Ordinance for the construction a 10' x 54' deck on the existing building, with less than the required side-yard setback. The property is located at 23 Heath Lane (Tax Map 42, Lot 1) in the ARR zone. **Granted.** *Setback*
- 3) Donald and Terry Pavlik for an area variance to the terms of Article V, Section C-2 of the New London Zoning Ordinance for the replacement of an existing garage and the construction of a stoop over the existing building, with less than the required side yard setback. The property is located at 368 County Road (Tax Map 72, Lot 13) in the R-2 zone. **Granted.** *Setback*

January 28, 2008

- 4) J & F Realty for an area variance to the terms of Article VII, Section B, 1 of the New London Zoning Ordinance in order to construct a handicap ramp on the existing building, with less than the required front yard setback, since the new structure is closer to the street than neighboring properties. The property is located at 394 Main Street (Tax Map 84, Lot 1) in the Commercial zone. **Application withdrawn.**
- 5) Robert W. Ewing, Jr., represented by CLD Consulting Engineers, for a special exception as permitted by Article XIII, Section E of the New London Zoning Ordinance for the crossing of two wetlands for a 14' wide shared driveway, in order to access proposed building sites. The property is located off Main Street (Tax Map 96, Lot 15) in the ARR zone. **Granted.** *wetland crossing*

April 14, 2008

- 6) Susan Rowett, represented by Pierre Bedard, for an area variance to the terms of Article VI, Section C, 1 of the New London Zoning Ordinance in order to retain an illegally constructed shed addition to the rear of an existing barn. This shed addition fails to meet either the front yard requirement of 50' or the side yard requirement of 25'. The property is located at 683 Seamans Road (Tax Map 98, Lot 8) in the ARR zone. **Denied.**

June 9, 2008

- 7) Cate Family NH Realty Trust, represented by Erin Darrow, PE, for a special exception as permitted by Article XIII, Section E, (1) & (2) of the New London Zoning Ordinance for wetland crossings for lot access and a water impoundment for the construction of a fire pond. The property is located off Route 103A (Tax Map 103, Lots 2-100, 1, 2-200) in the ARR zone. **Granted.** *wetland crossing*

June 16, 2008

- 8) Walter and Rebecca Partridge for an area variance to the terms of Article V, Section C.2 of the New London Zoning Ordinance to permit a side yard less than the minimum requirement. The property is located at 385 County Road (Tax Map 72, Lot 12) in the R2 zone. **Granted.** *Setback*

July 21, 2008

- 9) Jerry and Jane Barnes for an area variance to the terms of Article XVI, Section C2 of the New London Ordinance to permit a building within the 50-foot setback from the lake. The property is located at 800 Lakeshore Drive (Tax Map 51, Lot 5) in the R2 zone. **Application Withdrawn.** *waterfront buffer*

August 25, 2008

- 10) Janet and David Royle for a special exception as permitted by Article XIII, Section E.1 of the New London Zoning Ordinance in order to cross a wetland with a temporary access to rebuild an existing 30-year-old septic system. The property is located at 195 Tracy Road (Tax Map 118, Lot 2) in the ARR zone. **Granted.** *wetland crossing*



- 11) Albert Widmer & George Widmer for a special exception as permitted by Article XXII, Section G-3 of the New London Zoning Ordinance to request a reduction in the stream buffer in order to upgrade a septic system on the property. The property is located at 482 Lakeshore Drive (Tax Map 37, Lot 13) in the R2 zone. **Granted.** *stream buffer*

September 29, 2008

- 12) Audrey Perry, c/o Richard Burgess, represented by Blakeman Engineering for a special exception as permitted by Article XIII, Section E.1 of the New London Zoning Ordinance in order to cross 2 wetlands with driveway and utilities to access the building site for a new single-family residence. The property is located off Fairway Lane (Tax Map 123, Lot 16) in the ARR zone. **Application withdrawn.** *wetland crossing*

- 13) Woodcrest Village for a special exception as permitted by Article XXI, Section G, IV, f. of the New London Zoning Ordinance in order to construct an addition of 2-assisted living care apartments and one community room, within the existing footprint of the current building. The property is located at 356 Main Street (Tax Map 84, Lot 8) in the Commercial zone. **Granted.** *Assisted living*

- 14) George and Katherine Crozer for a special exception as permitted by Article XIII, Section E.1 of the New London Zoning Ordinance in order to dredge and fill 951 S.F. of palustrine forested wetlands to relocate a portion of an existing driveway and upgrade an existing woods road for driveway access to an existing greenhouse operation and office. To offset the impact 595 S.F. of existing culverted crossing will be mitigated to create a stream channel and associated wetland environment to better treat surface water runoff that passes through the front of the lot. The property is located at 737 Burpee Hill Road (Tax Map 56, Lot 7) in the ARR zone. **Granted.** *crossed fill*

November 3, 2008

- 15) Stanley Farm Association for an area variance to the terms of Article VI, Section B, 1 of the New London Zoning Ordinance to permit a house lot with less than the 4-acre minimum size requirement in the ZRR zone district. The property is located at 412 Burpee Hill Road (Tax Map 57, Lot 4). **Granted.**

- 16) Nancy Dahm, represented by Harrison Mulhern Architects for an area variance to the terms of Article V, Section B of the New London Zoning Ordinance for the replacement of an existing single-family dwelling with a new structure to be located farther from the shore line on a lot that is less than two acres in size, has less than the required road frontage, has less than the minimum shore line, and will have less than the required side yard setbacks. The property is located at 110 Murray Pond Road (Tax Map 45, Lot 5) in the R2 zone. **Granted.**

December 15, 2008

- 17) Lynn and Rose Coy, represented by Allen Gamans, III for a variance to the terms of Article XVI, Section C,2 and J, 2, a of the New London Zoning Ordinance to allow for an expansion of a nonconforming structure into the Waterfront Buffer, after-the-fact. The property is located at 29 Woody Point Road (Tax Map 43, Lot 1) in the R2 zone. **Granted.** *waterfront buffer*

December 29, 2008

- 18) James Ward for a special exception as permitted by Article XIII, Section F, (2) of the New London Zoning Ordinance to fill an existing man-made drainage ditch for the purpose of developing a site for a new home. The property is located off Everett Park (Tax Map 72, Lot 27) in the R1 zone. **Application Withdrawn.** *ditch*

Respectfully submitted,

William D. Green, Chair

2007

ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment met 9 times during the year 2007. The following reflects a summary of the cases heard.

January 29, 2007

- 1) Hodan Properties, represented by Daniel Wolf for a variance to the terms of Article V §A of the New London Zoning Ordinance, in order to allow a commercial parking lot within the residential district. The property is located at 125 Newport Road (Tax Map 59, Lot 1) in the Commercial/R-1 zones. **Granted.**
- 2) Barton Condominiums, represented by Benjamin Barton for a variance to the terms of Article XX, §B. 2 of the New London Zoning Ordinance, in order to remove an existing, non-conforming set of steps on the front of the building and add a new set of covered steps and landing that are more non-conforming. The property is located at 89 Main Street (Tax Map 73, Lot 56) in the R-1 zone. **Granted.**

March 19, 2007

- 3) Jennifer Paul, represented Pelletieri Associates, Inc. for a special exception as permitted by Article XIII, §E, 1 of the New London Zoning Ordinance to allow a proposed road to cross a wetland at the narrowest point, and to replace an existing culvert. The property is located at 9 & 192 Sunset Shores Road (Tax Map 91, Lot 8 & 14) in the R2 zone. **Granted.**
- 4) Robert & Laurie Durkin for a variance to the terms of Article II, §5 of the New London Zoning Ordinance, in order to construct a cupola that exceeds the height limitation of 35'. **Granted.** *Height*

April 9, 2007

- 5) New London Hospital for two variances to the terms of Article II, §5 and Article V, §A of the New London Zoning Ordinance in order to construct a building that exceeds the height limitation of 35' and to allow parking in an R-1 zone. The property is located at 273 County Road (Tax Map 72, Lot 16 & 17) in the Hospital Institutional/R-1 zone. **Granted.** *Height*

June 11, 2007

- 6) Harry M. Snow, represented by Blakeman Engineering for two special exceptions as permitted by Article XIII, §E. (1) and Article XIII, §E. (3) for the construction of two new driveways in a proposed 7-lot subdivision that cross intermittent streams and wetlands in 4 separate locations; and proposing to reduce the 100' wetland buffer of forested wetlands on a 41.4 acre parcel, thereby allowing a more orderly development of the parcel into seven lots. **Granted.** *wetland*

July 2, 2007

- 7) Paul & Joanne Lazdowski for a variance to the terms of Article V, §C.2 of the New London Zoning Ordinance to permit a side yard less than what has been established by the primary dwelling. **Granted.** *setback*
- 8) Alan & Priscilla West for a variance to the terms of Article V, §C.2 of the New London Zoning Ordinance to permit a side yard less than 15 feet for an addition to the existing structure. **Denied.** *setback*

August 20, 2007

- 9) Harry M. Snow, represented by Blakeman Engineering for a special exception as permitted by Article XIII, §E. (1) of the New London Zoning Ordinance for the construction of a new driveway in an approved subdivision that will cross wetlands in two separate locations. The property is located at Wilder Lane (Tax Map 111, Lot 8) in the ARR zone. **Granted.** *wetland cross*

- 10) Robert Schoff for a variance to the terms of Article XX, §B.3.b of the New London **October 16, 2006:** Jesseman Associates P.C., represented Colby Sawyer College for a variance to the terms of Article XX §A-2 of the New London Zoning Ordinance to permit the modification of the existing nonconforming cottage to add a partial second story and an unheated entryway on the first floor. The building is nonconforming because it has less side yard than is required by Article V, §C.2. The property is located at 1781 Little Sunapee Road (Tax Map 43, Lot 20) in the R-2 zone. **Granted.**

September 17, 2007

- 11) Peter Moore for a variance to the terms of Article IX, §D, 1 of the New London Zoning Ordinance to permit the creation of a new lot in the Forest Conservation District with less than the 25 acre minimum lot size. The property is located at 719 & 750 Little Sunapee Road (Tax Map 33, Lot 15 & Map 21, Lot 1) in the R-2 and Forest Conservation zones. **Granted.** *var to a lot size FC*



October 1, 2007

12) Townsend & Ann-Marie Thomas and John & Michaela McSheffrey for a special exception as permitted by Article XIII, §E. (1) of the New London Zoning Ordinance for the construction of a new driveway crossing a stream in two separate locations and impacting an adjacent forested wetland. The property is located at 838 Route 103A (Tax Map 103, Lots 17, 18, and 20). **Granted.**

November 5, 2007

13) Walter & Rebecca Partridge for a variance to the terms of Article V, §C2 of the New London Zoning Ordinance to permit a side yard less than the minimum requirement for a proposed garage. The property is located at 385 County Road (Tax Map 72, Lot 12). **Granted.** *setback*

14) Nancy Constable Stratton, represented by Gavin Campbell for a variance to the terms of Article XX, §B, 3, b of the New London Zoning Ordinance to permit the substantial improvement of an existing, nonconforming home and demolition of a garage, with the reconstruction of the garage to include space above. The existing property is nonconforming because it has less than the required waterfront setback. The property is located at 471 Forest Acres Road (Tax Map 119, 15). **Granted.**

We thank Amy Rankins and Peter Stanley for their assistance in properly preparing applicants to come before the ZBA's and for coordinating the ZBA's activities. We also thank Sarah Denz for her excellent minutes of the ZBA meetings.

Respectfully submitted,

William D. Green, Chair

NEW LONDON HISTORICAL SOCIETY

The New London Historical Society is a non-profit organization dedicated to the preservation and dissemination of historical information, artifacts, and "live" programs to bring back this history. We are particularly proud of our fourth grade class day spent on our campus recreating a day in the 1800s for children. This past year we had not only the Kearsarge Region fourth grade, but also the whole school of Mount Royal Academy. We would encourage other fourth grades in this area to participate in the future. We are also in the process of developing programs about New London in the mid-1800s, focused on issues in the Franklin Pierce presidency which we plan to offer to and collaborate with our middle and high school students in the Kearsarge region.

This past year we collaborated with the Sunapee Historical Society, the Fells, the Barn Playhouse, and the Lake Sunapee Protective Association with PASTIMES AND AMUSEMENTS AROUND LAKE SUNAPEE, programs and exhibits. We began the year with the history of NH skiing, and included hiking, fishing, and golfing in this area in subsequent programs and included two exhibits: fishing in the 1930s and golfing in the 1920s. In addition, we had programs on mud and black flies, the fifth season; barn stories; a 1930s dance; Anything Goes; an antique auto show and race to Sunapee Harbor with a number of local autos; Old Home Day fun and activities; sunken treasures, the Weetamo; and the history of Corbin Park.

For 2008 we have added another collaborator: the Newbury Historical Society. Our theme for 2008 is HOSTING OUR SUMMER GUESTS: THE 1880's THROUGH THE 1930's which will include Women Tavern Keepers in the 19th century in NH; Summer Stock in New England; Entertaining Visitors: Boarding Houses, Hotels, Cottages, and Fishing Camps on Lake Sunapee; Carriages and Horses plus a driving clinic on the grounds of the New London Historical Society, and a surprise loan exhibit of a 19th century vehicle, one of the first used by tourists in New Hampshire plus much more.

The New London Historical Society is staffed by enthusiastic volunteers. We have no paid staff. We welcome our neighbors to join us as fellow volunteers and as visitors/participants in our many programs, activities, and events throughout the year. We also welcome AIL classes at our Meetinghouse and other groups too. After all, New London, we are your historical society!

Respectfully submitted,

J.L. Tonner

President

2006

ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment met ten times during the year 2006. The following reflects a summary of the cases heard.

January 16, 2006: Peter Schauer of Shauer Environmental Consultants LLC. represented Randolph Van Cise for a special exception to the terms of Article XIII §E-1 of the New London Zoning Ordinance, in order to extend an existing culvert to allow access to a proposed garage and around the existing residence, and to provide an improved parking and turn-around area beside the garage. The residence is located at 82 Little Brook Road (Tax Map 35, Lot 45) in the R2 zone. **Granted.** *culvert*

February 13, 2006: McGray & Nichols represented Townsend and Ann Marie Thomas for a variance to the terms of Article XVI §C-2 of the New London Zoning Ordinance, in order to install a sewer ejector pump and line from a cabana within the 50-foot setback from the lake, to the septic system used by the main house located on Route 103A (Tax Map 103, Lot 18) in the R2 zone. **Granted.** *septic 50' setback*

March 13, 2006: Pelletieri Associates, Inc., represented Jane Brock-Wilson for a variance as provided in Article XVI §C of the New London Zoning Ordinance in order to remove a failing concrete retaining wall and wood deck supported by the failing concrete, and to replace those with natural/sustainable materials. The property is located at 115 Lighthouse View Road (Tax Map 126, Lot 11) in the R2 zone. **Granted** *retaining wall*

Jesseman Associates represented Molly and Domenic Ferrante for a variance as provided by Article XX §B-1 and -2, in order to expand the scope of work approved by the New London Zoning Board of Adjustment on April 11, 2005. Specifically, with this application, applicants proposed construction of a single bridge six feet in width and 28-feet in length from the north corner of the east façade (the side away from the lake) of the residence in order to allow safer and more convenient egress from the second floor living quarters. The residence is located at 53 Lighthouse View Road (Tax Map 126, Lot 5) in the R2 zone. **Denied.** *bridge*

George P. Quackenbos requested a variance as provided in Article XIII §F-1 of the New London Zoning Ordinance in order to locate a leach field within a 75-foot wetland buffer, and a special exception as provided by Article XXII §G-3 in order to reduce the depth of the stream buffer which is required by Article XXII §D-3. The property is owned by SAJP LLC, and is located on Bunker Road (Tax Map 63, Lot 9) in the R2 zone. **Granted.** *wetland + stream buffer*

May 1, 2006: Robert C. Stewart of RCS Designs, represented owner Thomas Kunher for a variance as provided by Article XIII §F-1 of the New London Zoning Ordinance in order to locate a Clean Solution septic system within 75-feet of a wetland, on property located at 464 Elkins Road (Tax Map 77, Lot 27) in the R1 zone. **Granted.** *septic location*

Samuel B. Rowse requested a variance as provided by Article XX §B-3-b of the New London Zoning Ordinance, in order to make Substantial Improvements (exceeding 50% of the market value of the existing structure) to a non-conforming structure located at 47 Sunset Shores Road (Tax Map 103, Lot 24) in the R2 zone. **Granted.** *variance condition*

May 22, 2006: Cathleen and Edgar Gerwig requested a variance to the terms of Article XVI, Section C-2 of the New London Zoning Ordinance in order to install a thirty to thirty-five foot long electrical conduit from the main house to a play house located within the fifty-foot buffer setback from Pleasant Lake. The conduit will be buried in an 18-inch deep, 6-inch wide hand-dug trench. The property is located at 489 Bunker Road (Tax Map 63, Lot 5) in the R2 zone. **Granted.**

June 12, 2006: Robert and Caroline Bossi requested a variance to the terms of Article XX §B-3-b of the New London Zoning Ordinance in order to enlarge their house on Putney Road. The current structure is non-conforming in that it is within the 50-foot front yard setback from Putney Road. The construction will consist of a 20' by 30' addition on the west side and a 40' by 40' addition on the east side of the existing structure. The property is located at 51 Putney Road (Tax Map 11, Lot 2) in the Conservation District. **Granted.**

William Faccione of Lyon Brook Builders, represented Judith Curtis for a variance to the terms of Article VI §C-1 of the New London Zoning Ordinance, in order to move an existing, non-conforming structure (a garage) located at 385 Seamans Road, further back onto the property, and turning it 90-degrees. The relocation would reduce the building's infringement into the 50-foot front yard setback, but would not change its non-compliance with the 25-foot side yard setback requirement. The property is located at 385 Seamans Road (Tax Map 86, Lot 2) in the ARR zone. **Granted.**

July 24, 2006: Jerry and Jane Barnes requested a variance to the terms of Article XX §B-3-b of the New London Zoning Ordinance in order to make Substantial Improvements to their home on Lake Shore Drive in the R-2 zone. The cost of the improvements will exceed 50% of the assessed value of the current building. The property is located at 800 Lakeshore Drive (Tax Map 51, Lot 5) in the R2 zone. **Granted**



October 16, 2006: Jesseman Associates P.C., represented Colby Sawyer College for a variance to the terms of Article XX §A-2 of the New London Zoning Ordinance, to allow expansion of a non-conforming use at their maintenance site—specifically construction of a 26' x 21' roof over existing sand and salt storage bins. The property is located at 541 Main Street (Tax Map 84, Lot 5) in the R1 zone. **Granted.**

James Schust represented Sonja Philips for a variance to the terms of Article V §C-3 of the New London Zoning Ordinance, in order to add a new master bedroom within the required 25-foot set back. The property is located at 752 Pleasant Street (Tax Map 049, Lot 005) in the R1 zone. **Denied.** *setback*

Gary and Valerie Suprenant requested a variance to the terms of Article VI §C-1 of the New London Zoning Ordinance, in order to demolish an existing cinderblock garage and replace that with a new, smaller garage on the same, but reduced footprint, within the required 25-foot side yard setback. The property is located at 85 Bog Road (Tax Map 107, Lot 21) in the ARR zone. **Granted.** *Setback*

October 23, 2006: Laura Kiefer requested an equitable waiver of dimensional requirement as permitted by the terms of Article XXI of the New London Zoning Ordinance, in order to legalize the existing non-conforming structure, specifically a screened porch which was constructed in 1989, less than the required fifty feet from the property line. The property is located at 35 Sparrowhawk Road (Tax Map 052, Lot 19) in the ARR zone. **Granted.**

G2+1 LLC represented Samuel Rowse for a special exception in accordance with the terms of Article XIII §E-1 of the New London Zoning Ordinance, in order to cross a wetland with a driveway access to the barn, and to realign an existing driveway. Property is located at 44 Sunset Shore Road (Tax Map 103, Lot 23 & 24) in the R2 and ARR zones. **Granted.** *wetland crossing*

Ken and Laurie Jacques, and Rick Kidder, co-owners of Twin Lake Village Inc. requested two variances to the terms of Article V §C-1 and Article XVI §C-2 of the New London Zoning Ordinance in order to demolish an 11' x 17' storage structure which is located within the required 25' front yard setback and the required 50' shore line buffer, and replace it with a 16' x 12' pavilion style storage and picnic table structure, 15' to the west and a few feet to the north, also within the front yard setback and shore line buffer. The proposal includes some grading, filling and seeding of the footprint under the old structure (once that structure is removed), as well as some grading and filling of the area beneath the proposed new pavilion. The property is located at 885 Twin Lake Villa Road (Tax Map 32, Lot 3) in the R2 zone. **Granted.**

December 11, 2006: Douglas Long of Long Brothers Construction represented Millstone Realty, owner of Flying Goose Pub-Four Corners Grille requested two variances to the terms of Article XX §A-2 and Article VI §C-1 of the New London Zoning Ordinance to allow expansion of the existing, legal non-conforming use, to allow the expansion to further encroach into the front yard setback. The application proposed to (1) construct a roof over an existing staircase at the rear of the building, (2) to construct a 4' x 12' woodshed within the fenced area behind the building, and (3) to add a 6' x 8'9" space to each side of the existing entrance. The property is located at 40 Andover Road (Tax Map 122, Lot 1) in the ARR zone. **Granted.** *setback*

Respectfully submitted,
Lawrence Ballin
Chair



Photo by Craig Williamson

Bald eagle at Pleasant Lake.

2005

ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment met eight times during the year 2005. The following report reflects a summary of the cases heard.

April 11, 2005

Molly and Domenic Ferrante requested a Variance to the terms of Article XX, §B-3 of the New London Zoning Ordinance. The applicants sought a variance in order to do substantial renovations to an existing non-conforming structure located at 53 Lighthouse View road. Tax Map 126-005-000. in the R2 zone. **Granted**

Landforms Ltd. Representing Robert Ewing requested a Special Exception as provided by the terms of Article XIII, §E-2 of the New London Zoning Ordinance. The applicants sought a special exception to create two ponds on property located off of Main Street. Tax Map 096-010-000, 096-015-005. in the ARR zone. **Granted** *2 ponds*

June 6, 2005

Carl Williamson representing Edgar & Cathleen Gervig requested an Equitable Waiver of Dimensional Requirement as provided by Article XXI §H-1 of the New London Zoning Ordinance in order to construct a covered entranceway to their home on Bunker Road. within the setback requirement. Tax Map 063-005-000. in the R-2 zone. **Granted**

Carolyn and Scott Ellison requested a Special Exception as provided by Article XIII §E-3 of the New London Zoning Ordinance in order to allow a reduction of the depth of the required wetland buffer on their property at the corner of County Road and Forest Acres Road. Tax Map 105-010-000 in the R2/Conservation zones. **Granted** *reduce wetland buffer*

July 11, 2005

John and Bernice White (Scarrington LTD) requested the following for their property located at 63 Murray Pond Road, Tax Map 045-003-000 in the R-2 zone:

- An Equitable Waiver of Dimensional Requirement as provided by Article XXI, §H-1 of the New London Zoning Ordinance, in order to retain a screened porch on their house, with less than the required side yard setback. **Granted** *setback*
- A Variance as provided by Article V, §C-2 of the New London Zoning Ordinance, in order to retain a deck on the rear of their house, with less than the required side yard setback. **Granted** *setback*

Frank and Karen Voellmann represented by RCS Designs requested a Special Exception as provided by Article XIII, §E.1 of the New London Zoning Ordinance for a wetland crossing to access their waterfront home on 101 Forest Acres Road, Tax Map 105-011-000 in the R-2 zone. **Withdrawn by applicant** *wetland crossing*

July 25, 2005

Murray and Marjorie Forbes requested a Variance to the terms of Article V, §A.1 of the New London Zoning Ordinance to permit the continuation of a second dwelling unit on their property located at 37 Boulder Point. Tax Map 115-003-000 in the R2 zone. **Granted**

Nancy C. Robertson-Allen requested an Equitable Waiver of Dimensional Requirement for property located at 56 Laurel Lane, Tax Map 089-017-000 in the ARR zone due to her home being too close to the property line along the road. **Granted**

Bieknor-Wilmot Inc. requested a Variance to the terms of Article V, §A of the New London Zoning Ordinance to allow a parking lot in a residential district. This property is Tax Map 073-080-000 and is in the Commercial and Urban Residential zones. **Granted**

September 19, 2005

Mill Stream Structures, for Michael and Anita Gelecius requested a Special Exception as provided by the terms of Article XIII, §E (1) of the New London Zoning Ordinance for permission to cross wetlands in order to connect to town sewer. The property is located on Fairway Lane (Tax Map 124-010-000) in the ARR zone. **Granted** *wetland crossing*

David & Lynn Annicchiarico requested a Variance as provided by the terms of Article V, §C of the New London Zoning Ordinance. The applicant seeks a variance for a shed that was constructed with less than the required side yard setback. The property is located on Bunker Road (Tax Map 076-025-000) in the R2 Zone. **Granted** with the stipulation that the applicants annex their two lots together (Tax Map 076-025-000 and 076-042-000). *setback*

Susan Hankin-Birke, Esq. for John & Joan Hughes requested a Variance as provided by the terms of Article XVI, §C.2 of the New London Zoning Ordinance to allow for the construction of a deck (after the fact) and a fence within the 50'



setback from the shore of Messer Pond. The deck was constructed in the summer 2004 without an approved building permit. Applicant also seeks a variance to the terms of Article XXV, §A.3.a which requires a building permit prior to the construction of any structure. The property is located at 63 White Pine Lane (Tax Map 105-008-000) in the R2 zone.

buffer

The Zoning Board heard testimony from the applicants and their representative and reviewed photographs of the fence and wooden platform in question. The Zoning Board did not think that they should hear a variance of an enforcement provision and the applicants withdrew the request for a Variance to the terms of Article XXV, Section A.3.a. The Zoning Board determined that pursuant to RSA 674:33 V. the Hughes did not have to meet the hardship requirement, and granted the Variance to Article XVI, Section C.2. as follows:

**
Handicapped*

- (a) The Hughes may keep the fence as is until replacement or repair is required. At that point the fence must be moved to comply with the regulations in place at the time of repair or replacement.
- (b) The Hughes may have a 160 sq. ft. platform no closer to the lake than the present platform, which must be removed entirely at the time of sale of property or upon good faith of the homeowner when the handicapped use is no longer required by the family.

September 26, 2005

Pamela Perkins representing Susan McLeod for an Equitable Waiver of Dimensional Requirement provided by the terms of Article XXI, Section H.1 of the New London Zoning Ordinance to allow for less than the required front setback of 50 feet. The property is located on 31 Hayfield Lane (Tax Map 128-016-000) in the ARR zone. **Granted**

Peter Schiess of Landforms Ltd. representing Robert Ewing for a Special Exception as provided by the terms of Article XIII, §E.1 of the New London Zoning Ordinance. The applicant seeks a Special Exception for a wetland crossing in order to extend a driveway for access onto an abutting house lot. The property is located on Main Street (Tax Map 096-015-000) in the ARR zone. **Granted**

wetland crossing

Wiggin & Nourie, P.A. representing Michael Todd for an Appeal of an Administrative Decision as provided by the terms of Article XXI, §E regarding the need for a building permit for the installation of a structure on which electrical meters and panels are located. The property is located at 159 Main Street (Tax Map 107-005-000) in the ARR zone. **Denied**

November 7, 2005

Blanc and Bailey Construction representing Elaine Goldberg for a Variance to the terms of Article XX, §B.3.b of the New London Zoning Ordinance. The applicant seeks a variance to allow for substantial improvements to be made to an existing nonconforming structure. The property is located on 305 Forest Acres Road (Tax Map 118-016-000) in the R2 zone. **Granted**

Aristotle Souliotis and George Souliotis for a Variance to the terms of Article VII, §B1 of the New London Zoning Ordinance. The applicant seeks a variance for the purpose of adding a canopy over the existing gas pumps with less than the required front yard setback. The property is located on 384 Main Street (Tax Map 103-015-000) in the Commercial zone. **Granted**

Maria Dolder, Esq., Herbert & Uchida Law Offices representing Howard G. Davis III for a variance to the terms of Article XVI, §H & Article XX, §B(3)(b) of the New London Zoning Ordinance. The applicant seeks a variance to construct a foundation for an existing cottage which already encroaches within the 50' shoreland buffer area and to allow substantial improvements to a nonconforming structure, while maintaining its nonconforming status. The property is located on 143 Lighthouse View Road (Tax Map 115-001-000) in the R2 zone. **Granted**

shoreland buffer

December 12, 2005

Bristol Sweet and Associates representing Richard Putnam et al for an Appeal of an Administrative Decision to the terms of Article XIII, Section G of the New London Zoning Ordinance. The applicant seeks an Appeal of an Administrative Decision made by the New London Planning Board for the requirement to have a 100-foot buffer around jurisdictional wetlands described as "fingers and bumps" identified on the proposed subdivision plan. **Denied**

Paul and Joanne Lazdowski for a Variance to the terms of Article XVI, Section H, 1 of the New London Zoning Ordinance. The applicant seeks a variance to install a new foundation under an existing house and deck within the 50' setback from Lake Sunapee. **Granted**

Respectfully submitted.

Lawrence Ballin

Chair

ZONING BOARD OF ADJUSTMENT

The New London Zoning Board of Adjustment had another busy year in 2004, and the report below reflects a summary of the cases we heard. We work hard to provide each applicant with a fair and balanced hearing, and our decisions are the direct result of the zoning ordinances that the voters of New London provide for us. The ability to grant special exceptions and/or variances allows the Board flexibility, ensuring that the ordinances can be equitably applied to all property.

The ZBA mourns the passing of Charlie Marston this past year. A long-time board member, Charlie's preparation for each hearing and his educated sense of fairness helped guide the Board through many difficult hearings. Charlie, unassuming as he was, left a positive mark on New London in so many ways. Our town is a better place for what he gave us.

February 16, 2003

Schwartz-Barr Realty Trust requested a Special Exception to the terms of Article XIII, Section E.1 of the New London Zoning Regulations. The applicants needed to cross wetlands for access to building sites. This property is located on Burnt Hill Road (Tax Maps 029-006, 007 & 008) in the ARR zone. **Granted**

Leo Maslan representing the Charles M. Bucklin Grandchildren Trust, Martha Harris, Trustee requested a Special Exception to the terms of Article XIII, Section E.1 of the New London Zoning Regulations. The applicants required temporary wetland crossings on two small streams for timber harvesting under "best management practices." This property is located north and south of Putney Road (Tax Map 011-003-000) in the Forest Conservation zone. **Granted**

March 29, 2004

Susan & Joseph Coleburn III requested a Variance to the terms of Article XX, Section B.3.b. of the New London Zoning Regulations. The applicants proposed adding an eating area, one bedroom and closet space with a combined cost that exceeded 50% of the fair market value of their non-conforming cottage. This property is located at 63 Bartons Row, Elkins (Tax Map 064-005-000) in the R2 zone. **Granted**

Lake Sunapee County Club requested the following for their expansion project on property located at 289 Country Club Lane (Tax Map 146-001-000) in the ARR zone:

- A Variance to the terms of Article XX, Section A.2 and B.3 as the expansion and redesign of the clubhouse will be an expansion of a non-conforming use and a non-conforming building. **Granted**
- A Special Exception to the terms of Article II, Section 5 to build a 37' chimney that exceeds the 35' height regulation as part of the clubhouse redesign and expansion project. **Granted**
- A Variance to the terms of Article II Section 5 as the proposed clubhouse redesign incorporates a 48' clock tower (from average grade) exceeding the 35' height allowance by 13'. **Denied.**

April 26, 2004

Anne & Marc Margulies requested a Variance to the terms of Article V, Section C.2 of the New London Zoning Regulations. The applicants proposed encroaching into the side yard setback by 4 feet in order to add one additional bedroom on property located at 53 Lamson Lane, (Tax Map 049-013-000) in the R2 zone. **Denied**

Gary Anderson and Cornelia Boyle requested an Equitable Waiver of Dimensional Requirement. A building permit was previously approved by the Board of Selectmen allowing an addition to be built closer to the sideyard setback than the 50' requirement on property located at 46 Twin Lake Villa Road, (Tax Map 020-017-000) in the R2 and Forest Conservation zones. **Granted**

Gary Anderson and Cornelia Boyle were also seeking a Variance to the terms of Article IX, Section C.2 to add an 18' x 20' single-story family room 45' from the sideyard setback when a 50' setback is required in the Forest Conservation zone. **Denied**



Town of New London requested a Variance to the terms of Article II, Section 5 of the New London Zoning Regulations. The applicants wish to build a cupola on the proposed new highway garage building, which would exceed the 35' height requirement by 7 feet. This property is located at 186 South Pleasant Street (Tax Map 095-052-000) in the R2 zone. **Granted** with stipulations.

May 17, 2004

Robert & Deborah Zeller requested a Special Exception to Article XIII, Section E-1 of the Zoning Regulations for driveway access from Lakeshore Drive which must cross wetlands for the installation of a culvert. This property is located on Lakeshore Drive (Tax Map 051-016-000) in the Forest Conservation zone. **Granted**

Four Variances were requested by Everett B. Yelton. Mr. Yelton proposed demolishing the existing 3-bedroom home at 485 Bunker Road (Tax Map 076-033-000) in the R2 Zone. He requested:

- (1) A Variance to the terms of Article XX, Section B.2.b for the voluntary replacement of the existing house which is entirely within the 50' setback from the high water level and does not meet the frontyard setback. **Granted**
- (2) A Variance to the terms of Article V, Section C.1 as the proposed new structure is extending further into the frontyard setback. **Denied**
- (3) A Variance to the terms of Article XVI, Section H.1 for a new foundation within the 50' buffer area. **Granted** with stipulations
- (4) A Variance to the terms of Article XVI, Section I as the Shore Land Overlay District requires that non-conforming structures located within the first 50' inland from the normal high water level not exceed 25' in height above grade. **Granted**

June 28, 2004

Lawrence Ballin and Joel Carpenter requested a Special Exception as provided by the terms of Article XIII, Section E.1 of the Zoning Regulations. The applicants requested this waiver to allow a driveway to be constructed adjacent to one wetland area and crossing two wetlands to access the Carpenter lot. This property is located at 244 Blueberry Lane (Tax Maps 087-003-001 and 087-003-002) in the ARR zone. **Granted**

Martin Feins and Courtland Cross applied for an Appeal of an Administrative Decision concerning Lakeside Lodge, Inc. On June 7, 2004 the Board of Selectmen concluded that following the Zoning Board of Adjustment's decision of October 20, 2003, they could not identify whether or not a violation existed on the Lakeside Lodge property located on Route 103A (Tax Map 080-005-000) in the ARR zone. Therefore, the Board of Selectmen was taking no action regarding their December 8, 2003 letter. The applicants were seeking to appeal this latest decision in the hopes of having the Zoning Board of Adjustment enforce the Board of Selectmen's December 8, 2003 letter. **The Zoning Board of Adjustment voted not to require enforcement of the December 8, 2003 letter and raised the ceiling regarding usage of boats from four to eleven.**

July 19, 2004

Bruce and Karen Haskell requested a variance to the terms of Article VI, Section C-2. The applicants proposed constructing a 40-foot wide right-of-way adjacent to the eastern boundary of their property at 1405 King Hill Road (Tax Map 129-005-000), thus creating a corner lot for the existing house and garage which would then be 21.3 feet set back from the right of way, 28.7 less than the required 50-feet. **Denied**

August 16, 2004

Foremost Builders, LLC, representing the Weber Family Investment Trust, requested a Variance to the terms of Article V, Section C.1 and Article XX, Section B.2.b of the New London Zoning Regulations. They were proposing to make substantial improvements to a non-conforming structure and to not meet the frontyard setback requirement of 25'. This property is located at 45 Scythe Shop Road, Elkins. **Granted**



McGray & Nichols, representing Jane Brock-Wilson, requested a Variance to the terms of Article XVI, Section C.2 of the Zoning Regulations. The applicants wished to remove the existing electrical line now running to their dock and install a new 3-wire electrical line within the 50' setback from the high-water mark of Lake Sunapee. This property is located at 115 Lighthouse View Road (Tax Map 126-011-000) in the R2 zone. **Granted**

Charles Hafner, d.b.a. Chadwick Funeral Service, requested a Variance to the terms of Article VII, Section B.1 of the New London Zoning Regulations. The applicant wished to construct a combined handicapped access ramp/front porch area, which would not comply with the 30' frontyard setback requirement. This property is owned by Heidelberg Lodge #92, Independent Order of Oddfellows, 235 Main Street (Tax Map 084-065-000) in the Commercial zone. **Granted**

August 30, 2004

Marybeth Angeli, for McCrillis & Eldridge, requested a variance to the terms of Article II, Section 10-g-2 and Article XX, Section B-2 of the New London Zoning Regulations in order to place a second business sign on an existing sign post, in addition to the current non-conforming business sign, in front of 41 Main Street (Tax Map 073-054-000) in the R2 zone. The additional sign would increase the non-conforming size of the sign. **Denied**

Kearsarge/Lake Sunapee Community Center Committee (KLSCC) requested a Special Exception as provided by Article XXI, Section G-4-a of the New London Zoning Regulations in order to site a Community Center on property located on North Pleasant Street (Tax map 074-047-000) and for a Special Exception as provided in Article XIII, Section E-1 of the New London Zoning Regulations in order to cross wetlands with the driveway and sidewalk access to the community center. **The Special Exception of Article XIII, Section E-1 Granted.** See December 6, 2004 hearing for decision on Article XXI, Section G-4-a.

October 4, 2004

Blakeman Engineering Inc., representing David and Betty Hackman, requested a variance from the terms of Article XIII, Section F.1 of the New London Zoning Regulations, in order to place a septic tank and pump chamber 51 feet from a jurisdictional wetland, i.e. within the required 75-foot setback, on their property on Little Cove Road in the R2 zone, Tax Map 105-005-000. **Granted**

December 6, 2004

Pelletieri Associates, representing Jennifer and Jonathan Paul, requested a Variance to the terms of Article XVI, Section F.2.B. of the New London Zoning Regulations, in order to remove existing electrical line now running to the lake and install new electrical conduits from the house to the retaining wall within the 50-foot setback from the high-water mark of Lake Sunapee. Property is located at 125 Sunset Shores Road (Tax Map 091-007-000) in the R-2 zone. **Granted**

Kearsarge/Lake Sunapee Community Center Committee (KLSCC) requested Special Exceptions to Article XIII, Sections E. 1,2 and 3, and Article XXI, Section G.4.a. of the New London Zoning Ordinance, in order to locate a Community Center on Pleasant Street in the Commercial and R-2 zones (Tax Map 074-047-000), with the (reconfigured since August 30) driveway, sidewalk, and utility line crossing wetlands on the property, and to create a pond/water impoundment in the wetland. Applicant also requested a Special Exception in accordance with Article VII, Section A.9 to use the Community Center for uses that are similar to theaters, halls, clubs or amusement centers in the Commercial District. **Granted**

Respectfully submitted,

Lawrence Ballin, Chair

ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment met 14 times during the year 2003. The following report reflects a summary of the cases heard.

FEBRUARY 10, 2003

John and Jennifer Norris requested relief from the provisions of Article XIII, G Wetland Buffers by Special Exception as provided under Article XIII, E.4 of the New London Zoning Regulations. This property is located at 16 Stoney Brook Road (Tax Map 137-003-000) in the ARR zone. **Granted** with stipulations.

Clayton Platt represented Jamie Gould for a Special Exception as provided by Article XIII, Section E.1 of the New London Zoning Regulations for a driveway crossing for two wetland areas to install 18" culverts for a driveway to access the upland house site. The total area to be impacted was 439 sq. ft. This property is located on Hominy Pot Road at the Sutton town line (Tax Map 132-003-000) in the ARR zone. **Granted**

Old Hampshire Designs represented Jay and Gabi Wilson for a Special Exception to the terms of Article XIII, Section E.1 of the New London Zoning Regulations for a temporary crossing of wetlands to allow construction equipment to access and build a leach field. This property is located at 3 Sunset Shores (Tax Map 103-025-000) in the R2 zone. **Granted** with stipulations.

Jesseman, Gallant & Associates, P.C. represented Colby-Sawyer College for a Variance to the terms of Article II General Provisions, Section 5 of the New London Zoning Regulations. The applicants planned to construct a science center that exceeded the maximum height permitted by the ordinance. This property is located at 100 Main Street (Tax Map 085-033-000) in the Institutional district. **Granted**

FEBRUARY 17, 2003

Blakeman Engineering, Inc. represented John and Michaela McSheffrey for a Special Exception as provided by Article XIII, Sections E.1 and E.3 of the New London Zoning Regulations. The applicants wished to cross a jurisdictional wetland and stream with gravel access and pump line to reach a leaching area. They also wanted to construct a leaching area 36' from a wetland when the requirement is a 75' setback. Their property is located off of Route 103A (Tax Maps 103-017-000 and 103-020-000) in the ARR zone. **Granted**

Blakeman Engineering, Inc. represented Harry M. Snow III for a Special Exception as provided by Article XIII, Section E.1 of the New London Zoning Regulations to cross a wetland with a gravel access road to reach a wastewater treatment area that will serve a 15-lot subdivision. This property is located off of Route 11 (Tax Maps 055-011-000, 055-012-000 and 055-014-000) in the ARR zone. **Granted**

Blakeman Engineering, Inc. represented Forest Pines, LLC for a Special Exception as provided by Article XIII, Section E.1 of the New London Zoning Regulations. The applicant wished to cross a wetland with a road and utilities to access the upland remainder of property for Phase III of Great Pines subdivision. This property is located on Spruce Lane off of Newport Road (Tax Map 058-027-000) in the R2 zone. **Granted**

MARCH 24, 2003

John M. Barnes requested a Variance to the terms of Article V, Section A-1 to allow the property to have two single-family dwellings in separate buildings, so the separate cottage could be rented. This property is located at 31 Burpee Lane (Tax Map 096-023-000) in the R-1 zone. **Denied**

Estate of Laura E. Homan, Laura M. Dow, Executrix for a Variance to the terms of Article V, Section B.3 of the New London Zoning Regulations. The applicant wanted to annex a .61 acre parcel to the abutting property of Julia Dow (Tax Map 072-031-000) leaving 45.77' of road frontage instead of the required 100' road frontage. This annexation would reduce the total amount of road frontage from 95.77' to 45.77' thus making this non-conforming lot more non-conforming. This property is located between Homan Lane, Parkside Road and Everett Park (Tax Map 072-032-000) in the R-1 zone. The Board determined that the removal of the frontage on



Homan Lane did not make this lot more non-conforming as this frontage was not contiguous to the frontage on Parkside Road and, thus did not require a variance. Therefore, the issue was referred back to the Planning Board.

APRIL 21, 2003

Robert and Marie-France Bunting for a Variance to the terms of Article XX, Section B.3.b of the New London Zoning Regulations to replace the currently deteriorated shed with an improved structure on the same footprint. This property is located at 24 Murray Pond Road (Tax Map 045-006-000) in the R2 zone. **Granted**

Kearsarge/Lake Sunapee Community Center for a Special Exception as provided under the terms of Article XXI, Section G.4.a of the New London Zoning Regulations to have a community center in the R-1 district. This property is presently owned by New London Hospital and is located on Parkside Road (Tax Map 072-005-000) in the R1 zone. **Denied**

Susan Moseley requested relief from the provisions of Article XIII, G Wetland Buffers by Special Exception as provided under Article XIII, E.4 of the New London Zoning Regulations. She wished to remove the present garage/shed and an existing addition and replace them with a two-car garage with living quarters above. Due to wetlands on the property and the fact that the wetlands fall under the Streams Overlay ordinance, a 100-foot buffer was required. The 100-foot buffer encompassed the majority of the property thus requiring the Special Exception. This property is located at 508 Little Sunapee Road (Tax Map 033-025-000) in the R2 zone. **Granted** with stipulations.

JUNE 10, 2003

Paul Mustone for a Variance to the terms of Article V, Section C.1 and Article XX, Section B.2.b to demolish the present cottage and build a new home. The new home would be 4.2 feet from the southeast side yard setback and 20 feet from the northwest side yard setback. This new structure would be more non-conforming than the present non-conforming structure as the side yard requirement is an aggregate of 50 feet with no less than 20 feet on the nearest side. At the time of this hearing, the property was owned by Robert and Dorothy Lull and is located at 9 Barton Way (Tax Map 064-013-000) in the R2 zone. **Denied**

JUNE 16, 2004 3

William and Malora Gundy for an Equitable Waiver of Dimensional Requirement on property located at 618 Main Street (Tax Map 096-007-000) in the R1 zone. The applicants wished to retain an existing deck (created in 1998 by the previous owner) which was built in the 25' setback. **Granted**

Cricenti's Market, Inc for a Variance to the terms of Article II, Section 10.g.(1) (a) of the New London Zoning Regulations to erect signs that exceeded the allowable size limit in the Commercial Zone. This property is located at 295 Newport Road (Tax Map 059-008-000). **Granted**

Bristol, Sweet & Assoc., Inc. represented James Bolger for a Special Exception per Article XIII, Section E.1 of the New London Zoning Regulations to cross wetlands with driveways on two lots in this five-lot subdivision. This property is located off of Main Street (Tax Map 096-015-001) in the ARR zone. **Granted**

Bristol, Sweet & Assoc., Inc. represented The Seasons Condominiums for a Special Exception per Article XIII, Section E.3 of the New London Zoning Regulations. The applicants required a maintenance dredge (removal of cattails and sediment) from a pond located on association property as allowed by Special Exception. This property is located on a private road off of Country Club Lane (Tax Map 146-002-001) in the ARR zone. **Granted** with stipulations.

JUNE 30, 2003

Scott P. & Carolyn A. Ellison for an Appeal of an Administrative Decision. The applicants wished to appeal the Cease and Desist Order issued by the Board of Selectmen dated May 19, 2003. The applicants wanted to continue the use of this property for agricultural purposes and maintenance and storage of natural raw material



for use on and off the site located at the intersections of Forest Acres Road and County Road (Tax Map 105-010-000) in the R-2 Zone. Continued to July 21, 2003. **Approved** with stipulations.

Scott P. and Carolyn A. Ellison for a Variance to the terms of Article V, Section A to be allowed to use their property for agricultural purposes and the maintenance and storage of natural raw materials for use on and off site. This property is located at the intersections of Forest Acres Road and County Road (Tax Map 105-010-000) in the R-2 Zone. **Denied**

JULY 21, 2004 3

Douglas Carroll for a Variance to the terms of Article VI, Section C.2 and Article XX, Section B.3.b of the New London Zoning Regulations to demolish an existing shed, replace it with a larger building (24'x 24') and attach the new building to another existing, non-conforming building. All three of the buildings at issue fall within the 25' front yard setback. This property is located at 463 Burpee Hill Road (Tax Map 070-010-000) in the ARR zone. **Denied**

AUGUST 4, 2003

Blakeman Engineering, Inc. represented Harold Buker 1996 Revocable Trust for a Special Exception to the terms Article XIII, Section E.4.a of the New London Zoning Ordinance for a reduction of the wetland buffer from 200' to 50'. This property is located on Wilder Lane (Tax Map 112-002-000) in the Conservation Zone. **Granted**

Blakeman Engineering, Inc. represented the Harold Buker 1996 Revocable Trust for a Special Exception to the terms Article XIII, Section E.4.a of the New London Zoning Ordinance for a reduction of the wetland buffer from 200' to 100'. This property is located on Wilder Lane (Tax Map 112-006-000 & 112-009-000) in the Conservation Zone. **Granted**

SEPTEMBER 8, 2003

TQM Real Estate LLC d.b.a Jake's Market & Deli for a Variance to the terms of Article II, Section 10.g.(1) (a) of the New London Zoning Regulations to allow the owner to install signs that exceed the allowable size limit in the Commercial Zone. This property is located at 220 Newport Road (Tax Map 059-026-000). **Denied**

SEPTEMBER 29, 2003

Jay & Gabi Wilson for a Special Exception to the terms of Article XIII, Section E.1 of the New London Zoning Regulations to realign the road to reduce the curve and improve sight distance and drainage, which required crossing a wetland. This property is located at 89 Sunset Shores (Tax Map 103-025-000) in the R2 zone. **Denied**

Kearsarge Community Presbyterian Church for an expansion of the Special Exception granted in 1986 to allow the applicants to add additional classroom and administrative space due to their growing congregation. The Special Exception dealt with Article XXI, Section G.4.g of the New London Zoning Regulations. This property is located at 82 Old King Hill Road, (Tax Map 122-019-000) in the ARR zone. **Granted**

Lakeside Lodge, Inc. (located off of Route 103A (Tax Map 080-005-000 and 080-006-000). Due to the ruling of the New Hampshire Superior Court, this hearing was held by the New London Zoning Board of Adjustment as a continuation of the Lakeside Lodge, Inc. non-conforming use issue. Continued to October 20, 2003.

OCTOBER 20, 2003

Lakeside Lodge, Inc., continued from September 29, 2003. The Zoning Board of Adjustment reconfirmed their decision of December 30, 2002 that a non-conforming use did exist at this property prior to the posting of the Shoreland Overlay District in 1991.



DECEMBER 8, 2003

Elizabeth and William Oberg for a Variance to the terms of Article VI, Section C.1 of the New London Zoning Regulations. The applicants wished to demolish an old shed and erect a new, two-car garage within the 50' front yard setback on property is located at 466 Otterville Road (Tax Map 042-007-000) in the ARR zone. **Granted**

Jay & Gabi Wilson to appeal the Zoning Board's September 29, 2003 denial for a Special Exception to the terms of Article XIII, Section E.1. The applicants wished to realign the road to reduce the curve and improve sight distance and drainage, which requires crossing a wetland. This property is located at 3 Sunset Shores (Tax Map 103-025-000) in the R2 zone. **Granted** with stipulations.

DECEMBER 15, 2003

Ken Sutherland d.b.a. King Forest Industries, Inc. represented Arthur and Catherine Greene for a Special Exception to the terms of Article XIII, Section E.1 of the New London Zoning Regulations. The applicants wished to create two temporary wetland crossings for tree harvesting. This property is located at 71 Mountain Road (Tax Map 100-003-000 and 100-003-000) in the Conservation Zone. **Granted**

Nancy and Christopher Tatum for a Variance to the terms of Article XX, Section B.3.b of the New London Zoning Regulations. The applicants planned to substantially improve a non-conforming structure, which did not meet the 50' front yard setback. This property is located at 493 Burpee Hill Road (Tax Map 070-012-000) in the ARR zone. **Granted** with stipulations.

Respectfully submitted,

Lawrence Ballin, Chair
Zoning Board of Adjustment

JOINT LOSS MANAGEMENT COMMITTEE

In 2003, the Joint Loss Management Committee (JLMC) completed its 9th year of service to the town. The JLMC is composed of members from each of the major town departments in both management and non-management positions. The members in 2003 were:

- | | |
|----------------------------|-----------------------------|
| Robert Andrews, Recreation | Jay Lyon, Fire |
| Douglas Gay, Sewer | Amy Rankins, Administration |
| Raymond Heath, Library | David Seastrand, Police |
| Richard Lee, Highway | Jessie Levine, ex officio |

The purpose of the JLMC is to assure a safe work environment for all town employees through adequate safety training, reviewing accident reports, making recommendations for safety improvements, and conducting building inspections. We are again proud to report that New London's employees only had nine reportable safety incidents this year and that new safety equipment was acquired in most departments.

Again, the JLMC would like to give a big "thumbs up" to all of New London's employees for making 2003 a standout year safety-wise!

Respectfully submitted,

Raymond Heath
Chair

ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment met ten times during the year 2002. The following report reflects a summary of the cases heard.

May 8, 2002

Norman S. and Elizabeth A. Lindsay and Francis K. and Judith W. Duffy requested an Appeal of an Administrative Decision of the Planning Board's February 12, 2002 decision to the terms of Article I - Preamble, Article II-General Provisions, Section 15, Article III, Sections 3-5. The Planning Board granted a Site Plan Review for a Home Business application for Damian and Lynn Petry on property located at 172 Route 11 (Tax Map 122-017-000) in the ARR zone, to conduct a seamless gutter business at their residence. **DENIED**

May 22, 2002

James Ward of the Equity Group requested an appeal of an Administrative Decision expressed in the January 31, 2002 letter from Town Administrator Jessie W. Levine. This letter was in response to an inquiry from Attorney Michael L. Donovan concerning whether the Planning Board may waive any of the parking requirements set forth in the Site Plan Review Regulations and remain in compliance with the provisions of Article VII, Section C(1) of the New London Zoning Ordinances. In addition, whether an otherwise permitted business use which does not conform to the parking requirements of the Zoning Ordinance (Article II, Section 2), is a non-conforming use (Article III Definitions, Section 80) and therefore, whether the expansion of such a use without the provision of additional parking violates the zoning ordinance prohibition against the expansion of a non-conforming use (Article XX, Legal Nonconforming Uses, Section A.2.). This complaint related to property owned by Debra Perkins Trust (New London Agency), located at 168 Main Street (Tax Map 084-068-000) in the Commercial District and a waiver of the requirement for a Site Plan Review given by the Planning Board in May of 1998. **DENIED**

June 6, 2002

Beth Hoyt-Flewelling, representing Stepping Stones School, requested a Special Exception to the terms of Article XXI, Section G.4.g. of the New London Zoning Regulations to move their nursery/preschool from its present location at the First Baptist Church, while church renovations are completed over the next year. They propose to hold classes at St. Andrew's Episcopal Church during that construction. Per Article XXI, Section G.4.g this use is only allowed by Special Exception. This property is located at 15 Gould Road (Tax Map 084-093-000) in the R-1 Zone. **GRANTED**

Jesseman Associates, P.C., representing Colby-Sawyer College, requested a Special Exception to the terms of Article XXI, Section G.4.m. & Article XIII, Section E.2 of the New London Zoning Regulations to construct a stormwater detention pond within a wetland buffer area near Susan's Swamp on the main college campus. The detention pond would be constructed in conjunction with the improvement and expansion of campus parking facilities adjacent to the Dan & Kathleen Hogan Sports Center. This property is located at 100 Main Street (Tax Map 085-033-000) in the Institutional Zone. **GRANTED**

July 22, 2002

John Dietel, Trustee of the Shaw Herrick Cove Trust (Ayers) requested a Variance to the terms of Article VI, Section C.1 and Article XVI, Section H.2 of the New London Zoning Regulations to add a 24' x 26' two bay garage 6'7" from the property line within the 20' sideyard setback. . This property is located at 26 Herrick Cove Lane (Tax Map 091-021-000) in the ARR zone. **DENIED**

A second variance was sought by John Dietel to attach the main house to the existing garage structure by a 12' long walkway in line with the existing foundations. This walkway would fall within in the 50' setback from the high water mark. **APPROVED**



Jonathan Ohler requested a variance to the terms of Article VI, Section A of the New London Zoning Regulations to operate his construction and materials business at 172 King Hill Road (Tax Map 129-027-00 and 129-028-000) in the ARR zone. **GRANTED** with the stipulation that he appear before the Planning Board and the Conservation Commission for their review of the scope of his operations.

July 29, 2002

Deirdre M. Sheerr Revocable Trust and the Martin L. Gross Revocable Trust requested a Special Exception to the terms of Article XIII, Wetlands Conservation Overlay District, Section E.1 and Article XIV, Steep Slope Overlay District, Section D. in order to create a new driveway. This property is located at 218 Little Sunapee Road (Tax Map 030-028-000) in the Conservation/R2 districts. Conditionally **GRANTED** that after installation of the driveway, Lots 1 and 2 will be annexed.

Peter Shanks and Julia Brisbane requested a Variance to the terms of Article XX, Section B.3.b to substantially improve a structure with less than the required front yard setback per Article V, Section C.1 and less than the required setback from a stream in the Streams Overlay District per Article XXII, Section E.1 on property located at 7 Sherman Street in Elkins (Tax Map 078-004-000) in the R1 district. **GRANTED** with the stipulation that erosion control be monitored by the Conservation Commission during construction and meet the required standards of that Commission.

August 12, 2002

Blakeman Engineering, representing James & Dorothea Bewley, requested a Special Exception to the terms of Article XIII, Section E.1 of the New London Zoning Regulations. The applicant needed to cross a wetland with a new waterline as part of Phase I of the Great Pines Subdivision on property is located on Newport Road (Tax Map 059-013-000) in the R2 zone. **GRANTED**

Blakeman Engineering, representing Harry M. Snow III, requested a Special Exception to the terms of Article XIII, Section E.1 of the New London Zoning Regulations to cross a wetland with a new road and utilities on property located off of Everett Park Extension (Tax Map 073-016-000 and 073-017-000) in the R1 zone. **GRANTED**

August 26, 2002

Blakeman Engineering, representing Clara and Patricia Cantor, requested a Special Exception to the terms of Article XIII, Section G.1 and Article XIII, Section G.3 of the New London Zoning Regulations to replace a culvert within a seasonal stream. The present culvert needs to be replaced for safety and to increase the capacity of the culvert. The second request was to reduce the depth of the 100' stream buffer along a seasonal stream to approximately 25' on property located off Lakeshore Drive (Tax Map 037-008-000) in the Forest Conservation District. **GRANTED**

September 23, 2002

Robert & Marie-France Bunting requested a Variance to the terms of Article V, Section C.2 and Article XX, Sections B.3.b of the New London Zoning Regulations to largely remove the present home and erect a new home outside the footprint of the former home and in the sideyard setback on property located at 24 Murray Pond Road (Tax Map 045-006-000) in the R2 zone. **DENIED**

Patricia and John Harris requested a Variance to the terms of Article XVI, Sections C.2 and F.2.b of the New London Zoning Regulations for the perimeter drain to be in the 50' setback from the high water mark on Messer Pond on property located on Little Cove Road, (Tax Map 105-003-000) in the R2/ARR district. **GRANTED**

Susan Rowett requested an Equitable Waiver of Dimensional Requirement per Article XXI, Section H as in 2000 their barn was erected 40' from the front property line instead of the required 50' per Article V Section C.2 on property located at 10 Seamans Road, (Tax Map 098-008-000) in the ARR zone. **GRANTED**



October 28, 2002

Pellettieri Associates, Inc., representing Jay and Gabi Wilson, requested a Variance to the terms of Article XVI, Section C.2 to restore approximately 25' of eroding shoreline and create a wide, aged granite stairway providing access to a proposed seasonal dock within the 50' shoreland buffer zone on property located at 3 Sunset Shores (Tax Map 103-025-000) in the R2 zone. **GRANTED** subject to obtaining a State wetland permit and following erosion control measures per documents Pellettieri Associates, Inc. submitted as part of their appeal

Jay and Gabi Wilson requested a Special Exception to the terms of Article XIII, Section E.2 for relief from Article XIII, Section F.1 to allow a septic system to be installed within the 75' setback from a wetland on their property located at 3 Sunset Shores (Tax Map 103-025-000) in the R2 Zone. **GRANTED** subject to State septic approval.

Pellettieri Associates, Inc., representing Robert & Marie-France Bunting, requested a Variance to the terms of Article V, Section C.2 and Article XX, Sections B.3.b of the New London Zoning Regulations to replace their existing home with a new structure that would not meet the current setback regulations on their property located at 24 Murray Pond Road (Tax Map 045-006-000) in the R2 zone. **GRANTED**

December 30, 2002

Lakeside Lodge, Inc. appealed the Administrative Decision of the Board of Selectmen made on November 6, 2002. The Board of Selectmen ruled that Lakeside Lodge, Inc. had not proven a non-conforming use of the land and boat docks located on Route 103A (Tax Map 080-005-000 and 080-006-000) which violates Article XVI, Section D.3 of the New London Zoning Regulations. **GRANTED**

Robert C. Stewart, d.b.a. RCS Designs represented Margaret Weathers for a Special Exception to the terms of Article XXII, Section D.2 under Article XXII, Section G.3. The applicants were requesting a 30' reduction in the depth of the natural woodland buffer to allow for placement of a home on property located on Meadow Lane (Lot 6), Tax Map 093-011-000 in the Agricultural/Conservation zone. **GRANTED** only for the area between Reference Point 1 and Benchmark 1 on RCS Designs plans dated 11/22/02.

Respectfully submitted,
Larry Ballin, Chair
Zoning Board of Adjustment

WELFARE OFFICER

I am beginning my sixth year as your town Welfare Officer. Even though there seems to have been a downturn in the economy, it has not had a significant effect on the number of requests that we've received this year. As in previous years, the requests that were made have been for short-term assistance. I have been able, in other cases, to refer potential recipients to both state and federal assistance programs that were more appropriate for their needs.

I continue to believe that the money you allocate at Town Meeting for welfare assistance is fairly spent. Though I am spending the town's money, I feel a sense of personal gratification in being able to help those who, through no fault of their own, need assistance.

Thank you again for your support for this very worthwhile program.

Respectfully submitted,
Marc Clement
Welfare Officer

ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment met nine times during the year 2001. The following report reflects a summary of the cases heard.

April 4, 2001

David and Beverly Payne requested a Variance to the terms of Article V, Section C of the New London Zoning Regulations to permit the addition to a ten-foot extension of an existing garage, which will encroach upon the setback of their property located at 6 Bunker Road (Tax Map 77, Lots 5 & 6). **DENIED**

April 25, 2001

Our Savior Lutheran Mission requested a Variance to the terms of Article II, Section 10.f.l.b of the New London Zoning Regulations to install an additional sign (10" x 34") beneath the existing sign of the Kearsarge Community Presbyterian Church at 170 Route 11 (Tax Map 127-019) in the ARR zone. **GRANTED**

Douglas Carroll and Sally Keating requested a Variance to the terms of Article VI, Section C. to move the property lot line, thereby increasing the road frontage on Lot 10 to 180' plus keep the existing garage on Lot 11, which is less than 25' from the newly established property line. These properties are located at 65 and 73 Burpee Hill Road, respectively (Tax Map 70, Lots 10 & 11), in the ARR zone. **GRANTED**

June 6, 2001

Dennis and Roberta Aufranc requested a Variance to the terms of Article XVI, Section VIII, Paragraphs A & B.1 of the New London Zoning Regulations to replace a previously existing, non-conforming deck located in the first 50' from the normal high water level for which the foundation had inadvertently been removed on property located at 305 Little Sunapee Road (Tax Map 056-012), in the ARR zone. **GRANTED**

Virginia Buckley requested a Variance to the terms of Article VI, Section B2 of the New London Zoning Regulations to create a rental apartment in the basement of her existing single-family home which would exceed the allotted density in the ARR zone at property located at 31 Columbus Avenue (Tax Map 092-004). **CONDITIONALLY GRANTED** with the stipulation that Ms. Buckley completes the purchase and annexation of Lot 092-005 to her Lot 092-004.

Robert & Carol Huber requested a Variance to the terms of Article VI, Section B.1, B.4 & C.1 of the New London Zoning Regulations to build a single-family dwelling without the required setbacks from the front and side-yard of the property located at 58 Otterville Road (Tax Map 041-003) in the ARR zone. **DENIED**

July 5, 2001

Jesseman Associates, PC, representing Colby-Sawyer College, requested a Special Exception to the terms of Article II, Section 2 of the New London Zoning Regulations for permission to stockpile and/or remove earth materials in excess of 250 cubic yards at the Kelsey Athletic Fields (Tax Map 086-001) in the Institutional/Recreational Zone. **CONDITIONALLY GRANTED** with the stipulation that this site not be used again for stockpiling of materials without the prior approval of the Planning and Zoning Boards. The Special Exception also allowed the existing fill to remain and allowed the College to remove the smaller piles of material that would be used during construction of the dormitory.

Deborah and Derek Hunt requested a Variance to the terms of Article VI, Section VIII, B.1 of the New London Zoning Regulations to build an addition to their home, a portion of which would be located in the first 50' from the normal high water level of Messer Pond (Tax Map 118-002) in the R2 zone. **CONDITIONALLY GRANTED** with the stipulation that the purchase and annexation of the abutting lot and removal of the house on that lot be completed prior to construction of the addition.



July 18, 2001

David & Julie Bursey requested a Variance to the terms of Article VII, Section B.1 of the New London Zoning Regulations to gain two feet from the front setback for modification of the entrance to the building on property located at 21 Newport Road (Tax Map 073-039) in the commercial zone. **CONDITIONALLY GRANTED** with the stipulation that the front covered entrance space never be converted into interior space.

August 8, 2001

John Chiarella, d.b.a. Norsk Cross-country Ski & Winter Sports Center, requested a Variance to the terms of Article II, Sections 10.e.1 and 10.f.1.a of the New London Zoning Regulations to have an off-premise commercial sign on Route 11. This property is owned by Striped Bass Properties, Inc. and is located at 21 Country Club Lane (Tax Map 146-003) in the ARR zone. **GRANTED**

September 5, 2001

First Baptist Church requested a Special Exception to the terms of Article XXI, Section G.4.h of the New London Zoning Regulations to renovate and expand the church administrative facilities by 5,000 sq. ft. but not to increase the seating capacity of the sanctuary on property located at 116 Main Street (Tax Map 085-032) in the R1 zone. **GRANTED**

Sikhar and Martha Banerjee requested a Variance to the terms of Article XXII, Section E.1 of the New London Zoning Regulations to build a two-car garage that does not meet the 100' setback requirement from Red Brook on property located at 15 Lamson Lane (Tax Map 049-015) in the R2 zone. **GRANTED**

November 5, 2001

Northcape Design, Inc. for Shaw Herrick Cove Trust requested a Variance to the terms of Article VI, Sections C.1 of the New London Zoning Regulations to build a two-car garage inside the 25' side-yard setback on property located at 26 Herrick Cove (Tax Map 090-021) in the ARR zone. **APPLICATION WITHDRAWN**

December 17, 2001

Blakeman Engineering, Inc., representing Chad and Holly Heath, requested a Special Exception to the terms of Article XIII, Section E-1 of the New London Zoning Regulations to cross a wetland for road construction to support the development and drainage/utilities contained within the 200' buffer surrounding Philbrick-Cricenti bog for a proposed residential cluster subdivision on property located at 74 Newport Road (Tax Map 058-027) in the R2 zone. **CONDITIONALLY APPROVED** with the stipulation that prior to any action taken by the Zoning Board the applicants comply with the 30-day requirements of those entities addressed in Article XIII, Section E, Special Exceptions.

Respectfully submitted,
Larry Ballin, Chair
Zoning Board of Adjustment

The Zoning Board of Adjustment met seven times during the year 2000. The following report reflects a summary of the cases heard.

February 2, 2000

The Selectmen for the Town of New London and Stephen and Marie Wolfe for an Equitable Waiver of Dimensional Requirement on property located at 46 Lakeshore Drive (Tax Map 051, Lot 017). **GRANTED.**

April 12, 2000

New London Historical Society for a Special Exception to the terms of Article XXI, Section G: 4a. of the New London Zoning Regulations to construct a building to be used for vehicle conservation and storage on the Historical Society grounds. This use is permitted by Special Exception only. **GRANTED.**

May 10, 2000

Salisbury Farm Corporation for a Special Exception to the terms of Article XIII- Wetlands Conservation Overlay District, E (1) of the New London Zoning Regulations to cross two seasonal run-offs ("westerly road") and to cross a portion of a wetland ("middle road") to access a total of ten residential house lots on property located on King Hill Road (Tax Map 130, Lot 13) in the ARR Zone. **CONDITIONALLY GRANTED** with the stipulation that the application be referred to the Conservation Commission, Soil Conservation Service and the New Hampshire Wetlands Board for review and comment as required under Article XIII, Section E.

May 31, 2000

James Ward representing Laura M. Dow for an appeal of an Administrative Decision rendered by the New London Planning Board on April 11, 2000. The applicant requested that the Zoning Board of Adjustment give its interpretation of Article XIX, Section B.2 (Planned Unit Development, Permitted Uses) and Article V. Section A.1 (Residential Districts, Uses Permitted) of the New London Zoning Regulations. Applicant owns 23 acres of land between Lakeside Road and Everett Park (Tax Map 72, Lot 32) and questioned if multi-family residential use would be permitted under the Planned Unit Development Ordinance where the underlying zone district is R-1 Residential. **The Zoning Board of Adjustment upheld the Planning Board's interpretation of April 11, 2000.**

August 9, 2000

Larry Dufault representing Donald Gervais for an Equitable Waiver of Dimensional Requirement on property located at 84 Main Street in relation to Article XXI, Section H of the Zoning Ordinance to allow Mr. and Mrs. Gervais to leave their pool shed, which was erected 27 years ago, in its present location (Tax Map 94, Lot 04). **GRANTED**

October 18, 2000

Jesseman Associates, P.C. representing Colby-Sawyer College for a variance to the terms of Article II General Provisions, Section 5 (Height Regulations) of the New London Zoning Ordinance to construct a three-story residence hall that will maintain a similar roof style to other campus buildings. A hip roof line will be used to minimize the height, not to exceed 40 feet.
GRANTED

October 18, 2000

Julia Brisbane and Peter W. Shanks for a variance to the terms of Article XX B, Section 2(b) for substantial improvements to a non-conforming building that is greater than 50% of the value of the present structure. **CONDITIONALLY GRANTED** with the condition that the two lots be annexed and there is to be no new construction within 25 feet of the front property line.

Respectfully submitted,

Ann L. Jones

Brian Prescott

Co-Chairmen, Zoning Board of Adjustment

Welfare Report

As I begin my fourth year as the town welfare officer, I continue to make sure that the town's assistance money is spent wisely, and that needy residents get the help that they deserve. Two of our policies are worth noting again in this year's report. First, when appropriate, recipients are asked to reimburse the town for help that they have received in the past. We may ask recipients to pay a small amount each month so as not to overburden their limited resources. Second, it benefits both the potential recipients and the town when the recipients apply for any state or federal help for which they might qualify. It is my responsibility to provide them with the assistance necessary to complete their applications and receive all of the benefits for which they qualify.

I believe that the town welfare policies are fairly and effectively administered, bringing help to those individuals who are truly in need of assistance. Many thanks to the town residents for allowing this program to continue.

Respectfully submitted,

Marc A. Clement

Welfare Officer



February 15, 1999

Pierre Bedard for Michelle Feins for a Variance to the terms of Article XII, Section F1 of the Zoning Ordinance to replace the existing septic system in its present site which is within the setback from Lake Sunapee on property located at Herrick Point (Tax Map 090-003) GRANTED.

February 15, 1999

New London Hospital for a Variance to the terms of Article X, Section g(B) of the Zoning Ordinance for an extension of a Variance granted on February 21, 1996, to exceed the number of allotted signs. They requested adding two signs to the ambulance garage to identify it as such due to safety issues of vehicles blocking exits of garage on property located at 270 Newport Road (Tax Map 072-017) GRANTED.

May 12, 1999

Donald Catino for a Variance to the terms of Article XVI, Section III-B of the Zoning Ordinance to add a 10' x 20' deck to a renovated barn in the setback from Goose Hole Pond on property located at 4 Goose Hole Road (Tax Map 042-019) DENIED.

May 12, 1999

Robert Bell of Bell Engineering, Inc. for a Special Exception to the terms of Article XIII, Section E1 of the Zoning Ordinance to install a culvert in a wetland to reach a building site on property located on Messer Pond accessed from Meadow Lane (Tax Map 106-019) GRANTED.

May 12, 1999

Robert & Glenda Cottrill for a Variance to the terms of Article XVI, Section 111-B to add a bathtub to a half bath requiring an extension of approximately 70 sq. ft. but in the setback from Lake Sunapee on property located at 53 SooNipi Park Road (Tax Map 126-001) DENIED.

June 23, 1999

Blakeman Engineering for Mary E. Devlin for a Special Exception to the terms of Article XIII, Section A1 and A3 to disturb a wetland for temporary access for house and sewer line construction on property located on Hastings Landing Road (Tax Map 103-008) GRANTED.

August 4, 1999

Julie MacAllister d.b.a. Cricket Meadow, Inc. for a Special Exception to the terms of Article XXI, Section G.4 of the Zoning Ordinance to have a child care center and private preschool licensed by the State of NH on property located at 238 County Road (Tax Map 072-008) GRANTED.

August 11, 1999

Lake Sunapee Bank to appeal an administrative order from the Planning Board for parking across the front of their bank as the Planning Board ruled the applicants did not adequately prove a hardship to this article. The Planning Board believed other parking options were available at this property located at 24 Newport Road (Tax Map 059-029). The Zoning Board approved the appeal from the administrative order and reversed the decision of the Planning Board.



August 11, 1999

Joyce Ettenborough for a request for an Equitable Waiver of Dimensional Requirements to Article XXI, Section H of the Zoning Ordinance on property located at 27 Everett Park (Tax Map 072-028) GRANTED.

November 17, 1999

Susan and Barry Bradford for a Variance to the terms of Article XIII, Section F1 of the Zoning Ordinance to construct a replacement septic system leach field with encroachment of approximately 10' into the required 75' wetland setback on property located at 17 Knollwood Road (Tax Map 035-033) GRANTED.

December 15, 1999

John and Ruth Clough to amend a Variance issued in 1977 to the terms of Article II, Section 1C to eliminate the restriction "that the stand must be located on a section of subject property 150' x 150' in the southeastern corner of the Clough Farm" in order to add a permanent greenhouse on property located at 220 Main Street (Tax Map 073-035) GRANTED on the grounds that changes in New Hampshire law pertaining to farm and agricultural activities negate the Board's authority to continue such restrictions.

December 15, 1999

Mr. & Mrs. William Wurzburg for an Equitable Waiver of Dimensional Requirement on property located on Edmunds Road (Tax Map 095-022) GRANTED.

Respectfully submitted,

Betty Herrick

Chairman, Zoning Board of Adjustment