



Town of New London

Zoning Board of Adjustment

*P.O. Box 240
375 Main Street
New London, NH 03257*

NOTICE OF DECISION

New London Zoning Board of Adjustment

RE: RCS DESIGNS FOR THOMAS KUNHER

MAY 1, 2006

You are hereby notified that on this date, the New London Zoning Board of Adjustment held a public hearing at the request of Robert C. Stewart of RCS Designs, representing owner Thomas Kunher. Applicant requested a special exception as provided by Article XXII §G-3 of the New London Zoning Ordinance in order to locate a “Clean Solution” septic system within the 100-foot stream buffer, on property located at 464 Elkins Road in the R-1 zone (Tax Map 077-027-000).

During the hearing, the Board received data from Mr. Stewart and from the New London Zoning Administrator regarding the “Clean Solution” type of septic system, how it functions, space required, and its efficiency from an environmental standpoint. Mr. Stewart provided a copy of the State of New Hampshire’s September 28, 2005 approval without conditions for installation of this type system on this property.

Three abutters attended the hearing, and two provided comments and questions. One abutter pointed out that historically, the well and septic system on his own property has served the subject property as well, and his concerns regarding installation of this new system included disturbance to the earth in that area, as well as effluent running into the two brooks at the back of the properties. Mr. Stewart provided data demonstrating the efficacy of the Clean Solution system, and pointed out that removal of the subject property from the neighbor’s septic system would reduce the load on the latter, as well as assuring the cleanness of the effluent from the new system.

Taking that input under advisement, as well as the consideration that, given the pre-existing non-conforming sizes of abutting lots, other property owners in the neighborhood may make similar requests at some point in the future, the Board unanimously APPROVED this special exception.

Lawrence Ballin, Chairman
Russell Cooper
Cheryl Devoe
Laurie DiClerico
Bill Green

NOTE: Application for rehearing on any question of the above determination may be taken within 30 days of said determination by any party to the action or person affected thereby according to New Hampshire Revised Statutes Annotated. 1955, Chapter 31:74-76.

*(603) 526-4821 (telephone)
(603) 526-9494 (fax)*