



Town of New London

Zoning Board of Adjustment

375 Main Street
New London, NH 03257

NOTICE OF DECISION

New London Zoning Board of Adjustment

Monday, January 28, 2008

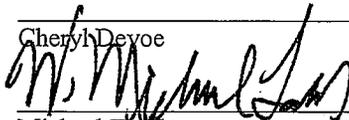
You are hereby notified that on this date, the New London Zoning Board of Adjustment held a public hearing as requested by Robert W. Ewing Jr. Applicant requested a special exception in accordance with Article XIII, Section E (1) of the New London Zoning Ordinance in order to allow two wetlands crossings by a 14-foot wide shared driveway on property located off Main Street, Tax Map 096, 015, in the ARR zone. At the hearing the applicant was represented by Charles Hirschberg of CDL Consulting Engineers, Inc. Three abutters and New London Zoning Administrator Peter Stanley also attended this hearing.

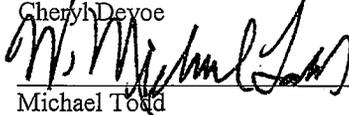
After hearing the applicant's presentation, and receiving testimony from the zoning administrator and abutters supporting the granting of this special exception, the Board made the following findings of fact:

1. The use is one that is ordinarily prohibited in the district.
2. The use is specifically allowed as a special exception under the terms of the ordinance.
3. The conditions for granting a special exception are met in this particular case. Specifically:
 - a) The proposed crossings will be in harmony with the surrounding area. They will be located at the narrowest points of the two wetlands concerned, and the culverts will be sized so as to avoid undue increase in elevation of the shared driveway.
 - b) Erosion controls will be put into place. These include construction of stone headwalls for each culvert to minimize wetland disturbance there. Large diameter rip-rap at the outlets of each culvert will reduce erosion of the channel. Applicant also proposes to plant the area at the ends of the rip-rap sections with natural vegetation to enhance those erosion controls naturally.
 - c) Applicant noted the owner's decision to make this a shared driveway, rather than two separate ones, to reduce impact to both the environment and the neighbors. As it is a private driveway, there will be no impact on traffic.
 - d) Proposed crossings will not alter existing drainages or habitat.
 - e) Proposed wetlands crossings are not contrary to any other term of the ordinance.
 - f) Neither the crossings nor the shared driveway they serve will be detrimental to the character or enjoyment of the neighborhood. On the contrary, the Board heard testimony from the zoning administrator that this proposal sets precedent for its sensitivity to existing drainages in this area, and the level of environmental protections that will be put in place. (The zoning administrator noted that in this zone, the land could have been much more intensely developed.)
 - g) In conclusion, the proposal as designed and including its erosion controls (and in consideration of the low density of the overall project) does comply with the spirit of the ordinance.

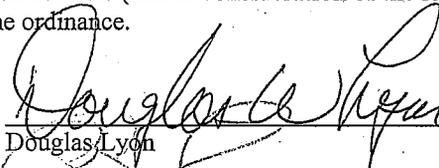


William Green, Chair



Cheryl Deyoe


Michael Todd



Douglas Lyon


Courtland Cross

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.

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