



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION ***New London Zoning Board of Adjustment***

RE: 177 POOR ROAD REALTY TRUST

APRIL 20, 2011

MAP 091, LOT 005-000

You are hereby notified that on this date, the New London Zoning Board of Adjustment held a public hearing at the request of the 177 Poor Road Realty Trust, represented by Doug Gamsby of CLD Engineering. The applicants requested 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.

1. Granting variance would not be contrary to the public interest.

The Board concluded that the potential for water quality improvement on Lake Sunapee that could result from the installation of a new "Clean Solutions" septic system would be in the public interest.

2. The spirit of the ordinance is observed.

The Board concluded that because of the improved quality of water coming from the new proposed treatment system, the objective of the ordinance was being met.

3. Substantial justice is done.

The Board agreed that allowing the septic system components within 75' of the wetlands would be just, without compromising the intent of the regulation.

4. The values of surrounding properties are not diminished.

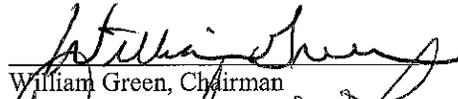
The Board determined that building the proposed septic system within 75' of a wetland would not impact the value of surrounding properties whatsoever.

.5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardship.

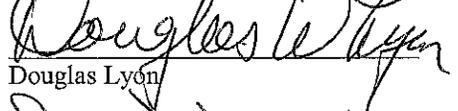
a. The Board concluded that because of the frequency and location of wetlands on the site it would not be possible to find a location for a septic system anywhere else on the property without encountering the same problem.

Board of Selectmen P: 603-526-4821 x 10 F: 603-526-9494	Town Administrator P: 603-526-4821 x 13 F: 603-526-9494	Town Clerk-Tax Collector P: 603-526-4821 x 11 F: 603-526-9494	Finance P: 603-526-4821 x 21 F: 603-526-9494	Assessing P: 603-526-4821 x 20 F: 603-526-9494
Planning/Zoning P: 603-526-4821 x 16 F: 603-526-9494	Fire Department P: 603-526-6073 F: 603-526-6079	Police Department P: 603-526-2626 F: 603-526-2782	Public Works P: 603-526-6337 F: 603-526-9662	Recreation P: 603-526-4821 x 14 F: 603-526-9494

After hearing testimony, it was determined that the requirements for the Variance had been met. **By unanimous vote, the Zoning Board of Adjustment APPROVED the application for a Variance to allow the petitioners to construct septic system components within 75' of wetlands, as shown on the plan submitted with their application.**



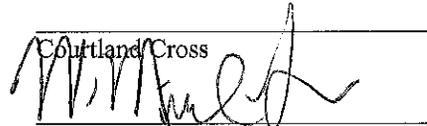
William Green, Chairman



Douglas Lyon



Laurie DiClerico



Courtland Cross

W. Michael Fodd