



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: ROBERT & CAROLINE BOSSI

JUNE 12, 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 and Caroline Bossi. Applicants 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 in the conservation district, Tax Map 011-002-000.

The Board received input from the applicants and the New London Zoning Administrator (no abutters attended the hearing), and made the following findings of fact:

1. The proposed construction will not result in diminution in value of surrounding properties. The site is surrounded by conserved land, and wetland, and the improvements to the existing house will add to the town's tax base.
2. The granting of the variance will be of benefit to the public interest. Applicant informed the Board that for several years, the existing house has been a postcard. The proposed additions are in keeping with the cape style of the house, and will improve the site. Applicants will maintain the field, and the footpath to Pingree field. Hikers are able to park at the end of Putney Road there.
3. Denial of the variance would result in unnecessary hardship to the owner. During the hearing, both the applicant and the zoning administrator discussed at length the challenges presented by the topography here. Locating the construction back would require extensive excavation into the hill; moving it to the top of the hill would require the construction and maintenance of a very steep (20%) driveway; moving it to the base of the hill is precluded by the presence of wetlands there.
4. The contemplated use is in keeping with the spirit of the ordinance, in that it allows the owner to use the existing house and obviates potential for erosion or further incursion into the conservation land.

The Board determined that in granting this variance substantial justice would be done, and voted unanimously to approve. Russ Cooper, Randy Foose, Bill Green, and Caroline Newkirk voted. Chair Larry Ballin did not vote.

Lawrence Ballin, Chairman
Russell Cooper
Randy Foose
Bill Green
Caroline Newkirk

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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