



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION
New London Zoning Board of Adjustment

RE: THEODORE S. BACON

APRIL 20, 2011

MAP 050, LOT 009-000

You are hereby notified that on this date, the New London Zoning Board of Adjustment held a public hearing at the request of Theodore S. Bacon, represented by Gavin Campbell. The applicant requested a Variance to the terms of Article XVI, Section J, 1, b of the New London Zoning Ordinance in order to permit a deck (landing) and walkway to be constructed in the Waterfront Buffer.

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

The Board concluded that the decrease in impervious surface within the Waterfront Buffer resulting from the removal of the old boardwalk arrangement and the placement of the proposed design will result in a less non-conforming situation and produce less overall stormwater runoff.

2. The spirit of the ordinance is observed.

The Board concluded that because the resulting structure was to be smaller and further from the water that the spirit of the ordinance is observed.

3. Substantial justice is done.

The Board agreed that allowing the proposed walkway would be just because it would improve the owners ability to utilize the property.

4. The values of surrounding properties are not diminished.

The Board determined that the proposed change would constitute an improvement to the property and would likely enhance neighboring property values.

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

a. Given the close proximity of the buildings served by the proposed walkway to the lake, there was no other reasonable opportunity for access and egress from the existing structures on the lake side of the property.

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

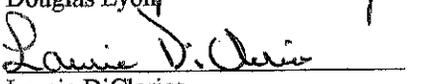
After reviewing testimony, it was determined that the requirements for the requested Variance had been met. **By unanimous vote, the Zoning Board of Adjustment APPROVED the application for a Variance to allow the petitioners to construct a new landing, walkway and steps at the subject property, as shown on the plans submitted.**



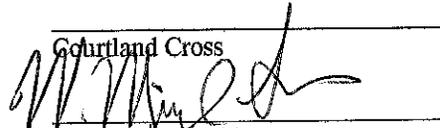
William Green, Chairman



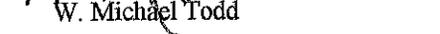
Douglas Lyon



Laurie DiClerico



Gourland Cross



W. Michael Todd