



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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ZONING BOARD OF ADJUSTMENT (ZBA)
NOTICE OF DECISION

You are hereby notified that on Tuesday, April 2, 2019 the New London Zoning Board of Adjustment (ZBA) held a Public Hearing and considered the following case:

Case #ZBA19-06 – Application for a Variance

PUBLIC HEARING

Parcel ID 119-021-000, 583 Forest Acres Road.

Zoned R2 with Shore Land Overlay.

Doug Gamsby, Greenline Property Services, Applicant / David & Risa Radeke, Owners.

A variance is requested from the provisions of Article XX, Section B.1.b. of the Zoning Ordinance to permit removing a portion of existing multi-level deck, rebuild deck in similar footprint with less area disturbance, farther from pond edge and single level.

Decision: The ZBA voted 5-0 to grant a variance to permit the current deck and stairs within the 50-foot waterfront buffer to be replaced with a new deck and one set of stairs, whereas the new deck/stair structure will be 22-feet from the lake and 6-square-feet smaller than the existing structure, per the plans presented. The following conditions shall apply to this approval:

1. The area where the deck and stairs will be removed must be restored with natural Shoreland Vegetation as recommended by the State or Messer Pond Association, not lawn; and
2. No further construction of any kind is permitted within the 50-foot waterfront setback without approval from the Zoning Board of Adjustment.

Please refer to the meeting minutes for additional details of the discussion.

Nicole Gage, Zoning Administrator
Town of New London
Wednesday, April 3, 2019

Variances and Special Exceptions shall be valid if exercised within two (2) years. Refer to RSA 674:33, Powers of the Zoning Board of Adjustment, for the specific language. Persons who are aggrieved by the decision of the ZBA are advised to seek legal counsel as they deem appropriate and to review applicable laws including but not limited to RSA 677 Rehearing and Appeal Procedures; RSA 674:33 Powers of the Zoning Board of Adjustment; RSA 676:5 Appeals to Board of Adjustment; RSA 676:3 Issuance of Decision and other NH State Statutes and Laws which may apply. This notice is for general informational purposes and in no way shall convey any legal advice.