



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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**CONDITIONAL USE PERMIT (CUP) APPLICATION
FOR AN ATTACHED ACCESSORY DWELLING UNIT (ADU)
SUBJECT TO PLANNING BOARD REVIEW AND APPROVAL**

Property Address: 62 Fox Run Lane

Tax Map and Lot Number: 043-009-000

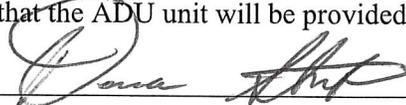
Owner's Name: Philip & Sarah Sprunger

Agent's Name (Acting on behalf of the owner, if applicable): Dana Stockman

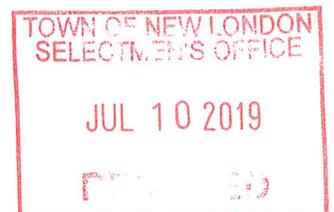
Please submit:

- ✓ See attached separate page -General Contact Information.
- ✓ Completed Conditional Use Permit Application signed by the owner/agent.
- ✓ Written statement indicating the applicant's intent and or purpose for the creation of the ADU.
- ✓ Abutters per RSA 672:3 and RSA 676:4 (d) (1), and abutters within two-hundred (200) feet
- ✓ Fees (\$100)
- ✓ Information showing compliance with water supply and sewer/septic requirements.
- ✓ Plan drawn to scale. Indicate on the plan, the scale- for example 1 inch equals 20 feet. Minimum plan size (11 x 17 inches). If a larger paper plan is submitted, please also send a pdf file to the Planning & Zoning Administrator. Plan to include all details:
 - Setbacks
 - Label bedroom(s), kitchen and bathroom; entrance(s) and exit (s); and connecting interior door
 - Exterior dimensions
 - Total square footage of ADU unit
 - Show all off-street parking- label parking spaces
 - Label the domicile of the property owner

By signing this application, I/We acknowledge and grant permission for the Town of New London staff to access the property for review and inspection; that I am authorized to sign the application on behalf of any and all property owners of this property; that the information submitted for review included in this application is true and accurate; and that I have submitted the required information per the provisions of the New London Zoning Ordinance pertaining to an Accessory Dwelling Unit (ADU) for review by the Planning Board. I understand that the ADU unit will be provided a separate 9-1-1 address.

Owner/Agent Signature: 

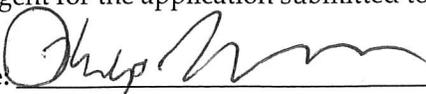
Date Signed: July 7/19



**Town of New London, NH
General Contact Information
To be submitted with Planning Board
Conditional Use Permit - Accessory Dwelling Unit Application**

Owner's Name:	Philip & Sarah Sprunger
Street Address:	62 Fox Run Ln.
City, State & Zip:	New London, NH 03257
Telephone/Cell #:	(603) 995-1833
Email Address:	SZSprunger@gmail.com
Agent's Name (IF APPLICABLE):	Dana Stockman
Street Address:	356 Shaker St.
City, State & Zip:	N. Sutton NH. 03268
Telephone/Cell #:	603 748 1852
Email Address:	Dstockman56@hotmail.com

I/We (property owners) Philip & Sarah Sprunger of the land located at 62 Fox Run Lane, New London, N.H. do hereby authorize (Agent's name) Dana Stockman of DSK Construction to serve as my/our Agent for the application submitted to the Town of New London.

Owner's Signature:  

Date: 06-21-19

TOWN OF NEW LONDON
SELECTMEN'S OFFICE

JUL 10 2019

RECEIVED



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NEW LONDON, NEW HAMPSHIRE

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Sent via 1st Class Mail and email to dstockman56@hotmail.com

June 19, 2019

SPRUNGER, PHILIP & SARAH
62 FOX RUN LANE
NEW LONDON, NH 03257

RE: Application for Building Permit (#19-063)
62 Fox Run Lane / Parcel ID 043-009-000

Dear Mr. and Mrs. Sprunger:

Thank you for applying for a Building Permit, #19-063, for 62 Fox Run Lane for “finishing the basement for mother in law living area.” I spoke with the designated agent, Dana Stockman, on June 5th and was told that the apartment is in existence already and that the purpose of the application was to replace finishes and do repairs after water damage. The floor plan submitted in the application shows a kitchen, bathroom and bedroom.

The application is DENIED because it does not comply with New London Zoning Ordinance, Article II Section 18 – Accessory Dwelling Unit, which requires Accessory Dwelling Units to meet the requirements of Section 18 and to obtain a Conditional Use Permit from the Planning Board. I do not see any Conditional Use Permit, or any previous building permit issued for this property to install a second dwelling unit.

It appears this property is in violation of Article II Section 18 of the New London Zoning ordinance. **As such, I request that you reply in writing no later than July 19th, which is 30-days from the date of this letter, with one of the following:**

1. **A complete after-the-fact Conditional Use Permit application to the Planning Board; or**
2. **A Building Permit application to convert the existing apartment back into a single-family dwelling unit.**

I look forward to anticipated cooperation and response.

Sincerely,

Nicole Gage
Zoning Administrator
(603) 526-1246 / zoning@nl-nh.com

CC: Adam Ricker, Planner / Kim Hallquist, Town Administrator



TOWN OF NEW LONDON
CONDITIONAL USE PERMIT (CUP) – FOR AN ATTACHED ACCESSORY DWELLING UNIT (ADU)

The Planning Board may grant a Conditional Use permit to allow an attached ADU per the following provisions of the New London Zoning Ordinance, as amended March 14, 2017. The full text of the Zoning Ordinance is available on the Town's website, and or you can purchase or review a copy of the Zoning Ordinance in the Town Office.

18. Accessory Dwelling Unit

1. Purpose: The purpose and intent of an Accessory Dwelling Unit is to address the need and desire for more diverse, independent and affordable housing. These units will improve the inventory of smaller housing without significantly altering the rural character of the community.
2. Definition of ADU: A residential living unit that is within or attached to a Single-Family Dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.
3. Administration: This section is enacted pursuant to RSA 674: 71 to 73 and the Planning Board shall have exclusive authority for the administration of this section of the ordinance, including granting of a Conditional Use Permit and the adoption of regulations implementing the provisions of this section of the ordinance.
4. Creation of an Accessory Dwelling Unit in accordance with the provisions of this section is permitted through a Conditional Use Permit administered by the Planning Board.
 - i. A Conditional Use Permit Application shall contain the following:
 - a. A complete application for review that addresses all requirements of this article and any article referenced within
 - b. A written statement indicating the applicants intent and/or purpose for the creation of the Accessory Dwelling Unit
 - c. List and mailing address of all abutters and the applicant
 - d. Fees for notifying abutters and the applicant
 - e. Written requests for waivers from any of the requirements or standards
5. Accessory Dwelling Units (ADU) shall conform with the following:
 - i. Only one ADU per Single-Family Dwelling
 - ii. To the fullest extent permitted by law, (i) there shall be no conveyance of an Accessory Dwelling Unit separate from the principal Dwelling unit, (ii) the Accessory Dwelling Unit shall not have ownership separate from the owner of the Lot on which the principal Dwelling unit is located, and (iii) the Lot and the Structure containing the Accessory Dwelling Unit shall not be converted to a condominium or any other form of legal ownership distinct from the ownership of the principal Dwelling unit.
 - iii. All applicable setbacks shall be met
 - iv. An ADU shall have a separate 9-1-1 address
 - v. One of the dwellings shall be the domicile of the property owner
 - vi. An ADU shall have independent sleeping, cooking and sanitation facilities (bedroom, kitchen and bathroom)
 - vii. An ADU shall have no more than two bedrooms
 - viii. An ADU shall not exceed 1,000 square feet
 - ix. An ADU shall conform to the requirements of a Single- Family Dwelling including provisions for water supply and sewage disposal meeting the requirements of this ordinance and applicable state regulations
 - x. Off street parking shall be provided; one space per bedroom
 - a. Garage space(s) meet this requirement
 - b. Off street parking shall not be within the front yard setback
 - xi. Attached Accessory Dwelling Units:
 - a. Shall have entrances/exits facing the side or rear property lines
 - b. Shall have an interior door connecting the units
 - c. Shall not be considered an additional Dwelling Unit for the purposes of determining minimum lot size or density



NEW LONDON SEPTIC SERVICE, INC.

PO Box 864
New London, NH 03257
Phone: 603-526-4163
Fax: 603-428-3015
www.newlondonseptic.com

LEACH FIELD INSPECTION

Customer Name: Mike Zyla
27 Old Granliden
Sunapee, NH 03782
Phone: 477-2615
Cell:
Work:
E-Mail: mzyla@nemc2.com
Date: 1/27/12

Location of Inspection: 62 Fox Run Lane, New London, New Hampshire.

Pumped Septic Tank: The septic tank was last pumped in October of 2009. Due to the amount of solids observed in the tank, we do recommend pumping the tank at this time.

Size of Tank: There is one 1000 gal tank, one 1600 gallon tank and a 540 gallon pump station.

Type of Tank: All of the tanks are concrete.

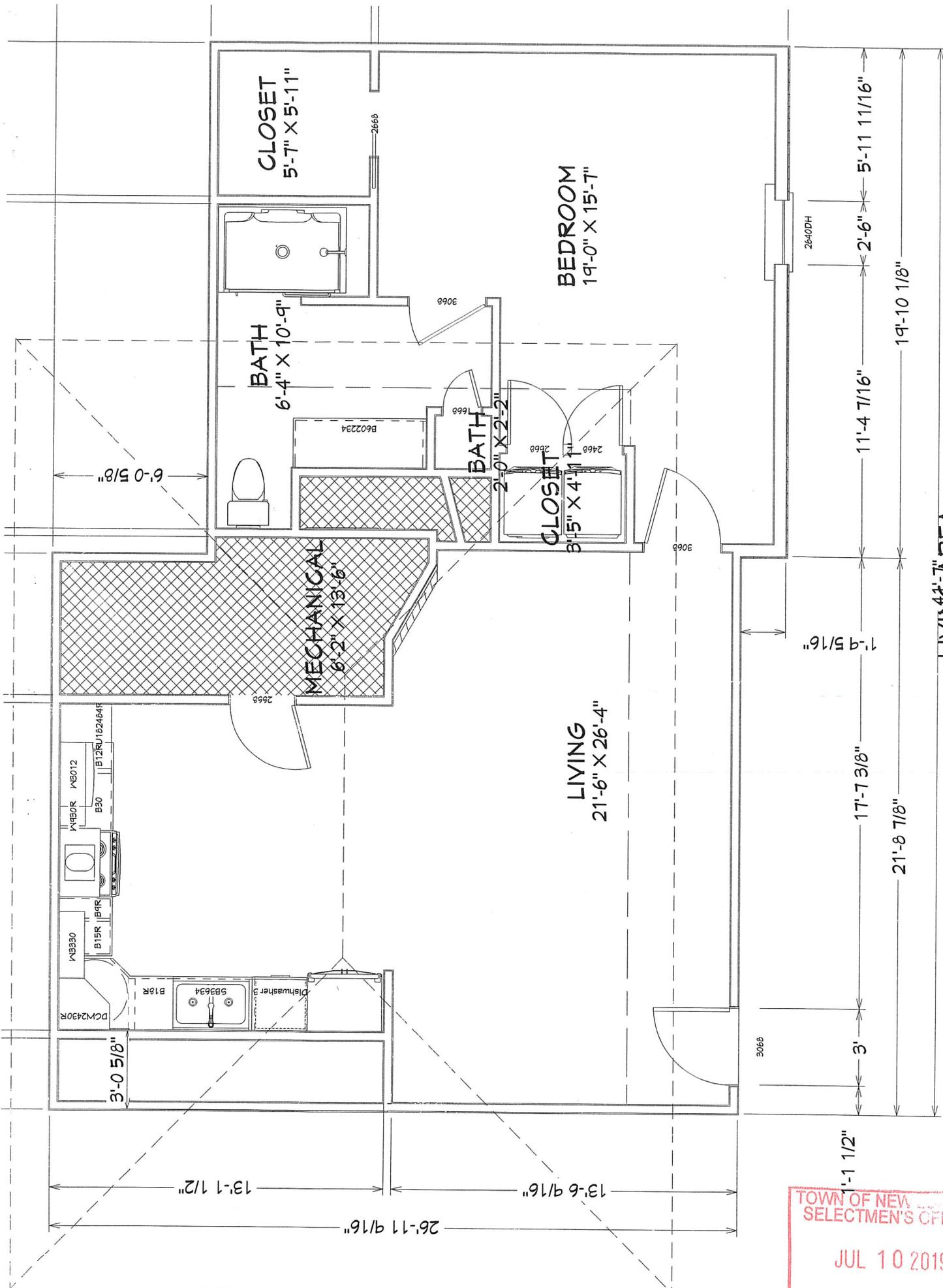
Condition of Tank: All of the tanks are in good condition at this time.

Condition of Baffles: Both the inlet and outlet baffles on all tanks are in good condition at this time. The 1600 gallon tank has an outlet filter but it needs to be secured to the tank.

Type of Leach System: This is a 50' x 20' chambered leach system.

Comments: On 1/27/12, New London Septic Service Inc. camera inspected the leach system at 62 Fox Run Lane, New London. This system has 7 rows of 8 plastic infiltrator chambers. The chambers have not sunk into the ground and we found the receiving layer to be clean and dry. We tested the pump and the alarm system and both are in good working condition at this time. There is also a pump station in the basement with a canister pump. We tested that and it is also in good working condition at this time.





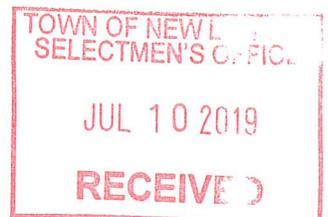
LIVING AREA
987 SQ FT

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JUL 10 2019
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Written statement indicating the applicant's intent and or purpose for the creation of the ADU:

Our basement was previously finished but underwent a flood from a clogged drain line and needed remediation. In the process of mold remediation and remodel we wanted to proactively finish the space in a way that allows our retired parents to visit our family and perhaps eventually live with us as they age and their needs change.

Philip and Sarah Sprunger



Date-17 may 2019

To:Town of New London Newhampshire

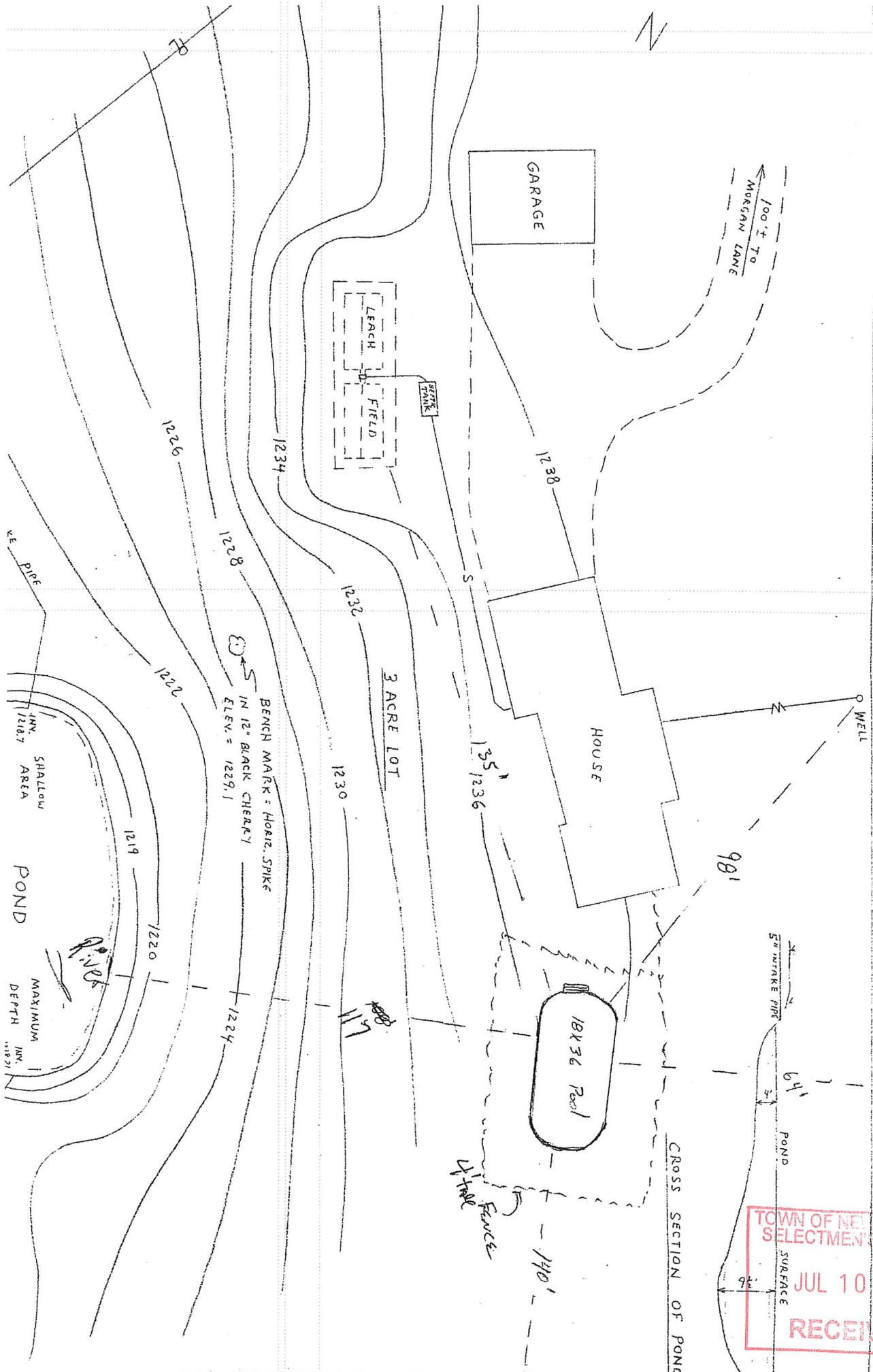
From:Philip Sprunger

Subj: Authorization Letter

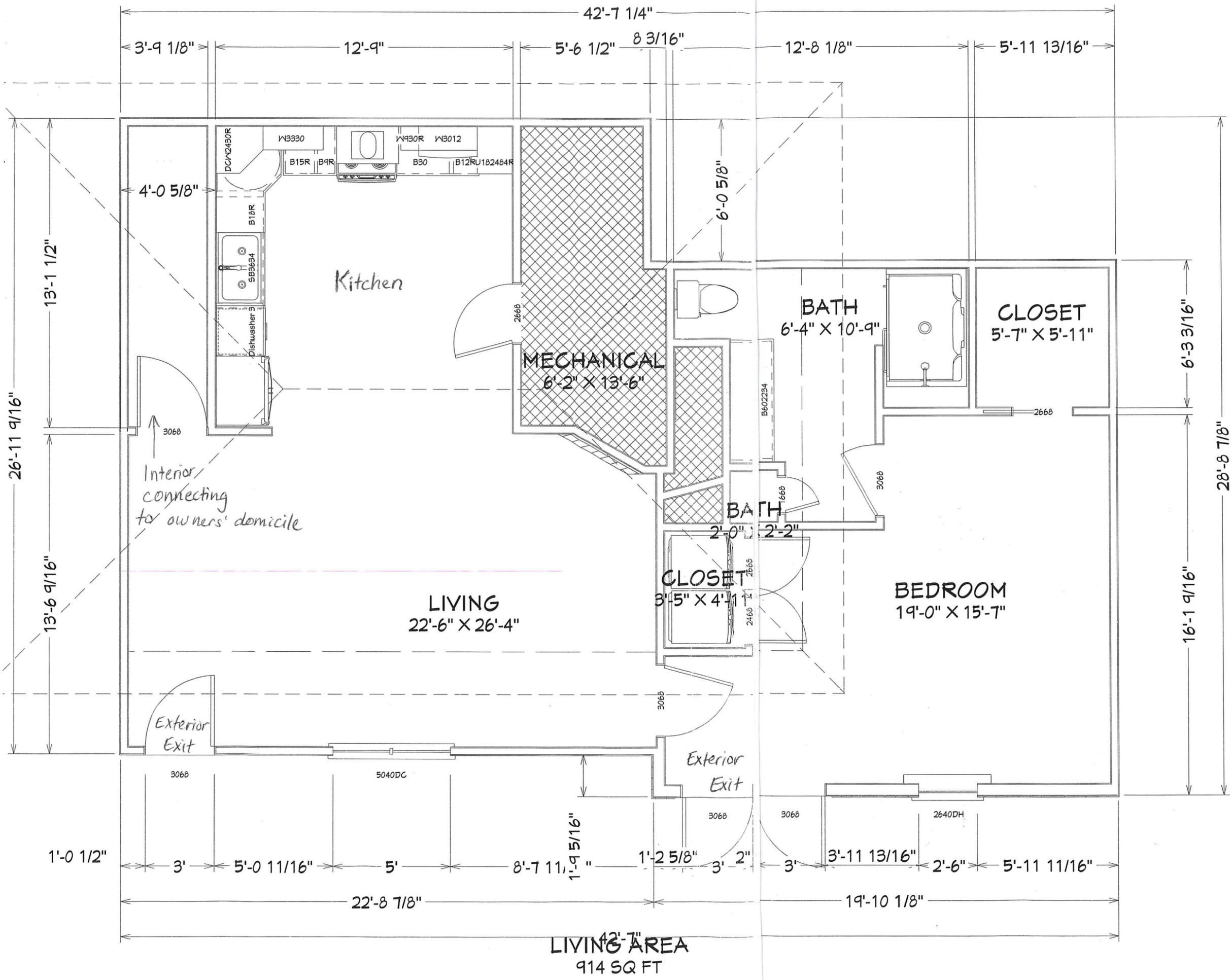
I Philip Sprunger authorize Dana Stockman of DSK Construction llc permission to re-model my basement for a mother in law live in space.The space is existing and we are making upgrades on finishes.

Thank you. Philip Sprunger





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LIVING AREA
 914 SQ FT

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Sufficient
off-street
parking for owner
and ADU occupant



Google
For Run List

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