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Criteria for Special Exception
Property of
Quinn Family Revocable Trust
Michael W. & Francis H. Quinn, Trustees
Tax Map 045 Parcel 003-000, 63 Murray Pond Rd..
Under Article XXII
STREAMS CONSERVATION OVERLAY DISTRICT

Section D. Natural Woodland Buffer

1. **Purpose:** The purpose of a Natural Woodland Buffer is to protect the quality of public waters by minimizing erosion, preventing siltation and turbidity, stabilizing soils, preventing excess nutrients and chemical pollution, maintaining natural water temperatures, maintaining a healthy Tree canopy and understory, preserving fish, bird and wildlife habitat, and respecting the overall natural condition of the protected shoreland.

2. **Width of Buffer:** Where existing, a Natural Woodland Buffer shall be maintained within 100 feet inland from the Ordinary High Water Mark of all Streams as defined by this Ordinance.

G. Uses Permitted by Special Exception: The following Uses may be permitted by Special Exception by the Zoning Board of Adjustment:

3. A reduction of the depth of the Stream buffer described above in Paragraph D. Natural Woodland Buffer.

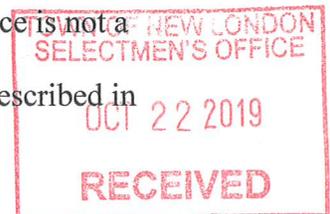
Background

The Quinn family bought the property with the dwelling thereon in 2013. The existing dwelling was built in 1988. This predates the adoption of the Article XXII, The Streams Overlay District (March 13, 2001). This property is located in the Residential - R-2 Zoning District. The building and lot is mostly within the Natural Woodland Buffer of the overlay district (see site plan). One of the property lines is very near Marvin Brook.

The Quinn family would like to build a small vestibule addition to the residential structure. The proposal is to build a 4 ½ by 10 foot vestibule/mud room at their front door.. Currently, there is little room when entering the front door. The current entrance opens into a small hallway immediately adjacent to the living room and bottom of stairs. Adding this vestibule/mud room would improve access into the structure, especially in winter and inclement weather. The area adjacent to the structure where the renovations would take place is an open porch/landing, stairs, and landscaped with plants, shrubs, and natural bark mulch..

Criteria 1:

- a, The proposed addition will occur in an area that is not a natural woodland. The area adjacent to the brook has been maintained in a natural condition. Article XXII Section D.2. Width of Buffer: begins with the term “Where existing, a Natural Woodland Buffer shall be maintained...”. The area around the dwelling where the improvements will take place is not a Natural Woodland. No natural vegetation will be removed as part of this project.
- b. The addition will be an expansion and enclosure of the existing open landing as described in the background.



- c. A reduction of the depth of the Stream buffer is allowed under Section G.3. of the Streams Conservation Overlay District.
- d. The property is connected to the New London sewer system.
- e. There will not be detrimental impacts to vehicular and pedestrian traffic movement in the neighborhood. The work will occur 38 or more feet from the traveled way of Murray Pond Road.
- f. A variance is being requested for this proposal.
- g. It will be in keeping with the character of surrounding properties.
- h. The distance from the proposed structure and the private road will be more than 50% greater than the required setback.

Criteria 2: The proposed structure will have infiltration trenches installed (see plan) to infiltrate runoff from the proposed roof and mitigate stormwater from the structure.

Criteria 3: This project is not very large in scope.. Disturbance to the area will be minimal.. The intent and spirit of the ordinance will not be compromised. The property has existed as non-conforming prior to the adoption of the ordinance.

