



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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Sent via First Class Mail and Email to [nordicskate@gmail.com](mailto:nordicskate@gmail.com)

August 4, 2020

Jamieson & Lisa Hess  
PO Box 7  
Elkins, NH 03233

**RE: 18 Duck Inlet Lane  
Parcel ID 051-005-0-0-0  
Zone: R2 (Residential) with Shore Land Overlay, Wetlands Conservation Overlay  
(100-ft buffer), and FEMA Flood Hazard Area A**

Dear Jamieson and Lisa:

I have finished reviewing the permit application to build a mudroom and attached garage w/ 364 SF of upstairs space; as well as a detached garage/barn with a 706-SF second story.

Comments:

1. The application is missing interior floor plans of the upstairs areas, and a written description of the proposed use of the second stories. Finished space? Residential or business use? Dwelling unit? Additional bedroom or space that might impact septic? Any plumbing? Please clarify.
2. You enclosed a copy of the State Shoreland Impact Permit approval from 5/10/2017. In January 2020 the town received a copy of an amendment application with a different configuration and location of the detached garage/barn, connecting it to the existing garage with a greenhouse.
  - a. Are you proposing a greenhouse, too? Are you proposing to remove or relocate the existing standalone garage? Please clarify.
3. You submitted two (2) different map documents showing different locations of the proposed standalone garage/barn, and the copy of the 2017 survey is illegible. Please submit an updated site map.
4. Will there be any modifications to the existing driveway (turnarounds, resurfacing, new configuration)? If yes, a town Driveway Permit application is required.
5. Will there be any Land Disturbance in the 250-ft Shoreland Overlay? If yes, a town Stormwater and Erosion Control application is required and would need to be reviewed by the New London Conservation Commission. They typically meet the 3<sup>rd</sup> Wednesday of the month (nowadays via Zoom). Applications are available

on the town website. In addition, the Planning Board may need to approve your erosion plan (SEE 6.b BELOW).

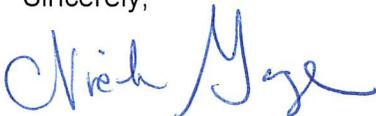
6. **Both buildings are proposed to be constructed in the 100-foot buffer of the Wetlands Conservation Overlay District, according to the town's tax maps (SEE ENCLOSED MAP).**
- a. **Erecting a new building in the buffer is prohibited (not allowed) per Article XIII Sections D and H.4, New London Zoning Ordinance.**
  - b. **Expanding an existing Nonconforming building is permitted but only in a conforming area (i.e. not within the 100-foot wetland buffer), and with Planning Board approval of any cutting, clearing and erosion plans (per Article XIII Section D.8, New London Zoning Ordinance).**

Based on #6 above, I cannot recommend the building permit application be approved. Should you wish to seek relief from the ordinance, I recommend making an appeal to the Zoning Board of Adjustment (ZBA) for a "Special Exception" to reduce the depth of the 100-foot Wetland Buffer, as allowed in the New London Zoning Ordinance, Article XIII, E.3. I can help you with questions about the Special Exception process.

Please note, should you pursue the Special Exception, the wetland buffers must be delineated on a specific site by a qualified professional acceptable to the New Hampshire Wetland Board (XIII, G). Also, any fill of wetlands for erecting a building would require that the builder create a new wetland equal in area to be filled (per XIII, F).

Permit documents and applications can be dropped off at the 375 Main Street in the drop box mail slot (located at the side of the building toward the bandstand/gazebo). Please let me know how you wish to proceed. You can contact me at [zoning@nl-nh.com](mailto:zoning@nl-nh.com) or (603) 526-1246. I look forward to hearing from you.

Sincerely,



Nicole Gage  
Zoning Administrator

Enclosure: map

CC: Kimberly Hallquist, Town Administrator



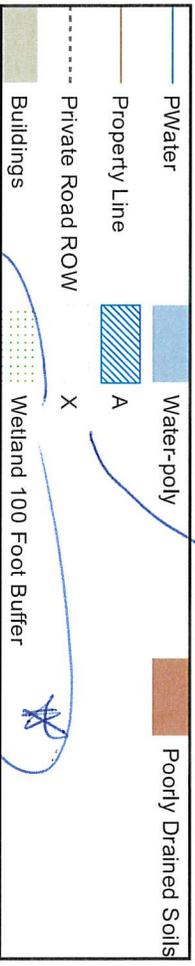
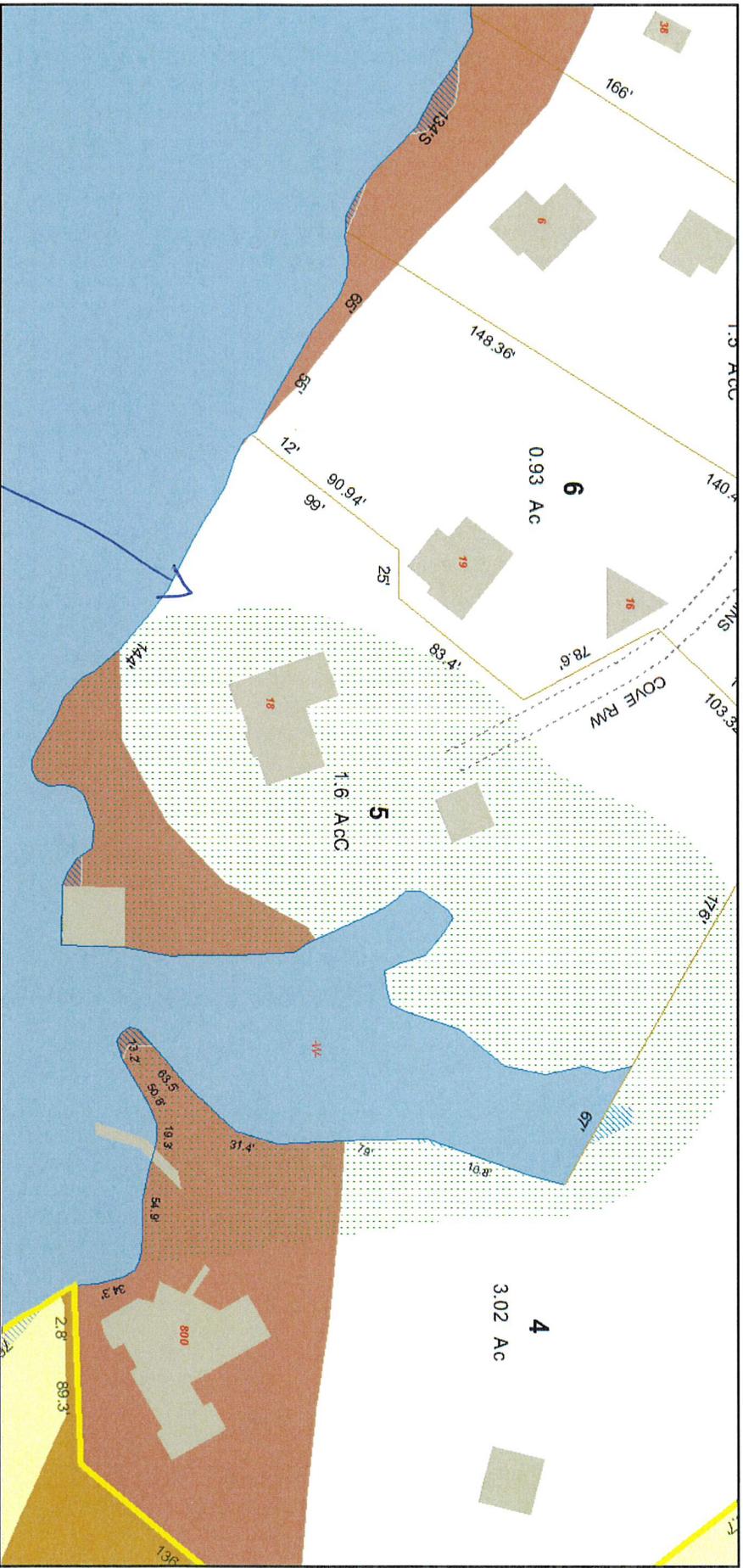
# 18 Duck Inlet Lane

New London, NH

1 inch = 80 Feet



August 3, 2020



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