



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: 910 LAKESHORE ROAD, NEW LONDON, NH 03257

Tax Map and Lot Number: TAX MAP 64 BLOCK 16

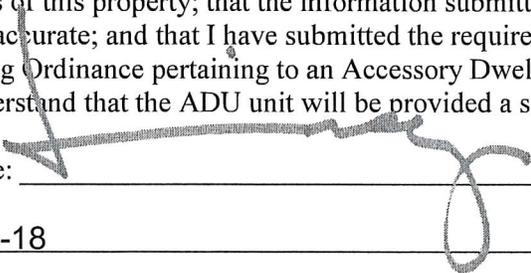
Owner's Name: CHRISTOPHER GUIMOND

Agent's Name (Acting on behalf of the owner, if applicable): LISA GUIANG-HUSSMAN

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: 06-04-18



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

Owner's Name:

Street Address:

City, State & Zip:

Telephone/Cell #:

Email Address:

Agent's Name (IF APPLICABLE):

Street Address:

City, State & Zip:

Telephone/Cell #:

Email Address:

I/We (property owners) _____ of the land

located at _____, New London, N.H. do hereby authorize (Agent's name)

_____ of _____ to

serve as my/our Agent for the application submitted to the Town of New London.

Owner's Signature: _____

Date: _____

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

AUTHORIZATION FORM

PROPERTY DESCRIPTION:

TAX MAP 64, BLOCK 16

STREET ADDRESS:

910 LAKESHORE DRIVE, NEW LONDON, NH 03257

PROPERTY OWNER:

CHRISTOPHER GUIMOND

The undersigned, registered property owner(s) of the above noted property, do hereby authorize LISA GUIANG-HUSSMAN to act on my behalf and take all actions necessary for the processing, issuance, and acceptance of this permit or certification and any and all standard and special conditions attached.

PROPERTY OWNER'S ADDRESS (IF DIFFERENT THAN PROPERTY ABOVE):

N/A

TELEPHONE:

619.236.1169

I hereby certify that the above information submitted in this application is true and accurate to the best of our knowledge.



Owner

June 3, 2018

Date



AUTHORIZATION FORM

PROPERTY DESCRIPTION:

TAX MAP 64, BLOCK 16

STREET ADDRESS:

910 LAKESHORE DRIVE, NEW LONDON, NH 03257

PROPERTY OWNER:

CHRISTOPHER GUIMOND

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N/A

TELEPHONE:

619.236.1169

I hereby certify that the above information submitted in this application is true and accurate to the best of our knowledge.

Owner

Date





The State of New Hampshire
Department of Environmental Services



Clark B. Freise, Assistant Commissioner

SHORELAND IMPACT PERMIT 2017-01469

Permittee: 2012 REBECCA GLADSTONE REVOCABLE TRUST
46 FARM ST.
DOVER, MA 02030
Project Location: 910 LAKESHORE DRIVE, NEW LONDON
TAX MAP/LOT NO: 64 / 16
Waterbody: Pleasant Lake

NOTE CONDITIONS

APPROVAL DATE: June 20, 2017

EXPIRATION DATE: June 20, 2022

Based upon review of the above referenced application, in accordance with RSA 483-B, a Shoreland Impact Permit was issued. This permit shall not be considered valid unless signed as specified below.

PERMIT DESCRIPTION: Impact 18,050 square feet (SF) of protected shoreland in order to construct a 5 bedroom primary structure with attached garage; new driveway alignment; pervious patio on lakeside of house; stormwater management features, grading, native plantings, stone retaining walls, and stepping stone walkway.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:

1. All work shall be in accordance with plans by CLD Consulting Engineers dated May 9, 2017 and received by the NH Department of Environmental Services (NHDES) on May 24, 2017.
2. Neither the new primary structure nor the proposed septic system may be constructed until the system is approved by the NHDES Subsurface Systems Bureau.
3. Orange construction fencing shall be installed at the limits of the temporary impact area as shown on the approved plans prior to the start of work and shall be maintained throughout the project in order to prevent accidental encroachment into areas in which impacts have not been approved.
4. No more than 19.9% of the area of the lot within the protected shoreland shall be covered by impervious surfaces unless additional approval is obtained from the NHDES.
5. Native vegetation within an area of at least 3,138 SF within the Natural Woodland Buffer located between 50 and 150 ft. landward of the reference line shall be retained in an unaltered state in order to comply with RSA 483-B:9, V, (b), (2).
6. Erosion and siltation control measures shall be installed prior to the start of work, be maintained throughout the project, and remain in place until all disturbed surfaces are stabilized.
7. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.
8. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Wq 1700.
9. Any fill used shall be clean sand, gravel, rock, or other suitable material.
10. The individual responsible for completion of the work shall utilize techniques described in the New Hampshire Stormwater Manual, Volume 3, Erosion and Sediment Controls During Construction (December 2008).



11. This permit shall not preclude the NHDES from taking any enforcement or revocation action if the NHDES later determines that any of the structures depicted as "existing" on the plans submitted by the applicant were not previously permitted or grandfathered.

GENERAL CONDITIONS THAT APPLY TO ALL NHDES SHORELAND IMPACT PERMITS:

1. A copy of this permit shall be posted on site during construction in a prominent location visible to inspecting personnel;
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
3. The Wetlands Bureau shall be notified upon completion of work;
4. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits, and/or consult with other agencies as may be required (including US EPA, US Army Corps of Engineers, NH Department of Transportation, NH Division of Historical Resources (NH Department of Cultural Resources), NHDES-Alteration of Terrain, etc.);
5. Transfer of this permit to a new owner shall require notification to and approval by the Department;
6. This permit shall not be extended beyond the current expiration date.
7. This project has been screened for potential impacts to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have only received cursory inventories, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species.

APPROVED: 
Craig W. Day
NHDES Wetlands Bureau

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BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.

OWNER'S SIGNATURE (required)

CONTRACTOR'S SIGNATURE (required)