



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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ZONING BOARD OF ADJUSTMENT
(ZBA)
NOTICE OF DECISION

You are hereby notified that on July 18, 2018 the New London Zoning Board of Adjustment (ZBA) held a public hearing for the following case:

1. **PUBLIC HEARING for Case #ZBA18-06. Applicants Continuum Development & Attorney James Callahan and Owners New London Hospital Association** request a Variance for Height per Article II, Section 5 of the New London Zoning Ordinance to permit buildings to exceed the 35 foot height limitation in connection with a proposed development for a senior living community (planned unit development). The lot is located on County Road in the R-1 (Residential) zone and is identified as Parcel ID 072-017-000.

After hearing testimony, and reviewing the contents of the application materials submitted:

A MOTION was made and duly seconded to grant the height variance from Article II, Section 5 as requested by the petitioners to exceed the 35' foot height restriction, but no taller than the 47-foot height represented in the plan dated 6/20/2018 with the following conditions:

1. maintain and enhance the woodland buffer of mature trees and additional planting between the proposed project and existing neighborhoods, to the fullest extent possible, consistent with any recommendations and conditions of the Planning Board; and
2. they continue to pursue good faith discussions with Lyon Brook regarding a Memorandum of Understanding in an effort to reduce concerns with drainage, night sky lighting and landscape buffers.

MOTION PASSED 5-0 and the variance was granted.

In addition, on July 18, 2018 the New London Zoning Board of Adjustment considered a Motion for Rehearing concerning:

2. **Case #ZBA18-02 (Motion for Rehearing - 1876 Newport Rd., Parcel ID 041-001-000, SDB Investments, Inc.)**

MOTION was made and duly seconded to deny the motion for rehearing because the Board has a perfect right to clarify our record during the appeal period and the Board has no evidence that any unlawful or unreasonable activity occurred. **MOTION PASSED 5-0 and the request for rehearing was denied.**

Nicole Gage
Zoning Administrator
Town of New London

Variations 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.