



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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ZONING BOARD OF ADJUSTMENT

(ZBA)

NOTICE OF DECISION

Monday, August 22, 2016

Refer to the agenda and meeting minutes for additional details of the discussion.

Variance Application

- Royce, Nina and Wesley Variance application. Property located at 1590 Little Sunapee Road. Tax Map 030-019-000. Property zoned Residential (R-2) and located in the Shoreland Overlay District. Variances requested to Article V, Residential District, C. Yard Requirements (C.2). Variance requested to permit construction of a portion of a residential garage within a portion of the side yard setback (required setback 20 ft. minimum, 50 ft. aggregate). IT WAS MOVED (Vahan Sarkisian) AND SECONDED (Frank Anzalone) to continue the meeting and public hearing to Thursday, October 6, 2016 at 6:30 pm. THE MOTION WAS APPROVED UNANIMOUSLY.

Special Exceptions

- Miller, Philip & Jill (owners/applicants). Special Exception application. Property located at 74 Pike Brook Road. Tax Map 135-011-000. Property zoned Residential (R2) and located in the Shoreland Overlay District (Article XVI) and the Wetland Conservation Overlay District (Article XIII). Special Exception requested for crossing a wetland with a road, and culvert per Article XIII, (E) – Special Exceptions (1) per the special exception criteria of the Board of Adjustment per Article XXI, (G), Special Exceptions (1-3). Plans prepared by Greg Grigsby of Pellettieri Associates and Peter Blakeman, Blakeman Engineering.
- Miller, Philip & Jill (owners/applicants). Special Exception application. Property located at 74 Pike Brook Road. Tax Map 135-011-000. Property zoned Residential (R2), also located in the Shoreland Overlay District (Article XVI) and the Wetland Conservation Overlay District (Article XIII). Special Exception requested for site work within the 100' wetlands buffer for road realignment/restoration, utility work and a driveway with approximately 354 square feet of disturbance for utilities and approximately 5,950 sq. ft. of disturbance for road realignment and restoration. Article XIII, (E) – Special Exceptions (1) per the special exception criteria of the Board of Adjustment per Article XXI, (G), Special Exceptions (1-3). Plans prepared by Greg Grigsby of Pellettieri Associates and Peter Blakeman, Blakeman Engineering.
- Pike Brook Road Revocable Trust of 2014, Jacqueline M. Hudkins, Trustee (owner) and Philip & Jill Miller (applicants) Special Exception application. Property located at 80 Pike Brook Road. Tax Map 135-010-000. Property zoned Residential (R-2), also located in the Shoreland Overlay District (Article XVI) and the Wetland Conservation Overlay District (Article XIII). Special Exception requested for crossing of a wetland with a road, and culvert per Article XIII, (E) – Special Exceptions (1) per the special exception criteria of the Board of Adjustment per

Article XXI, (G), Special Exceptions (1-3). Plans prepared by Greg Grigsby of Pellettieri Associates and Peter Blakeman, Blakeman Engineering.

- **Carr Land Holdings, LLC (owner) and Philip & Jill Miller (applicants). Special Exception application. Property located on Soo Nipi Park Road. Tax Map 136-007-000. Property zoned Residential (R-2), also located in the Shoreland Overlay District (Article XVI) and the Wetland Conservation Overlay District (Article XIII). Special Exception requested for site work within the 100' wetlands buffer for road realignment/restoration and utility work, with approximately 3,730 square feet of disturbance. Article XIII, (E) – Special Exceptions (1) per the special exception criteria of the Board of Adjustment per Article XXI, (G), Special Exceptions (1-3). Plans prepared by Greg Grigsby of Pellettieri Associates and Peter Blakeman, Blakeman Engineering.**

MOTION WAS MADE (Frank Anzalone) AND SECONDED (Ann Bedard) to collectively approve the special exceptions and proceed with the project as shown on the Plans D1 dated 6/2016, D2 dated 6/2016 and RD dated 3/2016 subject to the condition of that all State permits required yet to be opined on are granted, and petitioners have two years from the date the last permit is obtained to complete the project as submitted. Changes to the project resulting from the subsequent permits granted by other agencies require Petitioner to appear before the Board for final approval. THE MOTION WAS APPROVED UNANIMOUSLY.

Respectfully Submitted:


Lucy A. St. John, AICP
Planning and Zoning Administrator

Per RSA 673:33 Powers of the Zoning Board of Adjustment Special Exceptions and Variances are valid for a period of two (2) years from the date of the approval. If not exercised within the period the applicant will have to submit a new application for consideration.

Per RSA 674:33 the concurring vote of 3 members of the board shall be necessary to reverse any action of the administrative official or to decide in favor of the applicant on any matter on which it is required to pass. 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 676:3 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.