



TOWN OF NEW LONDON, NEW HAMPSHIRE

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ZONING BOARD OF ADJUSTMENT (ZBA) AGENDA

Thursday, October 6, 2016
Town Office
375 Main Street
Sydney Crook Conference Room, 2nd floor
6:30 PM

Public Meeting All Are Welcome to Attend
Note- the order of the agenda may change per the Chair.

1. Call to Order
2. Roll Call
3. Review draft Minutes of August 22, 2016
4. **New London Barn Playhouse Variance application.** Located at 84 & 88 Main Street. Tax Map 073-042-000. Zoned Residential. Variance requested to Article XX-Nonconforming, Section B (5) (b) (2), to permit alteration to a legal non-conforming structure, known as the “Red House” resulting in a square footage increase in excess of 50%.
5. **Royce, Nina and Wesley Variance application.** Located at 1590 Little Sunapee Road. Tax Map 030-019-000. Public hearing continued from the August 22, 2016 meeting.
6. **Berube, Debra & Robert (formerly Sherman Barrett property) Variance application.** Located at 36 Shaker Road. Tax Map 098-017-000. Property zoned Agricultural and Rural Residential (ARR). Variances requested to Article XXII, Streams Conservation Overlay District, (D), Natural Woodland buffer and (E). Prohibited Uses. A variance was approved for the site in February 2016. The variance specified that the house and site layout must be exactly as shown on the plan titled Individual Sewage Disposal System (ISDS) plan prepared for Sherman Barrett by Pierre Bedard dated December 3, 2015. New owners want to build a house with a different configuration, install a smaller septic system and reduce the amount of fill needed for site grading.
7. **SJAP LLC, Pam Perkins Variance application.** Located at 11 Dixie Lane. Tax Map 084-029-000. Property located in Residential (R-1 and R-2) zone (parcel split by the two zoning districts). Variances requested to Article IV, Establishment of Districts and District Regulations (D) Lots with Overlapping Zone Districts (creating new lot) and Article XIII, Wetland Conservation Overlay District, K. Variance requested as the Zoning Ordinance requires a lot in two zones to comply with the requirements of the more restrictive zone.
8. ZBA Meeting Schedule- discussion on setting meeting dates
9. Zoning Amendment process- update
10. Municipal Law Lecture Series

11. **As- Built Plans -Wustrow, David J. and Anne. J. Located at 575 Forest Acres Road.** Plan of Standard Survey and Plan of Existing Conditions- July 5, 2016. Per ZBA approval of September 14, 2015. As-Built Plan stamped by NH Licensed Land Surveyor, Clayton E. Platt.
12. Other Business
13. Motion to Adjourn

Douglas W. Lyon, Chairman

The application materials are available for public review at the Town Office during regular office hours, and will also be available at the Zoning Board of Adjustment (ZBA) meeting. Information is also be available on the Town's website. Written comments from abutters and other interested parties will become part of the public record and provided to the Board for the discussion. Questions and comments can be directed to Lucy A. St. John, AICP - Planning and Zoning Administrator at 526-4821, ext. 16.

All Town of New London public meetings are accessible for persons with disabilities. Reasonable efforts will be made to accommodate persons with physical, emotional or sensory disabilities. Any person who feels that he or she may be unable to participate in a Town of New London public meeting should contact the Town at least 48 hours in advance of the meeting. Please contact the Town Office at 526-4821 ext. 10.