



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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ZONING BOARD OF ADJUSTMENT  
(ZBA)

NOTICE OF DECISION  
Thursday, Oct 6, 2016

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

**Berube, Debra & Robert 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. Variance granted with the following conditions:

1. The fill line be not less than 55' from the back property line;
2. The distance from of the back of the house to the back property line be not less than 76';
3. All other dimensions and the house be positioned on the site as shown on the plan titled - Site Plan New House Construction Zoning Variance Plan dated September 20, 2016 as submitted with the variance application;
4. The variance remains valid for only two (2) years from the date of approval and construction of the house and site improvements shown on said plan shall be completed within that timeframe;
5. The Notice of Decision shall be recorded at the Merrimack County Registry of Deeds (MCRD).

**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 granted as shown on the plan labeled as Option 1 with the following conditions:

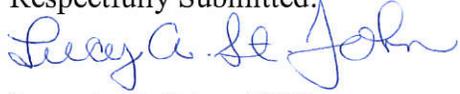
1. The plan be stamped and signed by a NH certified wetland scientist;
2. The acres figures corrected on the plan;
3. The wetland acreage be deducted from the total lot acres to meet the two (2) acre minimum lot size.

**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. Variance application withdrawn at the meeting following the discussion and the public hearing.

**Royce, Nina and Wesley Variance application.** Located at 1590 Little Sunapee Road. Tax Map 030-019-000. Variance application withdrawn at the meeting by the owner.

New London  
Zoning Board of Adjustment (ZBA)  
Notice of Decision (NOD)  
October 6, 2016  
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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.