



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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ZONING BOARD OF ADJUSTMENT
(ZBA)

NOTICE OF DECISION

Monday, February 22, 2016

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

- ✓ Barbara A. Deming Trust. Property located at 151 Forty Acres Road. Tax Map 038-001-000. Variances requested to Article IX, Forest Conservation District, (C) Yard Requirements and (D) Land and Frontage Requirements. Variance granted to reduce the minimum lot size from 25 acres to 12+/- acres with the condition that there be no further subdivision of either parcel (038-001-000) and the proposed new lot; the conditions of this Notice of Decision be included as a note on the Subdivision Plan and that the Subdivision Plan be recorded at the Merrimack County Registry of Deeds. Variance granted to not require the minimum 400 feet of road frontage with the condition that a recorded legal access acceptable to the Planning Board be provided for the new lot, and that the 50 foot front setback be maintained along the proposed front lot line. PASSED UNANIMOUSLY.
- ✓ Sherman Barrett. Property located on 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 to reduce the Natural Woodland buffer for the placement of the septic system, which is shown on Exhibit A, the plan titled- Individual Sewage Disposal System (ISDS) plan prepared for Sherman Barrett by Pierre Bedard dated December 3, 2015, so that the base of the fill line be not less than 55 feet from the back property line and the distance from the back of house to the back property line is not less than 85 feet, all other dimensions consistent with the plan, and that the house be positioned on the site, as shown on said plan known as Exhibit A. PASSED UNANIMOUSLY.

Respectfully Submitted:

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

Per RSA 674:33 (as may be amended) 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.