



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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April 11, 2018

ZONING ADMINISTRATOR'S REVIEW

Submitted by: Nicole Gage

Application:

Name(s): Spec Bowers, Applicant / SDB Investments Inc., Owner
Case #: #ZBA18-02
Property: 1876 Newport Road
Parcel ID: 041-001-000
Zone: Agricultural & Rural Residential (ARR)
in the Shoreland Overlay District & 100-Year Floodplain Zone AE
Hearing: April 17, 2018
Purpose: Pertaining to the rebuild of a cottage damaged from fire. Request for a Variance from Article XX, Sections B.1.a, B.1.c.iii and B.5.a **to permit a vertical expansion of the structure, a 1-foot overhang of the second floor on the front side (away from the lake), and an increase in the number of bedrooms.**

Sections of the Zoning Ordinance to consider (new 2018 version):

Page 78-79

Article XX - Legal Nonconforming Uses, Legal Non-Conforming Buildings and Structures, and Legal Non-Conforming Lots

Section B - Legal Nonconforming Buildings and Structures

Item 5.a - Substantial Improvement, Restoration, Reconstruction and/or Replacement of Legal Nonconforming Buildings or Structures:

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Article XX - Legal Nonconforming Uses, Legal Non-Conforming Buildings and Structures, and Legal Non-Conforming Lots

Section B - Legal Nonconforming Buildings and Structures

Item 1.a

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Article XX - Legal Nonconforming Uses, Legal Non-Conforming Buildings and Structures, and Legal Non-Conforming Lots

Section B - Legal Nonconforming Buildings and Structures

Item 1.c.iii

Land Use Board History

1. Variance denied, 5/27/1987 – to add to an existing structure with insufficient yard requirements
2. Variance granted, 6/14/2010 – to permit a minor expansion of an existing non-conforming structure

Overview

The building was destroyed by fire in December 2017.

This property is located Otter Pond, Route 11 (Newport Road). The property is a small triangle piece and the structure is located completely within the 50-foot waterfront buffer.

The structure is a small year-round "cottage" called "Ladyslipper" and it is rented either year-round or seasonally as a part of the larger complex "Georges Mills Cottages". It is part of the larger complex "Georges Mills Cottages" which is located in Sunapee. This property is the only cottage assessed/located in New London.

It is a pre-existing non-conforming structure because a) it was originally built in 1954 prior to our 1958 adoption of zoning; b) it located entirely within the 50' waterfront buffer of Otter Pond; c) it does not meet the current setback requirements for the ARR-Shoreland Overlay District

Mr. Bowers got a professional survey of existing conditions dated February 2018. He has applied to FEMA for an official LOMA (letter of map amendment) to show the elevation puts the structure outside the 100-year floodplain. He has met with the Conservation Commission to review his Sedimentation & Erosion Control plans. He also provided an elevation drawing to scale, showing the proposed 2nd story would be under the required 25' height restriction for structures in the 50' waterfront buffer (per XX.B.3)

When rebuilding, he would like to add a 2nd story, increase the number of bedrooms, and expand the roofline/dripline.

Below: New London Parcel, 1876 Newport Rd (assessing image prior to fire).



The following images (below) are from the Town of Sunapee's side of George's Mills Cottages.

