



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION
Zoning Board of Adjustment (ZBA)
May 19, 2014

The Zoning Board of Adjustment made the following decision(s) at the Monday, May 19, 2014 meeting. Refer to the agenda, public hearing notice and meeting minutes for additional details of the discussion.

Robert and Sandra Brown (Owners). Tax Map 119-014-000. Property located at 449 Forest Acres Road. Zoned Residential- R2. Four variances (2-5) were granted with the condition that all required permits from the town, state and Planning Board must be received before construction is started.

1. Variance from Article XVI, Shoreland Overlay District, C. Permitted Uses (2). Single Family Residence and accessory structures to allow for construction activities to occur in the 50 foot waterfront buffer and in the additional 10 foot buffer from the waterfront buffer for related construction activities, to accommodate land disturbances resulting from such activities. Variance withdrawn by the applicant.
2. Variance from Article XVI, Shoreland Overlay District, G. Waterfront Buffer. To disturb the natural ground cover, rocks, stumps and root systems to allow for the placement of a section of the house within the 50 foot no disturbance area. Variance granted with condition.
3. Variance from Article V, Residential District, C. Yard Requirements. Front setback requirement of 25 feet. Request to construct a bulkhead and a section of the house foundation partly within the 25' road setback. Variance granted with condition.
4. Variance from Article V, Residential District, C. Yard Requirements. Side setback requirement of 20 feet requesting a minimum of 15 feet. Variance granted with condition.
5. Variance from Article XVI, Shoreland Overlay District, C. Permitted Uses (2) Expand existing garage by up to 3 feet on the north side. Addition would require some activity within the 10 ft. waterfront buffer zone, and locating the rear portion of the structure, approximately 10 ft. x 2 ft., within the 50 ft. waterfront buffer. Variance granted with condition.

St. Andrew's Church. Tax Map 084-083-000. Located at 52 Gould Road. Zoned Residential R-1.

1. Variance requested from Article II, General Provisions, Signs (10), (g) (2), signs in the residential district. The applicant proposes to erect a building mounted sign on the wall of church facing Main Street. The proposed sign is 2 ft. x 10 ft., total of 20 square feet. The maximum size of a sign in the R-1 district is four (4) square feet. The site also currently includes two others signs identifying the name of the church and the thrift shop. Variance denied, refer to the minutes for the reasons of the denial.

Respectively 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.