



TOWN OF
NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

ZONING BOARD OF ADJUSTMENT MINUTES
(ZBA)

Tuesday, June 26, 2018 at 3:00 PM

Town Office, Sydney Crook Conference Room, 375 Main Street

MEMBERS PRESENT: Douglas W. Lyon (Chair), W. Michael Todd, Katharine Fischer, Ann Bedard, Stan Bright (Alt.) Heidi Lauridsen (Alt.),

MEMBERS EXCUSED: Frank Anzalone, Bruce Hudson (Alt.)

STAFF PRESENT: Nicole Gage, Zoning Administrator

OTHERS PRESENT: Spec Bowers

1. **Call to Order** – Chair Lyon called the meeting to order at 3:00 PM.
2. **Roll Call** – Chair Lyon called the roll. The four voting members present (Lyon, Todd, Fischer, and Bedard) will be voting today; Stan Bright (Alternate) will sit in for Frank Anzalone.
3. **Minutes**

IT WAS MOVED (Doug Lyon) AND SECONDED (W. Michael Todd) to approve the minutes from the May 23, 2018 meeting with no changes. THE MOTION WAS APPROVED UNANIMOUSLY.

The board reviewed the June 11th minutes, made minor edits, and clarified the decision for ZBA Case #18-02.

IN A MOTION made (Doug Lyon) and duly-seconded (W. Michael Todd), the Zoning Board of Adjustment voted to deny the request for variance for the following reasons:

- The variance requested is not in the public interest because it conflicts with the basic zoning objective of preventing building expansion in the waterfront buffer.
- The variance requested also violates the spirit of the ordinance by allowing building expansion in the waterfront buffer.
- Substantial justice is not an issue because the applicant has the right to rebuild the destroyed cottage as it was, so there is no loss to the Applicant.
- There is no hardship because all waterfront properties in New London are burdened with the same waterfront buffer requirements.

On the issue of diminution of property values, no evidence was submitted to suggest diminution of property values. THE MOTION WAS APPROVED UNANIMOUSLY 5-0.

Stan Bright asked for clarification on how notices of decisions are created. Chair Lyon explained that the Zoning Administrator writes the decision, it is reviewed by the Chair, and then it is compared to the draft minutes as soon as they become available.

IT WAS MOVED (Doug Lyon) AND SECONDED (W. Michael Todd) to approve the minutes from the June 11th minutes as amended. THE MOTION WAS APPROVED UNANIMOUSLY.

4. Other Business

The Board reviewed the upcoming meeting schedule. Chair Lyon recommended trying a permanent meeting schedule for the 1st and 3rd Tuesday of the month. If no applications are received by a deadline, which would be established a few weeks prior to the meeting, the meeting will be cancelled. Chair Lyon asked members to get back to Ms. Gage by tomorrow with availability for the proposed meeting dates.

5. Motion to Adjourn

IT WAS MOVED (W. Michael Todd) AND SECONDED (Ann Bedard) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 3:34 pm.

Respectfully submitted,
Nicole Gage
Zoning Administrator
Town of New London