



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## AGENDA

ZONING BOARD OF ADJUSTMENT  
Public Meeting- All are welcome to attend

**Wednesday, July 2, 2014  
6:30 p.m.**

Town Office – Sydney Crook Conference Room, 2<sup>nd</sup> floor

1. Call to Order
2. Roll Call
3. Election of Officers
4. Review of Minutes from May 19, 2014
5. Public Hearing(s) –
  - Special Exception Application for the Sparrow School, a private one room schoolhouse. Located at 10 Lovering Lane (corner of Main Street). Tax Map 084-059-000. Property owned by Ellen Winkler. Applicant is Rachel Ensign. Special Exception requested to Article XXI, Board of Adjustment (G), (4) (f)- Private School and other private educational institutions in the Commercial District. The proposal is to transform the space into a one room schoolhouse, serving 6-8 children, ages 3-5 years.
  - Variance Application for Kozain Trust Property. Located at 55 Page Road, with frontage on Page Road and County Road. Tax map 117-021-000. Property owned by Nina L. Kozain, Trustee of Nina L. Kozain Trust. Zoned ARR. Parcel is 19.59 +/- acres, applicant is proposing to subdivide the parcel into two (2) lots. Variance to Article XIII, Wetlands Conservation Overlay District, K –Effect of Minimum Lot Size/Density (2) applicant proposes to utilize 66% of the wetland area toward lot sizing instead of 15%. Plan prepared by Clayton Platt, Pennyroyal Hill Land Surveying and Forestry, LLC and Jonathan Sission, NH Certified Wetland Scientist and NH Certified Soil Scientist.
6. Other Business
  - Rules of Procedure
7. Motion to Adjourn

The application and information submitted with the application is available for public review at the Town Office during regular office hours, and will also be available at the Zoning Board of Adjustment (ZBA) Meeting. Please contact Lucy A. St. John, AICP - Planning and Zoning Administrator at 526-4821, ext 16.

All Town of New London public meetings are accessible for persons with disabilities. The Town Office is handicapped accessible. Reasonable efforts will be made to accommodate persons with physical, emotional or sensory disabilities. Any person who feels that he or she may be unable to participate in a Town of New London public meeting should contact the Town at least 48 hours in advance of the meeting. Please contact the Town Office at 526-4821 ext. 10.

William Green, Chairman