



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION
Zoning Board of Adjustment (ZBA)
July 28, 2014

The Zoning Board of Adjustment made the following decision(s) at the Monday, July 28, 2014 meeting. Refer to the agenda, public hearing notice and meeting minutes for additional details of the discussion.

Colby Sawyer College, Lethbridge Hall for the ability to serve alcohol at the existing dining facility, "an on-campus pub". Located at 541 Main Street. Tax map 085-033-000. Special Exception granted to allow Lethbridge Lodge to serve as an on-campus pub, with the ability to serve and sell alcohol.

Christopher and Pauline Lizotte. Located at 598 Pleasant Street. Tax Map 048-010-000. Variance and Special Exception requested to the Streams Conservation Overlay District. Both the variance and special exception were granted with the condition that a stone drip edge be installed around the new garage and that non-invasive plants, per the NHDES list, be planted on the stream side to minimize runoff and protect water quality.

TJM Enterprises, dba Flying Goose Brew Pub. Tax Map 122-001-000. Located at the corner of Routes 11 and 114, at 40 Andover Road. Zoned ARR, Variances requested to the following:

1. Article VI, Agricultural and Rural Residential District (ARR), Uses Permitted (A), a brewery operation/pub is not identified as an existing use permitted in the ARR district. Motion approved stating that the Zoning Board of Adjustment (ZBA) finds, based on the evidence put before us, that the operations at the location of the brew pub are all continuous and undivided and, as a whole, constitute an existing non-conforming use, and therefore as a legal issue we do not question whether brewing beer is permitted under Article VI, A (1).
2. Article XX, Nonconforming Uses, A. Legal Nonconforming Uses (A.2) Change or Expansion. The applicant proposes to add brewing storage space and other building and site improvements. ZBA Meeting and Public Hearing continued to Monday, August 4, 2014 same time/same location.
3. Article XX, Nonconforming Building and Structures, (B.2). The existing building is nonconforming, the applicant proposes to expand the existing building. ZBA Meeting and Public Hearing continued to Monday, August 4, 2014 same time/same location.

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.