



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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ZONING BOARD OF ADJUSTMENT (ZBA)  
AGENDA

Monday, August 22, 2016  
Sydney Crook Conference Room  
Town Office  
6:30 PM

Public Meeting All Are Welcome to Attend

1. Call to Order
2. Roll Call
3. Review draft Minutes of June 27, 2016
4. **Royce, Nina and Wesley Variance application.** Property located at 1590 Little Sunapee Road. Tax Map 030-019-000. Property zoned Residential (R-2) and located in the Shoreland Overlay District. Variances requested to Article V, Residential District, C. Yard Requirements (C.2). Variance requested to permit construction of a portion of a residential garage within a portion of the side yard setback (required setback 20 ft. minimum, 50 ft. aggregate).
5. **Miller, Philip & Jill (owners/applicants). Special Exception application.** Property located at 74 Pike Brook Road. Tax Map 135-011-000. Property zoned Residential (R-2) and located in the Shoreland Overlay District (Article XVI) and the Wetland Conservation Overlay District (Article XIII). **Special Exception requested for crossing a wetland with a road, and culvert** per Article XIII, (E) – Special Exceptions (1) per the special exception criteria of the Board of Adjustment per Article XXI, (G), Special Exceptions (1-3). Plans prepared by Greg Grigsby of Pellettieri Associates and Peter Blakeman, Blakeman Engineering.
6. **Miller, Philip & Jill (owners/applicants). Special Exception application.** Property located at 74 Pike Brook Road. Tax Map 135-011-000. Property zoned Residential (R-2), also located in the Shoreland Overlay District (Article XVI) and the Wetland Conservation Overlay District (Article XIII). **Special Exception requested for site work within the 100' wetlands buffer** for road realignment/restoration, utility work and a driveway with approximately 354 square feet of disturbance for utilities and approximately 5,950 sq. ft. of disturbance for road realignment and restoration. Article XIII, (E) – Special Exceptions (1) per the special exception criteria of the Board of Adjustment per Article XXI, (G), Special Exceptions (1-3). Plans prepared by Greg Grigsby of Pellettieri Associates and Peter Blakeman, Blakeman Engineering.

7. **Pike Brook Road Revocable Trust of 2014, Jacqueline M. Hudkins, Trustee (owner) and Philip & Jill Miller (applicants) Special Exception application.** Property located at 80 Pike Brook Road. Tax Map 135-010-000. Property zoned Residential (R-2), also located in the Shoreland Overlay District (Article XVI) and the Wetland Conservation Overlay District (Article XIII). **Special Exception requested for crossing of a wetland with a road, and culvert** per Article XIII, (E) – Special Exceptions (1) per the special exception criteria of the Board of Adjustment per Article XXI, (G), Special Exceptions (1-3). Plans prepared by Greg Grigsby of Pellettieri Associates and Peter Blakeman, Blakeman Engineering.
  
8. **Carr Land Holdings, LLC (owner) and Philip & Jill Miller (applicants). Special Exception application.** Property located on Soo Nipi Park Road. Tax Map 136-007-000. Property zoned Residential (R-2), also located in the Shoreland Overlay District (Article XVI) and the Wetland Conservation Overlay District (Article XIII). **Special Exception requested for site work within the 100' wetlands buffer for road realignment/restoration and utility work, with approximately 3,730 square feet of disturbance.** Article XIII, (E) – Special Exceptions (1) per the special exception criteria of the Board of Adjustment per Article XXI, (G), Special Exceptions (1-3). Plans prepared by Greg Grigsby of Pellettieri Associates and Peter Blakeman, Blakeman Engineering.
  
9. Other Business
10. Future Meeting Dates
11. Motion to Adjourn

Douglas W. Lyon, Chairman

The application materials are 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. Information is also be available on the Town's website. Written comments from abutters and other interested parties will become part of the public record and provided to the Board for the discussion. Questions and comments can be directed to 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. 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.