



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## NOTICE OF PUBLIC HEARING

### NEW LONDON ZONING BOARD OF ADJUSTMENT (ZBA)

Town Office  
375 Main Street  
Sydney Crook Conference Room  
2<sup>nd</sup> floor  
6:30 PM  
Monday, Aug 22, 2016

Public Meeting All Are Welcome to Attend

Notice is hereby given that the ZBA will conduct a public hearing regarding the following application(s). All abutters and other interested parties may attend and or submit written comments. Written comments will become part of the public record and provided to the Board for the discussion.

- ✓ **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).
- ✓ **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.
- ✓ **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.
- ✓ **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.

- ✓ **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.

The application, plans and other information submitted 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. Information is also included on the Town's website. Please contact Lucy A. St. John, AICP - Planning and Zoning Administrator at 526-4821, ext. 16 or Amy Rankins, ext. 20 to review the files or if you have any questions.

Douglas W. Lyon, Chair ZBA