



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION
Zoning Board of Adjustment (ZBA)
August 4, 2014

The Zoning Board of Adjustment made the following decision(s) at the Monday, August 4, 2014 meeting. Refer to the agenda, public hearing notice and meeting minutes for additional details of the discussion.

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. Action of ZBA: A motion was made to clarify the wording included in the NOD of the July 28th meeting. The clarification of the NOD reads as follows: "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 such, constitutes a Legal Nonconforming Use."
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. Action of ZBA: The Zoning Board of Adjustment finds that, based on the evidence put before us, no variance is required to add brewing storage space and other building and site improvements.
3. Article XX, Nonconforming Building and Structures, (B.2). The existing building is nonconforming, the applicant proposes to expand the existing building. Action of ZBA: The Zoning Board of Adjustment finds that, based on the evidence put before us, no variance is required with regard to the expansion of the existing building with a single-story basement level addition.

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.