



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION
Zoning Board of Adjustment (ZBA)
September 18, 2014

The Zoning Board of Adjustment made the following decision(s) at the Thursday, September 18, 2014 meeting. Refer to the agenda, public hearing notice and meeting minutes for additional details of the discussion.

Variance Application for Kozain Trust Property. Located at 55 Page Road, with frontage on Page Road and County Road (Route 103A). Tax Map 117-021-000. Property owned by Nina L. Kozain, Trustee of Nina L. Kozain Trust. Zoned ARR. Parcel is 19.59 +/- acres. The owner 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 use less than 70% of the wetland area towards the lot size, 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. The ZBA had granted a variance on July 2, 2014 for this property. **Variance granted with condition:**

The Zoning Board of Adjustment recognizes this is a small adjustment to a boundary that was approved in a prior application on July 2. All provisions of the previous motion will be incorporated. Variance granted with conditions that there be no further subdivision of either lot and that the Notice of Decision on the Subdivision Plan be recorded at the Merrimack County Registry of Deeds (MCRD).

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.