

Re: Alepa  
178 Poor Road

**Lucy St. John**

---

TaxMAP  
091-004-000

**From:** Midge Eliassen  
**Sent:** Tuesday, June 13, 2017 7:17 PM  
**To:** Lucy St. John  
**Subject:** Zoning Board hearing Thursday June 15  
**Attachments:** ZBA 6-17.docx; Earth moving.docx

Hello Lucy

Unfortunately, as you know, we are out of town and will not be able to attend the ZBA hearing re Chris Alepa's appeal.

Attached is a letter to the zoning board for the hearing.

Attached also is a letter to you re the resolution we are working out with Chris Alepa over the excavation for his project's spilling well over the property line.

This has been a tough project for all of us ... thank you for your work to resolve some of the issues.

Midge

*Midge Eliassen  
95 Trow Hill Road  
Sunapee, NH 03782*

RECEIVED  
JUN 14 2017

---

Town of New London  
Zoning Board of Adjustment

Re: Hearing June 15, 2017, Alepa, Christopher, 178 Poor Road

June 12, 2017

Dear ZBA Members:

Unfortunately, we are out of town this week on a long-planned trip.

We were surprised this spring to see the cantilevered bump-out in the addition to the Alepa house, after attending a planning board hearing in which Chairman Bill Helm told Chris Alepa that this cantilevered area extended into the setback and the neighbors probably would not be happy with this intrusion. It was made pretty clear that this part of the plan would not meet the zoning requirements.

We agree that this situation does increase the non-conformity and we think the Planning and Zoning Administrator's decision is correct.

The case law on criteria for variances is complex as you know! We will not choose to comment on Chris Alepa's request for a variance for the nonconforming intrusion into the setback, should you uphold the Zoning Administrator's decision.

Overall, our concerns from the beginning with the development on this lot have been centered on the increased impact on the lake water quality, because of the larger building footprint, removal of trees, moving of boulders in the shoreline buffer zone, and the regrading of the terrain in the 50' shorefront setback. This has led us to ask questions of the Zoning Administrator who has been responsive in addressing our concerns. We discovered the cantilevered part of the addition while working with Chris Alepa to redress his piling earth across the lot line between our properties in the earth moving done for the addition. The cantilever does not directly affect water quality, but we felt we should bring it to the Zoning Administrator's attention.

We appreciate the Town's paying attention to development on the lake shoreline.

Sincerely

Tim and Midge Eliassen  
208 Poor Road

RECEIVED  
JUN 14 2017

---

To: Lucy St. John  
Planning and Zoning Administrator

June 12, 2017

As you know we've had an ongoing discussion on the issue of the earth removed by Chris Alepa in the foundation excavation which was piled on our side of the property line. We've been working with Chris to resolve this issue.

At the moment his plan is to increase the elevation next to his addition, and construct a stone retaining wall that will be on Alepa's property. This will permit the return of our land to its original configuration.

As long as this resolution complies with the Blakeman engineering drainage plan it is fine with us. We also want to be sure that none of the fill removed from the side area ends up in the 50' shoreland buffer zone or the delineated wetlands on the lot.

As you know, our primary concern from the beginning with the development on this lot has been the water quality in Herrick Cove. We appreciate your and the Town's responsiveness as we've raised questions.

Cc: Chris Alepa

RECEIVED  
JUN 14 2017

---