



TOWN OF NEW LONDON, NEW HAMPSHIRE

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ZONING BOARD of ADJUSTMENT MEETING MINUTES May 2, 2012

Members Present: Chair Bill Green, Courtland Cross, Doug Lyon, Sue Andrews
Also Present: Peter Stanley (Planning & Zoning Administrator)

Chair Green called the meeting to order at 7:34pm. He noted that the hearing had been properly noticed and was being recorded. Mr. Stanley noted that the board was missing one person and it was the applicant's decision to go forward with four members instead of five. Mr. Neuwirt said he was willing to go forward with four board members.

SPECIAL EXCEPTION

Alex Neuwirt/Canary Enterprises, LLC
5 Gould Road
New London, NH 03257

Tax Map: 084-080

PURPOSE OF THE REQUESTED WAIVER

The applicant is requesting a Special Exception, as permitted by Article XXI, Section G, 4, e of the New London Zoning Ordinance, to allow a light industrial use in the commercial zone.

Mr. Neuwirt was given the floor to explain his request.

Mr. Neuwirt said he formed Canary Enterprises as an LLC last week in hopes of purchasing the building at 5 Gould Road. He owns Canary Systems, which is currently located in two suites on the second floor of the Scytheville building. The business has been located in New London for ten years. Prior to this they had been located in Hanover, NH. Mr. Neuwirt said that his business has had a lot of growth in the past two years and they are in need of more space. Additionally, being located in the upstairs portion of a building is not ideal for the business he is in as they must carry materials up and down the stairs constantly.

Mr. Neuwirt said that his company is involved in developing software and building systems that monitor and collect data from structures such as bridges and dams. Some products come from third parties and some they develop and manufacture themselves. They install the systems and also train others to install them. Mr. Neuwirt said that they receive regular shipments of parts, boxes and electronic pieces. They don't do much manufacturing at their location as most of their parts come to them with the holes pre-made, and panels fabricated by other companies, including Micro Precision which is located in Sunapee, NH. They do some light soldering, wiring of terminals and connectors, and mounting parts onto panels.

Mr. Neuwirt said that the building on Gould Road is attractive to his business because it is on the ground floor and will provide them the space they need. They currently employ five full-time people in New London, in addition to four others who work from home offices throughout different states. They anticipate one or two more people to be hired in the future. Pending approval of the Zoning Board they will be purchasing the building.

Mr. Lyon asked why a special exception was being required. Mr. Stanley said that it is a light manufacturing use, which is only permitted by Special Exception in the Commercial Zone. He said that the business meets all the other criteria and that a site plan review has been approved by the Planning Board, contingent on Zoning Board approval.

Ms. Andrews thought this sounded like a lighter use than the previous business that was there, which was AccuMail. Mr. Stanley said that this is because AccuMail did not get a special exception and did not follow the law.

Ms. Deegan, an abutter, said that after reviewing the information, she did not have any problems with this business moving into the building. She had been concerned that there would be excessive noise but was convinced that there would not be a problem in this regard.

**IT WAS MOVED (Doug Lyon) AND SECONDED (Courtland Cross) to discuss.
THE MOTION WAS APPROVED UNANIMOUSLY.**

Mr. Lyon reviewed the criteria for granting a Special Exception and it was decided by the entire Zoning Board of Appeals that a Special Exception should be granted.

IT WAS MOVED (Bill Green) AND SECONDED (Courtland Cross) to approve the granting of the special exception. THE MOTION WAS APPROVED UNANIMOUSLY.

Approval of Minutes of February 27, 2012

IT WAS MOVED (Doug Lyon) AND SECONDED (Courtland Cross) to approve the minutes of February 27, 2012, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.

**IT WAS MOVED (Courtland Cross) AND SECONDED (Sue Andrews) to adjourn the meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 7:57pm.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London