

**Town of New London  
Zoning Board of Adjustments  
September 26, 2011**

**Members Present:** Chair Bill Green, Doug Lyon, Sue Andrews, Courtland Cross , W. Michael Todd (arrived at 7:39pm)

**Also Present:** Peter Stanley (Zoning Board Administrator)

Chair Green called the **MEETING TO ORDER** at 7:30pm. He noted the hearing was being recorded and had been properly noticed.

He said they were gathered at the request of Arthur & Jane Boland, who were being represented by Bruce Parsons of Bruce Parsons Designs, as described below.

**ZONING VARIANCE**

**Arthur & Jane Boland  
1519 Little Sunapee Road  
New London, NH 03257**

**Tax Map: 030 Lot 005**

**PURPOSE OF THE REQUESTED WAIVER**

**Variance to the terms of Article XVI, Section J, 1, a, to raise a small portion of the existing roof 4' to allow existing bedroom to have emergency egress windows, expanding outside dimensions within 50' of water.**

Chair Green turned the floor over to the applicants to make comments for their case.

Mr. Parsons suggested they begin by reviewing the drawn exhibit of the building, which included the current and proposed details of the home. In making the proposed change they hope to gain better energy efficiency and gain an emergency egress. The floor plan will get slightly larger but the drip edge will not change at all. Additionally, more runoff will actually go off to the road side of the house instead of going down towards the lake. The structure has five different roof lines, the proposed line would be the third-lowest. Mr. Parsons said that they will not be increasing the height of the building in this transformation.

Doug Long noted that the room under the proposed change is being used as a bedroom so an egress would be a safety measure. There would be no change of use for the room. He added that on the lake side, after the change, the ice and snow will hopefully not go over the door-way as it currently does in the winter, which leads to the deck. Mr. Parsons indicated that the septic is a five bedroom system but it is still just a three-bedroom home.

Mr. Parsons read through the criteria he had submitted to the Zoning Board of Adjustments to support the request for a zoning variance. His remarks are attached to these minutes.

Mr. Lyon asked Mr. Stanley for the reason of the variance since the footprint would not be changing. Mr. Stanley said that it was because of the expansion of the exterior of the home.

Mr. Todd arrived at 7:39pm.

Ms. Andrews asked Mr. Parsons and Mr. Long to clarify the sky-lights on the roof as it stands now. She was shown on the drawing where the sky-lights were located.

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

Mr. Lyon thought that the applicant had done an excellent job speaking to each of the criteria necessary for a variance. He remarked that the runoff would not be an issue, there would not be an added load to the septic system, and it would be more energy efficient. The house lot does not allow for any other solution to the issue. The design is

consistent with the existing structure so there would not be an impact to the property value. The home's footprint is already non-conforming. Mr. Lyon said that his view was that this was a reasonable request.

Mr. Cross agreed with Mr. Lyon and felt that after visiting the site, he found the plan to be well thought out and saw no reason to object.

Ms. Andrews wondered why there would be less water runoff towards the lake instead of it being the same. Mr. Parsons explained that once the ridge on the roof line was present, the water would be directed towards the road.

**IT WAS MOVED (Michael Todd) AND SECONDED (Courtland Cross) to approve the application, as submitted, so long as there are no further changes in the roof line of the structure. THE MOTION WAS APPROVED UNANIMOUSLY.**

#### Approval of Minutes

**IT WAS MOVED (W. Michael Todd) AND SECONDED (Courtland Cross) to approve the minutes of June 22, 2011 as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.**

#### Other Business

Mr. Todd said that he has recently noticed a situation going on a house across the street from him regarding renovations which he thought they should be concerned about. He thought they may need to amend the zoning ordinance to prevent the following:

His previous neighbors bought a lot with about 300' of road frontage. They deducted twice the setback and put a house into the lot. They then had a landscaper come in and put a stone wall in the front of the lot. When the new owners purchased the home and wanted to gut the basement. Because of the stone wall, the contractors were not able to get to the basement and have had to drive over the neighbor's property to do so. His question was this: what is the reason the ordinance requires a side setback? Mr. Stanley said they are meant to provide a physical separation of buildings for visual benefit. Mr. Todd thought perhaps they should modify the ordinance slightly; the purpose of the setback should be to allow the owner to be able to access their own property.

It was noted by Zoning Board members that the neighbor could deny access to the owner to cross their property or that the owner could disassemble the stone wall and reassemble it after they were done with the work. Mr. Todd thought the purpose of the Planning Board was to help provide a controlled access to the properties. They should think about how people would get to the rear of their lot should they need to. Mr. Stanley said that some side-yard setbacks are getting even smaller in some areas. He was more concerned with septic systems that were placed in the back yard, which were not accessible due to the placement of the house, itself. He also noted that the Planning Board was where Mr. Todd should go with these suggestions. Mr. Todd said he understood, but wanted to run this suggestion by the Zoning Board to see what they thought, as several of the members had at one time been on the Planning Board.

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

The meeting adjourned at 7:55pm.

Respectfully submitted,

Kristy Heath, Recording Secretary  
Town of New London