

Mary Anthony West
Mary Ann Morse Health Care Center
45 Union Street
Natick, MA 01760

July 19, 2017

Douglas W. Lyon, Chair
Zoning Board of Adjustments
Town of New London
375 Main Street
New London, New Hampshire 03257



Dear Mr. Lyon

I received copies of the notice and materials related to the request for a variance by John and Linda Dowd on their property at 476 Route 103A in Herrick's Cove on Lake Sunapee. I own a small one-room log cabin, next to the Dowd's (# 470), which my family built in 1929 and which now the fifth generation continues to use primarily in the summer and enjoy as a family treasure. It holds a special meaning for us all in part because of its simplicity, privacy and rustic character. It is in the spirit of my responsibility as steward of this property, and wanting to ensure that its unique qualities are protected for future generations that I write to you.

I have written to the Dowds also, with whom we have been friendly and respectful neighbors. While we do not oppose the request for a variance, we have some concerns related to potential impacts on the long-term value (both monetary and in terms of experience) of our property, and the short-term impacts from construction and would like to bring the following issues to your attention.

To use an indelicate, but, in this case particularly accurate, description, The Cabin, as we call it, is literally within "spitting distance" of the Dowd's house. My interest is in preserving the integrity of our structure and surrounding land as a property clearly distinct from the Dowds, in order to preserve its rustic character and privacy as well as our peaceful and tranquil experience while using it.

The application reads: "We are proposing to extend the current roof line over the existing footprint of the home". The drawings suggest, though are not clear, that the extension is from front to back and not over the sides of the existing roof. I have requested of the Dowds that the vertical walls on the new addition continue on the same plane as the existing vertical walls and no wider. Additionally, I have asked that sight lines, particularly with placement of windows from their new second floor bedroom, into our space, and from ours into theirs be minimized to the extent possible.

In the short-term, during construction, again to preserve the integrity of our space, we have asked the Dowds to have all construction equipment and access to the house be from their driveway/parking lot side; that impacts to the vegetation (our only screening) be negligible, and that, because we only have a few months of seasonal use, to begin construction after Columbus Day if possible, but at least not until after Labor Day at the earliest.

I appreciate the opportunity to comment on the proposed variance and your efforts as you deliberate on development within the town.

Cordially,

A handwritten signature in blue ink that reads "Mary A. West".

Mary Anthony West

A handwritten note in blue ink that reads "Signed by Martha West byman on behalf of Mary A. West".

Mary Anthony West
Mary Ann Morse Health Care Center
45 Union Street
Natick, MA 01760

July 19, 2017

John and Linda Dowd
476 Route 103A
New London, New Hampshire 03257

Dear John and Linda,

I hope you are enjoying a lovely summer on our beautiful lake. My daughters forwarded to me the notice of your request for a variance to expand a second floor bedroom. I am sorry I am unable to connect with you face to face as a neighbor and friend, but because of my limited mobility I am unable to but wanted at least to write to you.

I am enclosing a letter I have written to the Zoning Board of Adjustment as I am not able, nor are any of my daughters, to attend the hearing on July 20th. While we do not oppose your request for a variance, your proposal offers an opportunity to raise with you issues that I think we both, as close neighbors, can benefit from addressing.

Since "The Cabin" has been and is now currently being enjoyed by a new fifth generation of our family, and represents a very special place in our family's history, I feel the responsibility as the current owner to steward both the structure, as well as the character and integrity of the property for the generations following me. The rustic quality and privacy we have enjoyed are at the heart of its character, and of immeasurable value to us.

We are appreciative of your efforts to work with the existing footprint. As I read the application: "We are proposing to extend the current roof line over the existing footprint of the home" I am hoping that the extension is from front to back and not over the sides of the existing roof. It is not clear from the drawings, however, so I am hoping that the vertical walls on the new addition continue on the same plane as the existing vertical walls and no wider. Additionally, I am hopeful that existing sight lines, particularly with placement of windows from the new addition, into our space, and from ours into yours can be preserved.

In the short-term, during construction, again to preserve the integrity of our space, I would like to ask that all construction equipment and access to the house to be from your driveway/parking lot side so that impacts to the vegetation (our only screening) are negligible. Because my family has only limited time to use the cabin, I would appreciate it if construction would begin after Columbus Day if possible, but at least not until after Labor Day at earliest.

My daughter, Marcy Lyman, is going to try to hand deliver this note to you in an effort to go over it in person, and another daughter, Susan and her family will be on Burpee Hill and at the Cabin from August 12-August 19. In the event that your paths do not cross, I hope you will free to contact me by mail, or Marcy or Susan by email or phone. Their contact information is:

Susan Ayres
Cell: 610-306-1407
Email: warren.ayres@verizon.net

Marcy Lyman
Cell: 603-361-5866
Email: marthawlyman@yahoo.com

All the best to you and your family.

Cordially,

Mary A. West

Mary Anthony West

*Signed by Marcy West Lyman
on behalf of Mary A. West*