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Date: April 24, 2019

To: Zoning Board of Adjustment

From: Nicole Gage, Zoning Administrator

Re: Case #ZBA19-07 – Variance
Parcel ID 096-029-000, 350 Barrett Road
Zoned R-1 (with public water & sewer)

References for the ZBA:

1. Page 34, New London Zoning Ordinance, Art. V – Residential Districts, Section C – Yard Requirements.
2. Page 123, New London Zoning Ordinance, Quick Reference Chart for “R-1 with water & sewer”
3. Page 84, New London Zoning Ordinance, Article XXI Board of Adjustment, Section I – Variance.

Description of Property:

The property is located at 350 Barrett Road, at the intersection Barrett Road and Squires Lane, in the R-1 (residential) district. The property contains a single-family home and is conforming to all setbacks today. The lot is approximately 0.48 acres and is supported by public water and public sewer. The engineered plan shows delineated wetlands covering a good portion of the western side of the lot, which puts that area into the Wetlands Conservation Overlay District (per Art. XIII, Section B.1), however the area under consideration is not in any special overlay or buffer area.

Land Use History:

The house was built in 1970. An addition and second- tory remodel was done in 1997. In 2016, building permits were issued for interior renovations and for construction of a conforming 12’x16’ deck.

Comments:

The Public Works Director reviewed the Variance application and submitted written comments (see Application Packet) which will be addressed when he approves the new Driveway Permit application: “...*there should be at least a 15” culvert installed across the end of the driveway with a swale to direct any water along the road edge into the driveway culvert.*”