

**EMcCOURT
ENGINEERING
ASSOCIATES, PLLC**

42 Ezekiel Smith Road
Henniker, NH 03242
603-428-6682
603-428-6515 fax
mccourtengineering@tds.net

April 15, 2019

New London Zoning Board of Adjustment
184 South Pleasant Street
New London, New Hampshire 03257

Subject: Garage addition
Map 96, Lot 29
350 Barrett Road
MEA Project # 218-1008-1

Dear Board members:

Please find enclosed the following variance application submittal for the May 7th Zoning Board of adjustment Public Hearing:

- 1 copy of the variance application;
- 1 copy of the abutters list;
- 1 copy of the tax card;
- 1 copy of the tax map;
- 1 copy of the Aerial photograph;
- 1 copy of the plan, and
- 1 copy of the photographs of the site.

The request is for relief from the front yard building setback line to construct a 2 car garage.

Please feel free to contact me, should you have any questions or concerns. Thank you.

Sincerely,



Jennifer B. McCourt, P.E.
Manager

cc. Richard & Karen Epstein

Enclosures



APPLICATION FOR A VARIANCE

To: Zoning Board of Adjustment, Town of New London, 375 Main Street

Name of owner/applicant: Richard & Karen Epstein

Mailing Address: 87 Fox Road, Unit 0722, Waltham State: MA Zip: 02451

Home Telephone: _____ Work Telephone: _____ Cell: 781-315-9342

Email address: rich_epstein@verison.net; k_epstein@verizon.net

Owner of property: Same
(if same as applicant, write "same")

Location of property 350 Barrett Road

Tax Map Number: 96 Lot Number: 29 Zone: R-1

A variance is requested from the provisions of Article: V **Section:** C.3.
of the Zoning Ordinance to permit construction of a garage within the corner lot front setback.

Facts supporting this request:

1. The variance will not be contrary to the public interest:

The proposed garage is not contrary to public interest since the driveway is designed per the Town of New London Department of Public works regulation, the stormwater will continue in the direction as it does today with the use of a culvert and the garage and driveway shall afford additional off street parking.

2. The spirit of the ordinance is observed: The request is to encroach into the front building setback by a maximum of 16.5 feet for the construction of an attached garage. The right of way for Squires Lane is skewed from the center line thus creating a greater setback distance from the center line of a standard 50 foot wide right of way. The proposed location of the garage respects the front setback from the right of way line of a standard road layout thus is in Spirit of the Ordinance.

3. Substantial justice is done: On the other side of the house is located a culvert crossing under Barrett Road which spreads into a wetland behind the house. Placing the garage on the south side of the house does substantial justice by allowing the construction of a garage utilizing the distances to the roadway that other lots are afforded.

The location of the garage is the most practical on the lot considering environmental impact.

4. The values of surrounding properties are not diminished; and:

The proposed design of the garage is in character with the existing house and surrounding neighborhood and therefore will not diminish surrounding property values.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.



A. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(1) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property;
If Squires Lane was constructed as other standard roads with a 50 foot right of way and the roadway

pavement centered within the right of way the variance would not be required. Therefore there is

no fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application.

and

(2) The proposed use is a reasonable one;

The proposed location of the garage is over 2 feet from the setback line that would have been

established if the roadway was constructed in the center of a standard 50 foot right of way.

B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Owner/applicant(s) Signature:



Date: April 14, 2019

NOTE:

This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

For questions or assistance in completing these forms, please contact:

Zoning Administrator

603-526-1246

Email: zoning@nl-nh.com

Or

Assessing Coordinator

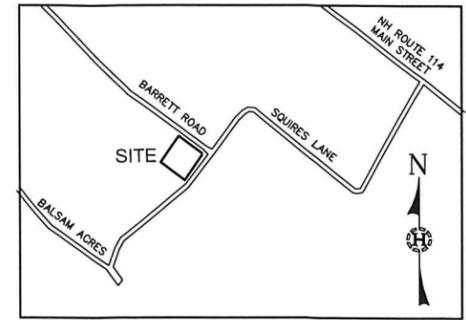
603-526-1243

Email: landuse@nl-nh.com

MAP 96 LOT 30
 AUGUSTUNUS ONG & MICAELA DELEGIANIS
 336 BARRETT ROAD
 NEW LONDON, NH 03257

MAP 96 LOT 33
 JONATAN & CAITLIN TAYLOR
 337 BARRETT ROAD
 NEW LONDON, NH 03257

LOCUS MAP
 NOT TO SCALE



LOT 28
 NN MILLER
 RES LANE
 NH 03257

MAP 96 LOT 34
 JACQUELINE M BARBER
 PO BOX 1256
 NEW LONDON, NH 03257

REFERENCE PLAN:

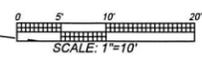
"BALSAM ACRES - OWNER: GERALD C. & HARRIET PRESCOTT - SUBDIVIDER: GERALD C. PRESCOTT - TOWN OF NEW LONDON, N.H." SCALE: 1"=50' DATED JUNE 24, 1966 BY ROBERT S. BRISTOL (M.C.R.D. PLAN #2126).

NOTES:

1. THE INTENT OF THIS PROJECT IS TO ADD AN ATTACHED GARAGE TO THE EXISTING HOUSE.
2. THE SUBJECT PARCEL IS LOT 29 ON THE TOWN OF NEW LONDON TAX MAP 96. THE OWNERS OF THE PROPERTY RICHARD & KAREN EPSTEIN. THE TOTAL AREA OF THE PARCEL IS APPROXIMATELY 20,960 S.F.
3. EXISTING CONDITIONS DEPICTED HEREON WERE LOCATED AS SHOWN DURING A FIELD SURVEY PERFORMED BY HIGGINSON LAND SERVICES ON 2/19/19.
4. EXISTING BOUNDARY LOCATIONS ARE PER THE REFERENCE PLAN CITED AND MONUMENTS FOUND ON SITE. THIS EXHIBIT IS NOT TO BE CONSIDERED A PRECISE BOUNDARY SURVEY.
5. THE SUBJECT PARCEL IS WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE "FLOOD INSURANCE RATE MAP, MERRIMACK COUNTY, NEW HAMPSHIRE," COMMUNITY PANEL NUMBER 33013CD11E, EFFECTIVE DATE APRIL 19, 2010.
6. THE PRESENT ZONING FOR THIS PARCEL ACCORDING TO THE TOWN OF NEW LONDON IS R-1 WITH WORKFORCE HOUSING OVERLAY AND PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS.
7. THE ZONING REQUIREMENTS FOR THIS PARCEL ARE:

	REQUIRED	ACCESSORY
FRONT YARD	25 FEET	30 FEET
SIDE YARD	15 FEET	10 FEET
REAR YARD	15 FEET	10 FEET
FRONTAGE	100 FEET	
DEPTH	100 FEET	
MIN. LOT AREA	20,000 SQUARE FEET	
8. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. CONTRACTOR TO NOTIFY DIGSAFE 72 HOURS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES DISCOVERED SHALL BE IMMEDIATELY REPORTED TO MEA FOR RESOLVE.
9. THE LOT IS SERVED BY EXISTING MUNICIPAL SEWER AND WATER.

THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON DECEMBER 7, 2018 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.



IN ASSOCIATION WITH:
HIGGINSON LAND SERVICES
 LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING
 76 PATTERSON HILL ROAD HENNIKER, NH 03242
 TEL: 603-660-6412

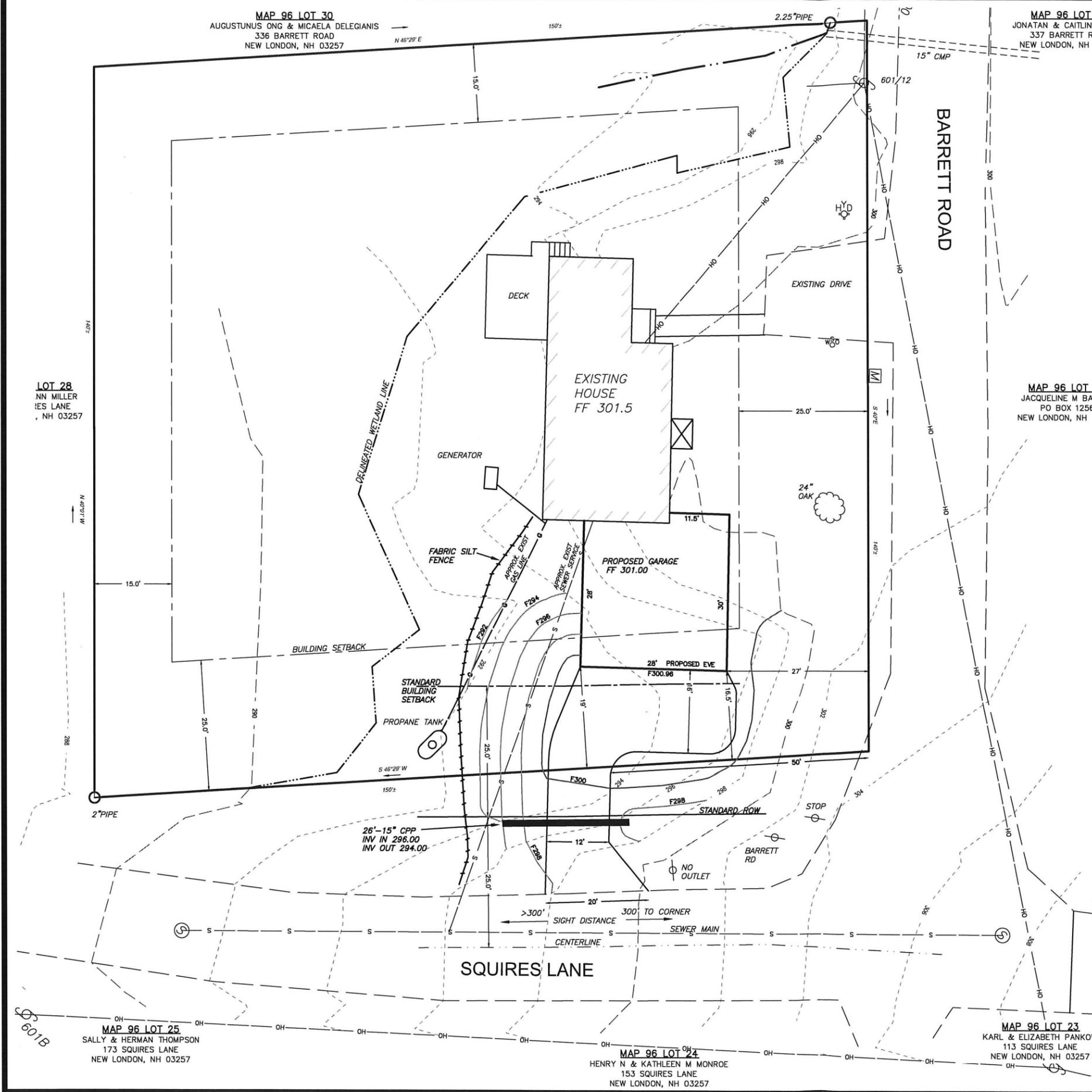
ZONING BOARD EXHIBIT PREPARED FOR:
RICHARD & KAREN EPSTEIN
 MAP 96, LOT 29, 350 BARRETT ROAD, NEW LONDON, NEW HAMPSHIRE

REVISIONS DATE	DESCRIPTION

ENGINEER:
McCOURT ENGINEERING ASSOCIATES, PLLC
Civil Engineering & Land Planning
 42 Exeter South Road, Henniker, NH 03242
 mccourtengineering@tds.net
 (603) 428-8822

OWNER:
 RICHARD & KAREN EPSTEIN
 87 FOX ROAD, UNIT 0722
 WALTHAM, MA 02451

PROJECT NO. 21810081 DATE: FEB '19 SCALE: 1"=10' SHEET: 1 OF 1



MAP 96 LOT 25
 SALLY & HERMAN THOMPSON
 173 SQUIRES LANE
 NEW LONDON, NH 03257

MAP 96 LOT 24
 HENRY N & KATHLEEN M MONROE
 153 SQUIRES LANE
 NEW LONDON, NH 03257

MAP 96 LOT 23
 KARL & ELIZABETH PANKOW
 113 SQUIRES LANE
 NEW LONDON, NH 03257

Google Maps



Map data ©2019 Google 20 ft

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
APR 15 2019
RECEIVED

Richard & Karen Epstein Pictures
350 Barrett Road
April 12, 2019

Page 1 of 3



The intersection of Squires Lane and Barrett Road looking west



TOWN OF NEW LONDON
SELECTMEN'S OFFICE
APR 15 2019
RECEIVED

On Squires Lane at the driveway of 353 Barrett Road looking west



On Barrett Road just north west of Squires Lane intersection looking south west



Richard & Karen Epstein Pictures
350 Barrett Road
April 12, 2019

Page 3 of 3

On Squires Lane south west of Barrett Intersection looking north



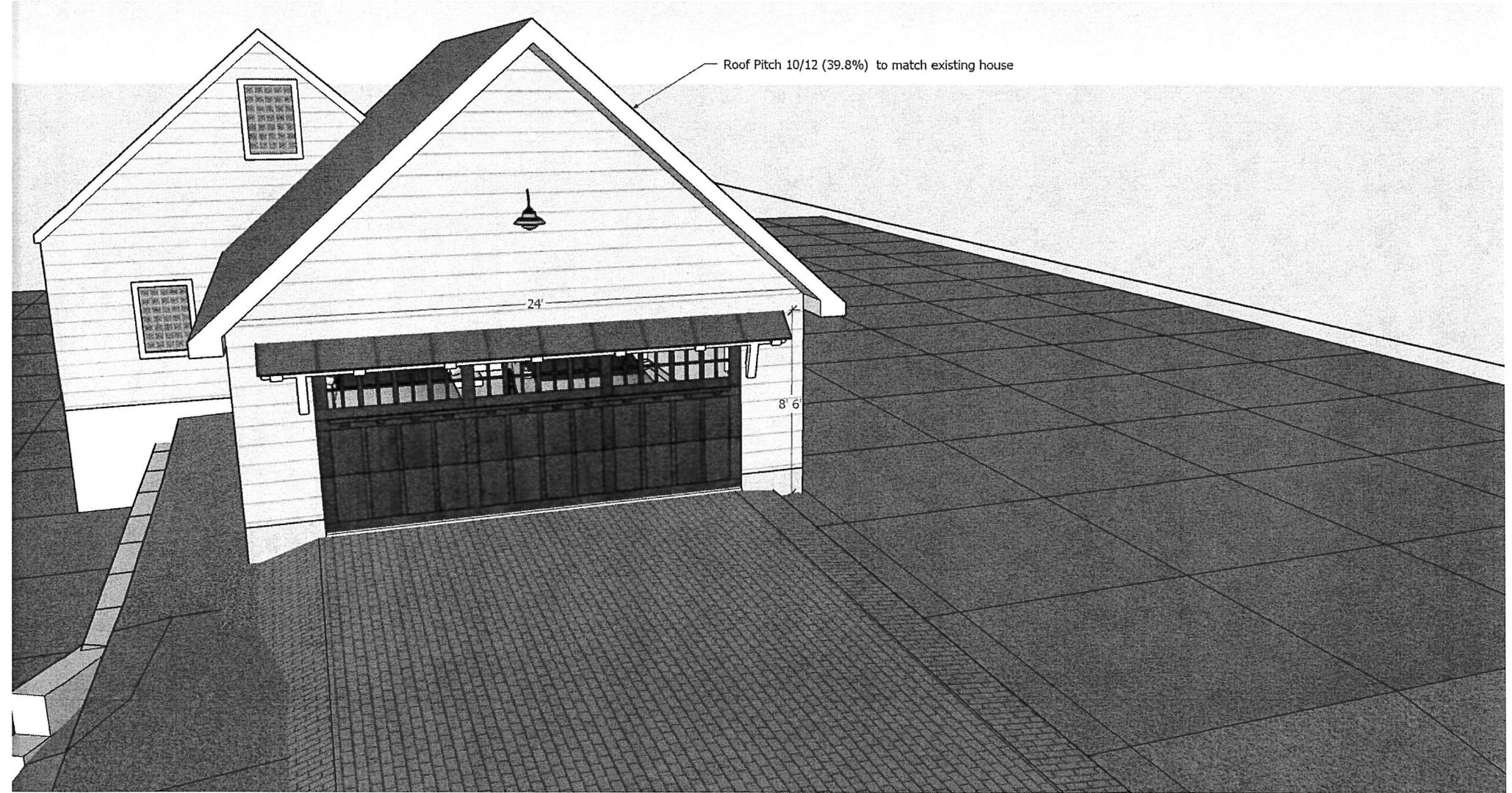
Side of house where garage will be attached

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
APR 15 2019
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Roof Pitch 10/12 (39.8%) to match existing house

24'

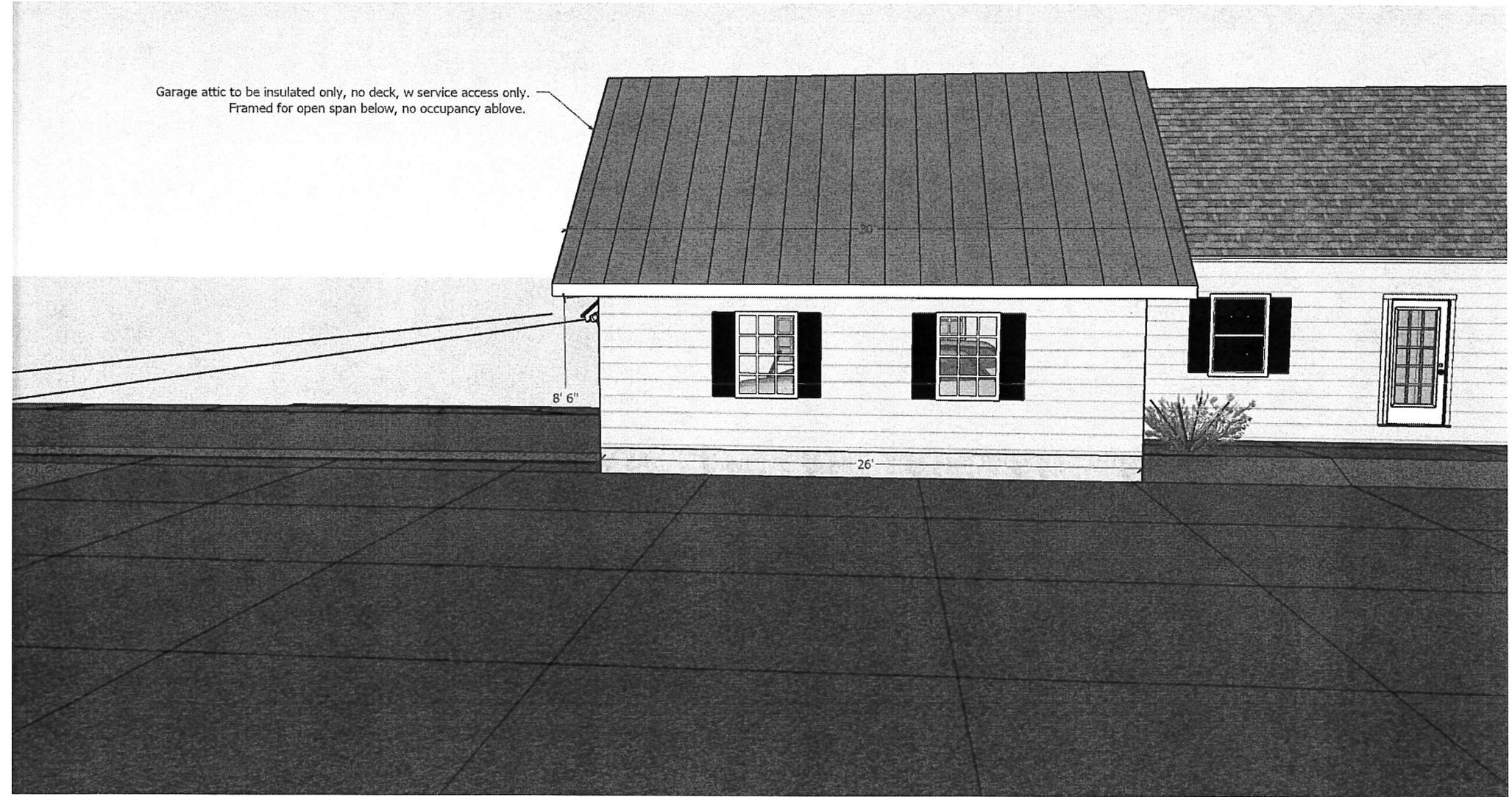
8' 6"



Garage attic to be insulated only, no deck, w service access only.
Framed for open span below, no occupancy above.

8' 6"

26'



Property Location: 350 BARRETT ROAD

MAP ID: 096/ 029/ 000/ /

Bldg Name:

State Use: 1010

Vision ID: 1843

Account #

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 09/27/2018 14:17

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
EPSTEIN RICHARD & KAREN		4 Rolling	2 Public Water	1 Paved	3 Rural	Description	Code	Appraised Value	Assessed Value
36 AUGUSTUS CT UNIT 2013			3 Public Sewer			RESIDNTL	1010	158,000	158,000
READING, MA 01867						RES LAND	1010	78,800	78,800
Additional Owners:		SUPPLEMENTAL DATA			Total				
		Other ID: 00096 00022 00000	Septic Infor		236,800				
		ZONE	MP		236,800				
		UTILITY	WF						
		Ward	CONSERVA1						
		Prec.							
		ROADFF							
		GIS ID: 096-029-000	ASSOC PID#						

2119
NEW LONDON, NH

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
EPSTEIN RICHARD & KAREN		3494/1866	10/15/2015	Q	I	234,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
KENNERSON WALTER & GAIL		2267/1266	06/01/2001	Q	I	142,533	00	2018	1010	158,000	2017	1010	155,700	2017	1010	155,700
PEARSON RICHARD & DANELLA		1592/0589	09/01/1986	Q	I	110,000	00	2018	1010	78,800	2017	1010	78,800	2017	1010	78,800
		Total:								236,800	Total:		234,500	Total:		234,500

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
							0
							0
							0
							0
Total:							0

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

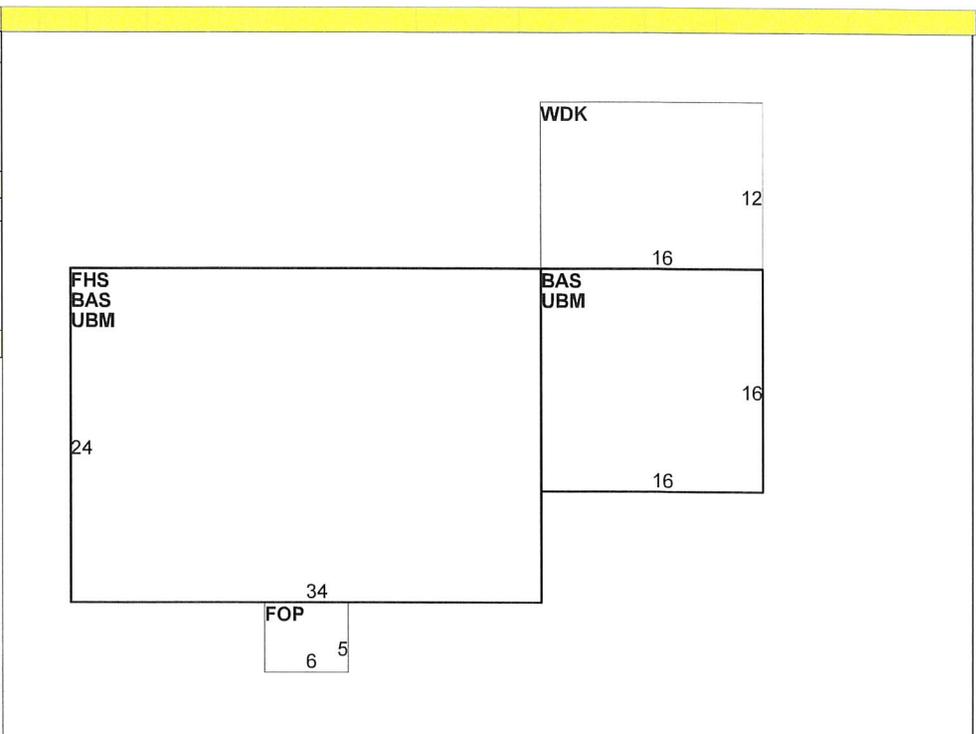
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	155,700
Appraised XF (B) Value (Bldg)	2,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	78,800
Special Land Value	0
Total Appraised Parcel Value	236,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	236,800

NOTES							
97 ADDTN AND 2ND STORY COMPLETE							
5/13 PAV=NV APPEARS NO CHANGES SINCE REN							
8' DORMER IN REAR, CALLING IT ALL FHS							
4 BEDS, 2 BATHS 2016; RENO KIT							
4/18- P/U GEN							

BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
16-134	10/26/2016	RE	REMODEL	25,000	05/02/2017	100	04/01/2017	kitchen renov. & wall rem	04/04/2018			KM	FR	IN FIELD REVIEW
16-012	02/16/2016	OB	OUTBUILDING	15,000	05/09/2016	100	04/01/2016	Construct 12' x 16' deck.	05/02/2017			NB	BP	BUILDING PERMIT
									05/09/2016			NB	BP	BUILDING PERMIT
									11/03/2015			AR	AC	ADMIN DATA ENTRY
									07/21/2015			KM	AC	ADMIN DATA ENTRY

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Fam MDL-01	R-1	2	290		21,000 SF	3.75	1.0000	4	1.0000	1.00		0.00			1.00	3.75	78,800
<div style="border: 2px solid red; padding: 5px; display: inline-block;"> <p style="color: red; font-weight: bold; margin: 0;">TOWN OF NEW LONDON SELECTMEN'S OFFICE</p> <p style="color: red; font-size: 1.2em; font-weight: bold; margin: 5px 0 0 0;">APR 15 2019</p> <p style="color: red; font-weight: bold; margin: 0;">RECEIVED</p> </div>																			
Total Card Land Units:			0.48 AC		Parcel Total Land Area: 0.48 AC			Total Land Value:										78,800	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	04		Cape Cod				
Model	01		Residential				
Design/Appeal	05		Average +25				
Stories	1.5		1 1/2 Stories				
Occupancy	1			MIXED USE			
Exterior Wall 1	11		Clapboard	Code	Description	Percentage	
Exterior Wall 2				1010	Single Fam MDL-01	100	
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:		120.74	
Interior Flr 1	12		Hardwood			207,548	
Interior Flr 2				Net Other Adj:		0.00	
Heat Fuel	03		Gas	Replace Cost		207,548	
Heat Type	05		Hot Water	AYB		1970	
AC Type	01		None	EYB		1989	
Total Bedrooms	04		4 Bedrooms	Dep Code		G	
Total Bthrms	2			Remodel Rating			
Total Half Baths	0			Year Remodeled			
Total Xtra Fixtrs				Dep %		25	
Total Rooms	5		5 Rooms	Functional Obslnc		0	
Bath Style	02		Average	External Obslnc		0	
Kitchen Style	02		Average	Cost Trend Factor		1	
				Condition			
				% Complete			
				Overall % Cond		75	
				Apprais Val		155,700	
				Dep % Ovr		0	
				Dep Ovr Comment			
				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
GEN	B/U GENERAT		B	1	3,000.00	1989		1		100	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,072	1,072	1,072		129,431
FHS	Half Story, Finished	408	816	408		49,261
FOP	Open Porch	0	30	6		724
UBM	Unfinished Basement	0	1,072	214		25,838
WDK	Deck	0	192	19		2,294
Ttl. Gross Liv/Lease Area:		1,480	3,182	1,719		207,548



Highway Dept.

Nicole Gage

From: Nicole Gage
Sent: Wednesday, April 17, 2019 3:22 PM
To: Bob Harrington, DPW Director
Subject: 350 Barrett Rd.

Comments

Hello Bob.

Thanks for visiting the site with me this afternoon at Mr. Epstein's, 350 Barret Road. We reviewed the plan and scope of work that is coming before the Zoning Board of Adjustment, to reduce the front road setback to set in a new garage, and create a 2nd driveway on the Squires Lane side. Clearly the project would involve some fill at that intersection.

Your input to the ZBA is important. Should you have any comments, concerns or suggestions, please respond in writing, and I will share it with the ZBA and property owners.

The public hearing is May 7th. Please respond before then.

Thanks Bob.

Nicole Gage
Zoning Administrator
Town of New London, NH
Email zoning@nl-nh.com / Web www.nl-nh.com
Direct (603) 526-1246 / Town Office (603) 526-4821

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Nicole Gage

From: Town of New London Public Works <nlhd@tds.net>
Sent: Tuesday, April 23, 2019 8:29 AM
To: Nicole Gage
Subject: RE: 350 Barrett Rd.

Good morning Nichole,

The only concerns that I would have is that 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. other than that I don't see any other issues.

Thanks, Bob

Robert Harrington

Public Works Director
Town of New London
Public Works Department
375 Main Street
New London, NH 03257
Phone 603-526-6337
Fax 603-526-9662

From: Nicole Gage <zoning@nl-nh.com>
Sent: Wednesday, April 17, 2019 3:22 PM
To: Bob Harrington, DPW Director <nlhd@tds.net>
Subject: 350 Barrett Rd.

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