

NL Historical Society TM 059-037-000 zoned R-2

Tri Town, NH

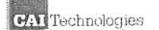
1 Inch = 450 Feet

March 21, 2016

old # 059-035-000



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Zoning Board of Adjustment

New London, New Hampshire 03257

NOTICE OF DECISION

RE: NEW LONDON HISTORICAL SOCIETY

APRIL 12, 2000

You are hereby notified that the request of the New London Historical Society for a Special Exception to the terms of Article XXI, Section G: 4 I of the New London Zoning Regulations was heard on this date. The Historical Society wishes to construct a building to be used for vehicle conservation and storage at the Historical Society grounds on Little Sunapee Road (Tax Map 059-038-000) in the R1 zone.

After reviewing the petition and after hearing all of the evidence and by taking into consideration the personal knowledge of the property in question, the Board granted the Special Exception.

The vote to GRANT was unanimous.

Brian Prescott, Vice-Chairman
Larry Ballin
William Green
Ann Jones
Randy Foose, Alternate

Note: Application for rehearing on any question of the above determination may be taken within 20 days of said determination by any party to the action or person affected thereby according to New Hampshire Revised Statutes Annotated, 1955, Chapter 31:74-76.

New London Planning Board
Regular Meeting
February 29, 2000

PRESENT: Karen Ebel (Chairman), Sue Andrews, Tom Cottrill, Sydney Crook, Ken McWilliams (Planner)

1. NEW LONDON HISTORICAL SOCIETY- Conceptual Site Plan Review – Add the Carriage Conservation Building to the Historical Village New Tax Map 59, Lots 37 & 38

Bruce Parsons was present to discuss the Historical Society's plans for a climate controlled building to house the Society's collection of sleighs and carriages. This building will be 4700 sq. feet and one-story high. The main part of the building will be 42' x 84'. One wing will be 24' x 36' and will probably house the sleighs and a second wing will be a 12' x 36' workshop.

The buildings at the Historical Society are permitted by Special Exception and this expansion will need to go to the ZBA to be granted an expansion of the Special Exception. Therefore, a motion was made by Sydney Crook and seconded by Tom Cottrill to send the Historical Society to the Zoning Board of Adjustment to seek a Special Exception. This was unanimously agreed upon.

2. LEDYARD NATIONAL BANK Preliminary/ Design Review Phase of Site Plan Review – Permanent Bank New Tax Map 59, Lot 17, (Old Tax Map 59, Lot 11)

This was a continued hearing from February 8th.

The first issue discussed had to do with a change in the plans to the temporary bank's drainage Plans. Dan Nash, of Bruno Associates, stated that because of frozen ground at the site, they are proposing to put in a 2' detention berm to hold and discharge water. This will be replaced with the approved detention system once the ground thaws. A letter to this effect has been set to the NH DOT and the applicant has received approval for this change from the DOT. A motion was made by Sue Andrews and seconded by Tom Cottrill to approve this temporary provision for drainage as proposed by Mr. Nash. Sue and Tom voted in favor of it and Syd voted against it. Therefore, the vote to grant this change was approved. The detention basin, which was approved for the temporary bank, will be installed no later than May 31, 2000 per the applicant.

Steve Pernaw presented his in-depth traffic flow analysis per his report of October 1999, which included a 10-year long-range plan. He stated that the bank would contribute an additional 59 trips of ingress and egress during evening peak hours. He gave traffic pattern data which concluded that there will be 22 trips from the Newport Road exit and 9 trips from the County Road exit. He stated that per the Institution of Traffic Engineers manual the level of service of the intersection would not be substantially changed by the additional 59 trips. The ten-year projection concluded a 9% annual increase in overall traffic to the area.

Chairman Ebel asked why the overall traffic increased but the trips did not. Mr. Pernaw explained that trips were based solely on square footage and use of the building. These numbers are based on square footage and retail use for the first floor of the building and office use of the second floor. Therefore, the trip number does not change, he said. Mr. Pernaw went on to explain the proposed one turning lane into the project off of Newport Road and the two exit lanes off the site onto Newport Road. They are proposing County Road access will have one entrance lane and one exit lane. As the State DOT and the Town's regulations call for a curb cut to be 100' from the last entrance into a road and they are proposing this curb cut to be 135' from County Road, Mr. Pernaw stated they are well within the regulations.

Next the criteria for signalization was explained by Mr. Pernaw who stated there are 11 "warrants for signalization" and the only one this intersection may be close to is #11, Peak Hour volume. He

059-037-000

**NEW LONDON PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
May 9, 2000**

APPROVED

PRESENT: Karen Ebel (Chairman), Laurie DiClerico, Sue Ellen Andrews, Tom Cottrill, Sydney Crook, Edmund Taylor, Mark Kaplan (Selectmen's Rep.), Kenneth McWilliams (Planner).

Chairman Karen Ebel called the MEETING TO ORDER at 7:30 PM.

**I. NEW LONDON HISTORICAL SOCIETY - Final Site Plan Review for Vehicle Conservation Building
Tax Map 59, Lot 38**

Bruce Parsons presented the plan on behalf of the New London Historical Society. No abutters were present.

Mr. Parsons opened the discussion by requesting that the Planning Board waive the requirement that the final site plan be prepared by a licensed engineer. Mr. Parsons stated that, in light of additional projected costs resulting from a need to install a sprinkler system as required by the Fire Department, the Historical Society was requesting the Board to accept the site plan as prepared by Mr. Parsons rather than by a licensed professional engineer, as required by the Site Plan Regulations. Mr. Parsons indicated that the plan submitted for review includes all required elements except a licensed professional engineer's signature, stamp, and seal. He stated that, since the topography of the site is fairly flat, drainage is "no problem", and the proposed structure will not be near any other buildings. He further stated that there is precedent for such a waiver.

Chairman Ebel suggested that the waiver decision be postponed until the Board had an opportunity to hear the Fire Department's position on sprinklering the new building. The Board agreed, and the decision on the waiver was postponed.

Peter Stanley, Fire Chief, New London Fire Department, reported that he has reviewed the plans and has requested the addition of an automatic sprinkler system, if the building is to be open for public use. Mr. Stanley outlined safety concerns, including proximity to other buildings and the fact that the facility has a potential occupant load of 300 people. (The proposed building contains 4500 square feet; the standard is 15 square feet/person according to chapter 8 of the NFPA, which has been adopted by the State of New Hampshire.) Tests on materials to be used in construction indicated that they are fire resistant, but NOT fireproof, as suggested by the Historical Society. Mr. Stanley stated that any newly constructed building of sufficient size to require automatic sprinklers should be so equipped. He would be agreeable to a "phase-in" approach to installation. Mr. Stanley further outlined the need for a new centrally located fire hydrant and upgrade of the water service to the compound.

Mr. Parsons responded that the Historical Society has agreed to install the sprinkler system, as requested, and will revise its plans to include the sprinkler system. He stated, however, that any public use of the building will be limited to pre-arranged guided tours of small groups of individuals; never will there be 300 people in the building at the same time. He did indicate that the acclimatization room might be used as a classroom or temporary waiting room.

Ken McWilliams, town planner, asked about any provision for public rest rooms. Mr. Parsons responded that, since the building will not be open to the public at large, no provision has been made. Function contracts for events held at the compound require the rental of portable toilets. Mr. Parsons stated that both the Scytheville House and Meeting House contain functional bathroom facilities to which individuals could be directed in case of emergency during public events. He stated that, otherwise, the Society believes that the restroom facilities are adequate.

With those issues resolved, the Planning Board resumed the discussion of the waiver for a site plan prepared by a licensed professional engineer. PB Member Crook opined that any project of this size clearly requires a professionally prepared plan. The Board discussed the various aspects of such a plan, including contours, drainage calculations, and land survey information, to determine whether, in lieu of granting a complete waiver, some aspect of the plan might be waived. PB Member Kaplan opined that the project is of a size that demands professional presentation and certification; further, a site plan drawn in compliance with regulations protects all parties. He recommended that a plan with the appropriate stamp, seal, signature, and accurate measurements be prepared in

accordance with Planning Board Site Plan Review Regulations. PB Member Sydney Crook added that the plan should also include

contour data for the area within 200 feet of the proposed building. PB Members Crook and Kaplan also felt that drainage calculations should be included. The Board voiced concern over the additional cost and delay resulting from denial of the waiver, but generally felt that, in light of the Historical Society's growth, its location in a residential area, and the fact that no official plan exists for the site, the waiver should not be granted. After much discussion, Chairman Ebel called for a motion.

It was **MOVED** (Crook) and **SECONDED** (Kaplan) **THAT THE PLANNING BOARD REQUIRE A SITE PLAN BE DRAWN BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH SITE PLAN REGULATIONS, THE SAME TO BE SIGNED, STAMPED, AND SEALED. THE MOTION WAS APPROVED UNANIMOUSLY.**



Chairman Ebel also noted that the Historical Society needs to provide documentation regarding water precinct approval of the water line extension.

II. WILLIAM ROWETT, JR. – Final Site Plan Review for a Home Business: Estate & Financial Planning Tax Map 98, Lot 8

William Rowett, Jr. presented his request for Planning Board approval to locate an office in a 360 square foot addition to a barn that he has recently built. The primary office for the business is located in Claremont. The home office would be used on the infrequent occasion when it would be more convenient to meet with a client in New London. He does not foresee any additional employees at the site. Any deliveries would be minimal. Mr. Rowett stated that he had reviewed the regulations applicable to home businesses and that he had complied with them.

Abutters Larry Ballin and Janet Kidder were present and voiced no objection to the request.

Chairman Ebel indicated that all necessary documents have been submitted with the exception of the payment of the necessary fee. Ken McWilliams calculated the fee to be \$65.57, and Mr. Rowett was instructed to pay the fee on May 10 during town office hours.

It was **MOVED** (Taylor) and **SECONDED** (Cottrill) **THAT THE FINAL SITE PLAN FOR A HOME BUSINESS: ESTATE AND FINANCIAL PLANNING BE APPROVED, SUBJECT TO THE PAYMENT OF THE REQUIRED FEE. THE MOTION WAS APPROVED UNANIMOUSLY.**

III. NORTH END PUB OF NEW LONDON (Jeff Follansbee) – Concept Site Plan Review for Patio Seating Tax Map 59, Lot 6A

Jeff Follansbee presented a proposal to use an existing patio on the corner of County Road and Newport Road for outdoor dining. Entrance to and egress from the area will be through existing double doors in the restaurant. An emergency exit gate will be mounted between an existing stone wall and the building. New fencing and latticework to be placed on top of an existing stone wall to a height of five feet will shield the area from County Road and the entrance to apartments. The proposed change will add 300 square feet and will accommodate an additional 20 seats; the current inside seating capacity is 127. Since the restaurant's busiest times are after businesses in the strip mall are closed, parking should present no problems. Mr. Follansbee requested an exception to the site plan review requirement.

Ken McWilliams reviewed Article 3c of the Site Plan Regulations. None of the criteria that require a site plan review are met by Mr. Follansbee's proposal. Planning Board members Crook and Kaplan asked questions relating to "green space" and the 30' setback from County Road. The plans available for review were drawn in 1989 and showed little detail about the area under discussion. PB member Cottrill asked about the type of fencing to be used and the esthetics of the screening barrier.

It was **MOVED** (Kaplan) and **SECONDED** (Cottrill) **THAT THE PETITIONER BE REQUIRED TO PRESENT DETAILED DRAWINGS OF THE SITE GIVING "TOP DOWN" AND FRONTAL VIEWS OF THE PROPOSED PATIO AREA FOR PLANNING BOARD REVIEW. THE MOTION WAS APPROVED UNANIMOUSLY.**

**II. NEW LONDON HISTORICAL SOCIETY – Adjustment to Final Site Plan for Vehicle Storage Building
Tax Map 59, Lot 38**

Stephen Jesseman (Jesseman Associates) distributed an amended site plan. He explained that the building site originally proposed is too close to other buildings. The Society now proposes locating the vehicle storage building five feet closer to a stone wall bordering property owned by Tomie de Paola. The new location still provides for a 20' setback. Mr. Jesseman stated that he had discussed the modification with Mr. de Paola, and the latter had no objection. The New London Historical Society has purchased the only other adjacent property.

It was **MOVED** (Kaplan) and **SECONDED** (Cottrill) **THAT THE PROPOSED CHANGE IN THE NEW LONDON HISTORICAL SOCIETY SITE PLAN IS A MINOR ADJUSTMENT AND NO FURTHER DELIBERATION IS NECESSARY. THE MOTION WAS APPROVED UNANIMOUSLY.**

**III. COLBY-SAWYER COLLEGE – Concept Site Plan Review for Tennis Courts, New Residence Hall, and a Staging/Construction Area
Tax Map 85, Lot 33**

Colby-Sawyer College was represented by Stephen Jesseman (Jesseman Associates), Roger Dignard (architect), and Douglas Atkins, Colby-Sawyer's Vice President for Administration.

Mr. Jesseman presented an updated version of Colby-Sawyer's Master Plan showing a residence hall on the current tennis courts, two new residence halls on the other side of Susan's Swamp, and tennis courts on the recently acquired DiLorenzo land. PB member Andrews questioned the number of proposed residence halls; it seems to be going back and forth between two and three. Mr. Atkins responded that the college's Board of Trustees has directed that the planning should extend outward as far as possible to a time when it may be necessary to redirect some of the current residential space to academic space.

Roger Dignard described the new residence hall as being similar in height, volume, and overall size to the recently constructed residence halls. The building will consist of three pods, each of which steps backwards (façade recesses in three steps). It will be brick with gabled ends, double-hung windows with brick molding, and asphalt shingles. There will be a greenhouse conservatory on the Susan's Swamp side. The main entrance will be off Tennis Court Road. The height will be 40' 7 ¼" from grade to the peak of the roof (shorter than other residence halls). The building will house 100 students plus residential advisors, as well as some functional space.

Chair Ebel raised the issue of height limitations. Ken McWilliams verified with Doug Atkins that the college had applied for variances when constructing the most recent residence halls. Mr. McWilliams advised Mr. Atkins that it will be necessary for the college to apply for a variance for the proposed residence hall as it exceeds 35' in height. PB member Kaplan asked about the timing of the variance. Mr. McWilliams stated that the variance must be received prior to final site plan review.

Fire Chief Peter Stanley stated that he has discussed the need for the Fire Department to be able to access college buildings from the rear. He expressed concern that such access does not show on the Master Plan. He also stated the need for the Fire Department to have direct access from the main campus to the Hogan parking lot, as the 250,000-gallon swimming pool located in Hogan is a reservoir for fire protection. Mr. Jesseman assured Mr. Stanley that such access will be provided.

Chair Ebel reported that there had been a meeting that day to discuss concerns raised by the Planning Board regarding the adequacy of the water supply within the water precinct for domestic use as well as "fire flow". ("Fire flow" requirements are defined as the amount of water that can be flowed through a main or hydrant based on ISO [Insurance Services Organization] calculations.) Attendees included Chair Ebel and Ken McWilliams from the Planning Board, Ken Jacques, Jim Cricenti, Richard Bott (water precinct commissioners) and Bob Thorpe (superintendent) from the water precinct, Peter Stanley and Jay Lyon from the Fire Department, Jay Lyon, and Doug Atkins and Stephen Jesseman representing the college. Both domestic water flow and fire flow were discussed. Peter Stanley, Jay Lyon, Ken Jacques, and Richard Bott were present at the Planning Board meeting. Chair Ebel briefly summarized the results of the earlier meeting and asked a member of the water precinct to address concerns about the water supply for the other Planning Board members.

Journal of Applied
1999

*file in
tax file*

NEW LONDON HISTORICAL SOCIETY



**50th Anniversary
Retrospective**

1954 - 2004



Town of New London
New London, New Hampshire

NEW MAP & FORM

059-037-000

NOTICE OF PUBLIC HEARINGS

ON PETITION OF TEN OR MORE PROPERTY OWNERS AND LEGAL RESIDENTS OF THE TOWN OF NEW LONDON TO THE BOARD OF SELECTMEN, REQUESTING THAT THERE IS NEED FOR LAYING OUT THREE NEW TOWN ROADS, PUBLIC HEARINGS WILL BE HELD ON:

MONDAY, OCTOBER 4, 1965

WHIPPLE MEMORIAL HALL - 7:30 P.M.

Petition # 1:

Mildred C. Tunis, et al, for a town read beginning at a point on Little Lake Sunapee Road 735 feet from the intersection of County Road and extending 440 feet to a stone wall at land of Edwin Keith. Said read crosses land of Walter S. Bucklin and provides access to land denated to the New Londen Historical Society by Mr. Bucklin, and agreed to by the Selectmen in the acceptance of two acres of land as a gift to the Town of New Londen from Mr. Bucklin.

Petition # 2:

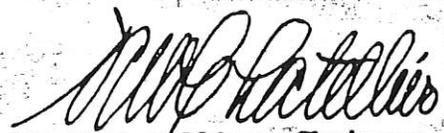
Karla E. Sanders, et al, for the extension of a town read referred to as Birch Lane and running from the easterly corner of Lot # 14, as indicated on a map of Chester Melendy, Surveyor, August 1961, recorded, 484 feet to a stone wall at land on Lloyd H. littlefield.

Petition # 3:

James W. Mereland, et al, for the extension of a town read in "Seamans Acres" beginning at the termination of the present town read at Red Brook, and extending approximately 450 feet northerly to a turn-around.

I hereby attest that I have given notice of the above hearings to the first named petitioners and to these persens across whose lands said town reads shall pass, and that I have posted notices of the above hearings at Whipple Memorial Hall, at the New Londen Post Office, the Elkins Post Office, and at the office of William F. Kidder, Town Clerk.

New London, New Hampshire
September 15, 1965


R.W. Chatellier, Chairman
Board of Selectmen,
New Londen, New Hampshire

PO Box 965
New London, NH 03257
February 10, 1987

Board of Selectmen
New London, NH 03257

Gentlemen:

On December 29, 1986, Lots 3 and 4 in Plan # 2731-A as recorded in the Merrimack County Registry of Deeds, were transferred by Warranty Deed from Edwin Keith to the New London Historical Society.

As treasurer of the Society, I am writing to request that these two parcels be afforded the same "tax exempt" status as are our existing properties in the Town of New London.

Thank you for your cooperation in this matter.

APPROVED BY SELECTMEN
2/16/87

Very truly yours,
Douglas H. Atkins
Treasurer



Zoning Board of Adjustment

New London, New Hampshire 03257

NOTICE OF DECISION

July 20, 1988

NEW LONDON HISTORICAL SOCIETY

You are hereby notified that the appeal of the NEW LONDON HISTORICAL SOCIETY for a SPECIAL EXCEPTION, as provided in ARTICLE XIV, SECTION C (12a and b) of the New London Zoning Ordinance, on Property located on LITTLE SUNAPEE ROAD, to CONTINUE AS A NON-PROFIT HISTORICAL VILLAGE, MEETING THE PURPOSES OF THE ZONING ORDINANCE DEFINITION, has been GRANTED.

The vote to GRANT was UNANIMOUS.

Betty Herrick, Chairman
Marilyn Andrews
Sandy Biuso
Brian Prescott
Sumner Stanley

New London Zoning Board of
Adjustment

NEW MAP & LOT#
059-037-000



Zoning Board of Appeals

New London, New Hampshire 03257

NOTICE OF PUBLIC HEARING

New London Town Hall

Date JULY 20, 1988 Time 8:00 p.m.

REQUESTED BY: MARILYN KIDDER, PRESIDENT

FOR: NEW LONDON HISTORICAL SOCIETY

1. X A Special Exception, as provided in article XIV, Section C (12a & b), of the zoning ordinance.
2. A Variance to the terms of Article , Section , of the zoning ordinance.
3. An Appeal from an administrative order in relation to Article , Section , of the zoning ordinance.

LOCATION OF THE PROPERTY: LITTLE SUNAPEE ROAD

ZONE: Res.

PROPOSED USE: TO CONTINUE AS A NON-PROFIT HISTORICAL VILLAGE, MEETING THE PURPOSES OF THE ZONING ORDINANCE DEFINITION.

NEW MAP & LOT#

059-025-000



Town of New London
New London, New Hampshire

NOTICE

PLANNING BOARD, NEW LONDON, NEW HAMPSHIRE

Notice is hereby given that a hearing will be held at the
New London Town Hall

on May 10, 1994

at 7:30 PM

concerning the request by TORIE dePaola

for approval of a Final

Annexation of property

(Tax Map 59, Lots 17 + 18)

located off County

Road.

Samuel McWilliam

Chairman, Planning Board

TOWN CLERK

ABUTTERS AND OTHERS ARE INVITED, BUT NOT REQUIRED, TO ATTEND.

Bill Steel - continued -

The applicant will still need to go through site plan review with the Board after they have leased parking spaces.

5. ROBERT BELL FINAL MINOR SUBDIVISION WOODLAND TRACE TAX MAP 94 Lot 7

This was a noticed hearing.

Mr. Bell was back to resubdivide the three lots previously subdivided, then annexed back together while the property was transferred into the Bell Engineering Assoc. name and now back to have this resubdivided. There has only been one minor lot line adjustment to Lots 8 and 9 to accommodate the driveway. The Board questioned the progress of road work on this project. Mr. Bell stated he would prefer to use a check as security against this project rather than a Letter-of-Credit and the Board agreed this would be fine.

A motion was made to approve this subdivision as presented contingent upon receipt of the security check in the amount of \$20,003.50 and a letter from the Road Agent stating he is in agreement with the amount of security. This was unanimously passed.

6. ROBERT BELL PRELIMINARY MINOR SUBDIVISION Tax Map 93 Lot 4, 94 Lot 7

This was a noticed hearing with only one abutter present.

Having gone through ZBA approval Mr. Bell is now seeking to subdivide two lots from the large remaining lot in his subdivision on Meadow Lane.

Mr. Bell explained how he may hit ledge with road construction and would like a bit of leeway to "wiggle" the road to avoid this ledge. There was discussion on the possibility of building a road through the property and two abutting properties out to Bog Road but Mr. Bell has not as yet approached the owners of those two parcels of land. He will do so in the near future as Ken McWilliams felt now was the time to determine the feasibility of this road connecting County with Bog. This would determine what class of road would be required. In the meantime, Mr. Bell proposes to build the road to just beyond the location of the proposed fire pond. Mr. Bell could request a dead end road but the police and fire chiefs would need to give their input. This hearing was continued until May 24, 1994.

7. TOMIE DE PAOLA FINAL ANNEXATION TAX MAP 69, LOT 19 & 18

Darrell Hotchkiss represented Mr. de Paola on his request to annex two parcel of land on County Road; combined these lots would total 5.38 acres.

After reviewing the plans, the Board unanimously voted to approve this annexation. The fees of \$85.61 were paid. The annexation covenant was signed and will be recorded in Concord by the Town.

NEW MAP & LOTS
059-025-000

Tomie dePaola
300 County Road
New London, New Hampshire 03257

603-526-4264

May 3, 1994

NEW MAP & LOT#

059-025-000

New London Planning Board
Main Street
New London, NH 03257

Re: Authorization for Attorney Darrell Hotchkiss to appear on my behalf at hearing on Request for Approval of Final Annexation of Property (Tax Map 59, Lots 18 and 19)

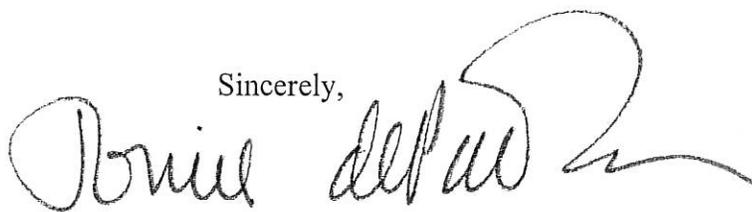
Dear Members of the Planning Board;

My attorney, Darrell Hotchkiss, filed on my behalf an Annexation Covenant for the merger of two of my lots on County Road in New London, New Hampshire with the New London Planning Board. A hearing on that submission is to be held at the New London Town Hall at 7:30 p.m. on Tuesday, May 10, 1994.

I regret that I will be unable to attend that hearing, and have authorized Attorney Hotchkiss to appear on my behalf. This letter will also confirm his authority to file the Annexation Covenant for the merger of my two lots on April 27th.

I trust that Attorney Hotchkiss will explain clearly the need to approve my annexation request.

Sincerely,

A handwritten signature in cursive script that reads "Tomie dePaola". The signature is written in black ink and is positioned above the printed name.

Tomie dePaola

TDP:vsm

SEP 15 1995

GARDNER & FULTON

LAWYERS

78 BANK STREET

LEBANON, NEW HAMPSHIRE 03766-1727

LAURENCE F. GARDNER

ADELE M. FULTON

TELEPHONE
(603) 448-2221

FAX
(603) 448-5949

September 13, 1995

Darrell Hotchkiss, Esq.
212 Heater Road
Lebanon, NH 03766

NEW MAP & LOT#

COPY

059-025-000

Our File No. 2141

Dear Darrell:

I wanted to briefly confirm our discussion on September 12 concerning the dePaola property in New London.

The dePaola property was originally a subdivision of land by Emil Hanslin, approved by the New London Planning Board in 1971 and recorded in the Merrimack County Registry of Deeds. Mr. Hanslin sold two lots to Ed Keith who, in turn, gave the two lots to the New London Historical Society. The Hanslin subdivision required an internal road with a turnaround to serve the lots shown on the recorded plan. The New London Planning Board declined to require security from Mr. Hanslin at the time of approval. Mr. Hanslin never built the internal road. The two lots owned by the New London Historical Society have never been developed and are vacant lots.

Mr. dePaola wants to get rid of the existing lots in the original Hanslin subdivision all owned by him and to change the access to the two lots owned by the New London Historical Society from a street to, perhaps, a driveway.

I suggested, depending upon the New London Subdivision Regulations, that Mr. dePaola file an application to amend an existing subdivision plan by eliminating all of the lots in the original subdivision plan. This change would create a single large lot owned by him subject to an easement for a driveway extending from the town highway across the lot to common access for the two lots owned by the New London Historical Society.



Dr. O'Mara rebutted by saying the uniqueness was in that it abuts the hospital property and is directly affected by New London Hospital's expansion and that expansion has caused its hardship. He feels that that is the "key" to granting the variance and proves it's uniqueness. Dr. O'Mara asked if a condition of granting the variance could be that it must always remain a physician's practice or revert back to residential use. Again he was told that a variance stays with the property forever.

Mr. Marston stated the fact that this property is in close proximity to the hospital, shopping and the post office might make it more attractive to a potential buyer.

A motion was made by Randy Foose, seconded by Sue Clough to deny the variance requested by Dr. O'Mara. This was unanimously agreed upon by the Board.

Dr. O'Mara was told his rights of reconsideration (process of appeal) and was praised for his thorough presentation.

The next hearing was requested by Robert and Suellen Kirchberger to reconsider the Variance denied on March 27, 1996. They were requesting adding a screened porch and small deck in the setback from the rear property line on property located at 3 Barton's Way, Elkins (Tax Map 64, Lot 1).

The Clerk stated that notices for this hearing were posted at the Town Hall and at the Elkins Post Office, an ad was placed in the Kearsarge Shopper, abutters were notified by Certified Mail; all was done in the proper time frame. She also announced that this hearing was being recorded. The same five Board members heard this appeal.

The Kirchberger's had amended their drawing to show the screened porch to now be 11' from the back property line which is in keeping with the deck's setback of 11' from the back line, thus making this no more non-conforming than the deck presently is. The Kirchberger's had faxed their regrets at not being at this hearing this evening.

At the last hearing abutters Laurey and Anne Marie Kenerson had send a note stating they were against any proposed addition. They were present at this hearing to state the Kirchberger's lot is non-conforming as is the building and well. The septic is on another lot and the Kirchberger's need to park on an abutters property all because this lot is so substandard. They feel the proposed addition will infringe on their rights as abutters. Mr. Kenerson questioned the legality of the deck that was previously added but it was pointed out by Mrs. Clough that there was an approved building permit for that and that the dimensions of that deck were noted on the building permit. The Kenerson's wish to add on to their home at some time in the future and don't want to be hindered in their plans by the Kirchberger's encroachment.

Chairman Herrick stated she wished to continue this hearing until a future time when the Kirchberger's could be present. Although the Kenerson's stated they could not be at the suggested May 16th continuation, they were told that their objections have been so noted for the record. Mr. Marston stated that he had not realized this was a preexisting substandard lot and agreed that this should be continued until the Kirchberger's could be present. Therefore, a motion was made by Mr. Marston and seconded by Mr. Foose to continue this hearing until May 16, 1996 at 7 PM.

The fourth hearing of the evening was on the application of Darrell Hotchkiss for Tomie dePaola for a Variance to the terms of Article V, Section B.1 of the Zoning Regulations to allow access to the two lots owned by the New London Historical Society over property owned by Tomie dePaola with access off of County Road. (Tax Map 59, Lots 18, 22-25 and 49).

The Clerk stated that notices for this hearing were posted at the Town Hall and at the New London Post Office, an ad was placed in the Kearsarge Shopper, abutters were notified by Certified Mail; all was done in the proper time frame. She also announced that this hearing was being recorded. It was also noted that the same five Board members heard this appeal.

Mr. Hotchkiss, who has power of attorney to represent Mr. dePaola, stated that lots 3 & 4 of the subdivision made by Emil Hanslin back in 1971 were given to the Historical Society by Ed Keith in 1986. Over the years since Mr. dePaola purchased Mr. Hanslin's home he has purchased all the lots of the subdivision, including the land under the deeded roadway except for lots 3 & 4. He would now like to annex the lots he owns together to make one lot of record but has run into the problem of supplying access to the two lots owned by the Historical Society. He had hoped the Historical Society would annex those two lots to their large abutting piece of property. The Historical Society has declined to do so as they want to continue to have the possibility of selling these for revenue sometime in the future should they need the funds.

Mr. Hotchkiss has met with the Historical Society's Board of Trustees on several occasions but as yet have not been able to come to a conclusion as to how best to protect their two lots. Mr. Hotchkiss is proposing having a driveway serve these two lots that would access off of County Road but does not have the required 150' frontage on a public highway. He is, therefore, seeking a variance not to require the 150' frontage. Although they do not plan at this time to build the driveway, Mr. dePaola would pay to have the driveway surveyed and give grade and center line location. He would also grant rights to bring utilities to the two lots should they ever be developed. Mr. Hotchkiss explained that a driveway would be all that would be required to access two lots but should a future owner of Mr. dePaola's property ever want to subdivide a portion of the property to be serviced by the "driveway", the driveway would have to be upgraded to at least service road specs. He did state that at present, Mr. dePaola just wants to have one large (13-14 acres) lot and has no present plans to subdivide again in his lifetime. Mr. Hotchkiss also pointed out that the proposed driveway would be for access to lots 3 and 4 only and not be an access for any other piece of property. This means that the driveway cannot access the Historical Society's present site off of Little Sunapee Road nor could this become a throughway between Little Sunapee Road out to County Road.

There was lengthy discussion on issues not related to the requested variance that still need to be ironed out between the Historical Society and Mr. dePaola such as does the right-of-way meet all the parties needs? Also, if the Historical Society agrees to the driveway access, then they will need to sign off on the 45' right-of-way that is presently only on paper but is the approved access to their two lots. Mr. Hotchkiss stated that this request for the variance is only the first step in a multi-step process.

A motion was made by Mr. Foose and seconded by Mrs. Clough to allow access to the two lots owned by New London Historical Society over property owned by Tomie dePaola with less than the 150' frontage requirement to be accessed only from County Road. This was unanimously approved by all Board members.

Meeting adjourned at 10:15 PM.

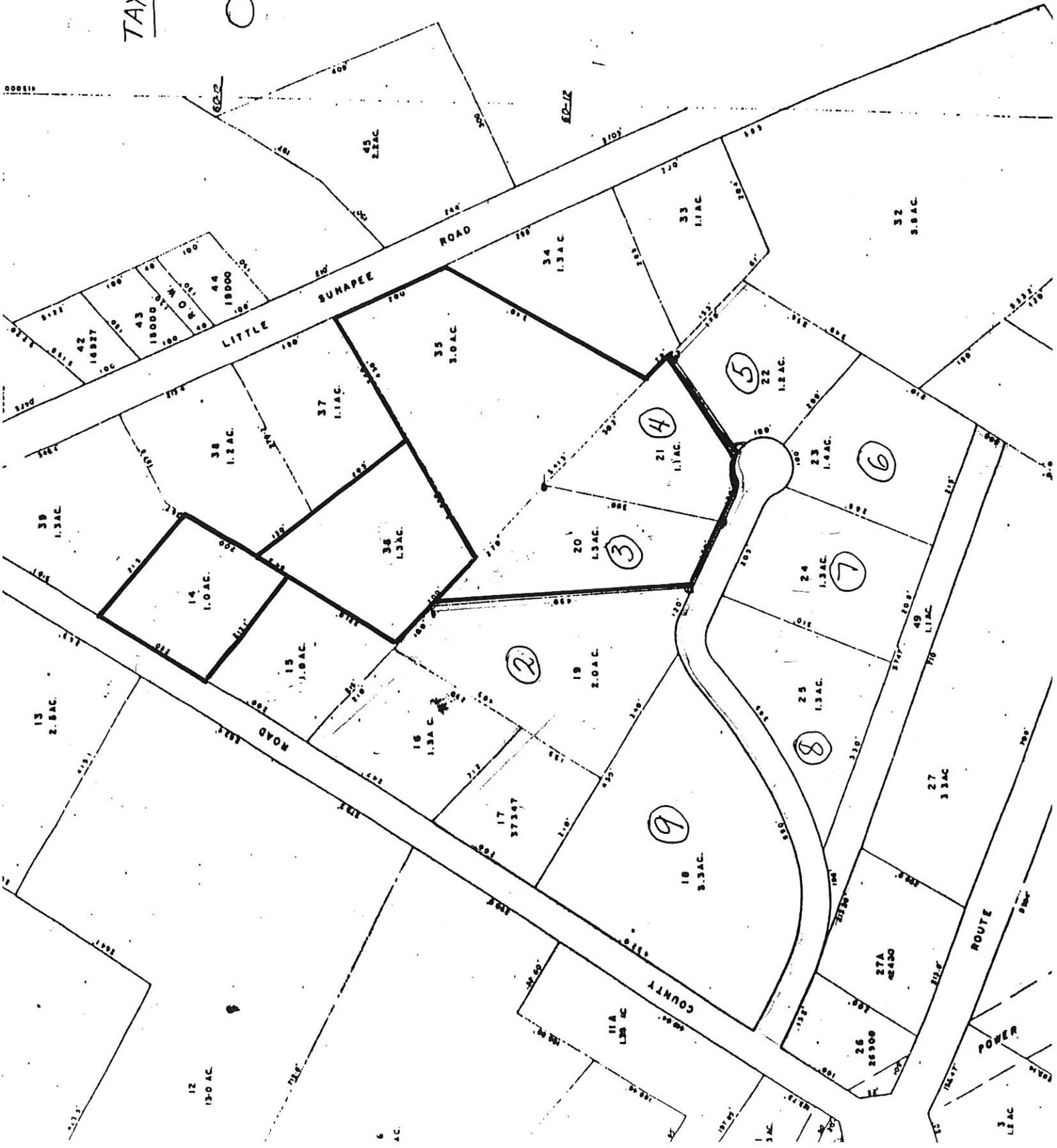
Respectfully submitted,
Carolyn E. Fraley, Clerk
New London Zoning Board of Adjustment

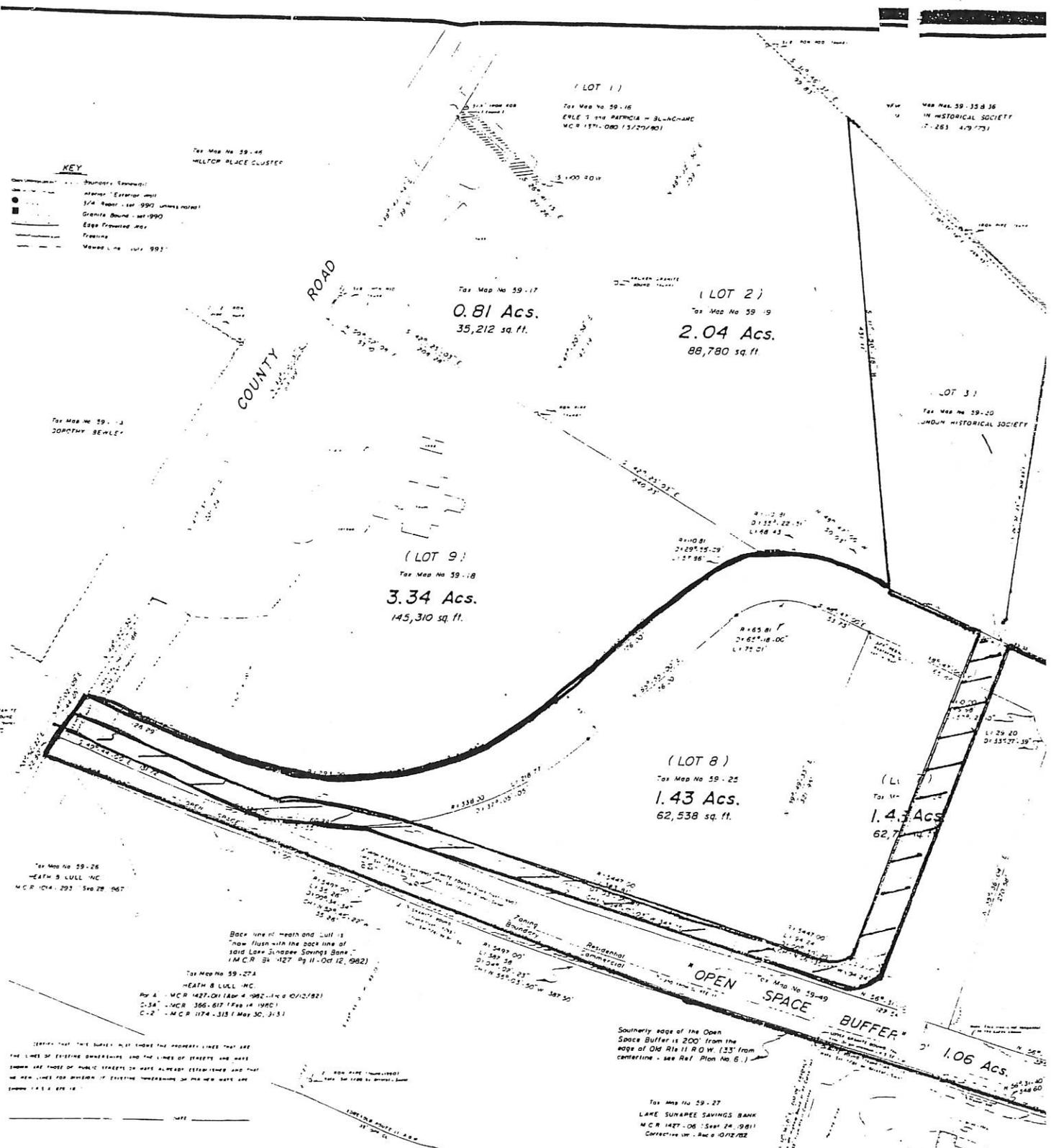
TAX MAP 59

○ Lot designation
in Keith
Subdivision

— NLHS

EXISTING





KEY

- Boundary, Township
- Interior Exterior Wall
- 3/4" Radius - set 1990 (unless noted)
- Granite Bound - set 1990
- Edge Fronted Wall
- Fencing
- Mound Line July 1993

Tax Map No. 59-46
HILLTOP PLACE CLUSTER

(LOT 1)
Tax Map No. 59-16
ERLE S and PATRICIA - BLANCHARD
MCR 157-080 13/20/90

Tax Map No. 59-35 B 36
LONDON HISTORICAL SOCIETY
17-263 4/9/73

Tax Map No. 59-17
0.81 Acs.
35,212 sq. ft.

(LOT 2)
Tax Map No. 59-19
2.04 Acs.
88,780 sq. ft.

(LOT 3)
Tax Map No. 59-20
LONDON HISTORICAL SOCIETY

Tax Map No. 59-13
JORDANY BEWLEY

(LOT 9)
Tax Map No. 59-18
3.34 Acs.
145,310 sq. ft.

(LOT 8)
Tax Map No. 59-25
1.43 Acs.
62,538 sq. ft.

(LOT 7)
Tax Map No. 59-25
1.43 Acs.
62,538 sq. ft.

Tax Map No. 59-26
HEATH B LULL, INC
MCR 104-293 5/6/28 967

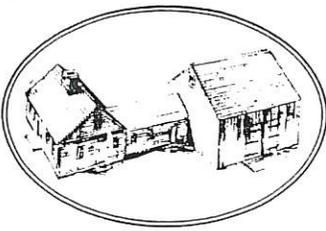
Back line of Heath and Lull is
now flush with the back line of
1616 Lake Superior Savings Bank
M.C.R. 34-127 Pg II - Oct 12, 1982

Tax Map No. 59-27A
HEATH B LULL, INC
By A - MCR 1427-08 (Adm 4 1982 - 1/2 01/2/82)
C-3A - MCR 366-017 (Feb 14 1981)
C-2 - MCR 1174-315 (May 30, 1981)

Southerly edge of the Open
Space Buffer is 200' from the
edge of Old Rte 11 R.O.W. (33' from
centerline - see Ref. Plan No. 6.)

Tax Map No. 59-27
LAKE SUPERIOR SAVINGS BANK
MCR 1427-08 (Sav 14 1981)
Corrective W. - Dec 6 01/2/82

NOTICE: THIS SURVEY HAS LOCATED THE PROPERTY LINES THAT ARE
THE LINES OF EXISTING SUBDIVISIONS AND THE LINES OF STREETS AND HAS
SHOWN THE LINES OF PUBLIC STREETS TO HAVE ALREADY ESTABLISHED AND THAT
NO NEW LINES FOR DIVISION OF EXISTING SUBDIVISIONS OR FOR NEW LINES ARE
SHOWN.



THE NEW LONDON HISTORICAL SOCIETY

Box 965, New London, NH 03257

June 24, 1996

Mr. Ken McWilliams
Town Planner
New London, NH 03257

Dear Ken:

You are aware of past discussions between the Historical Society and Tomie dePaola/Darrell Hotchkiss with the joint aim of maintaining the attractiveness of the field we share (Tax Map 59, Lots 18-25). ^{NEW MAP 2-1014} 059-025-000

The Society, while wanting to cooperate, is unwilling to give up the existing right of way for access to our Lots 20 and 21. This ROW represents potential future value to the Society, possibly for sale of these lots, or more likely for our use of this acreage, such as (for example) occasional special events or some day for additional historic structures.

In order to accommodate this Society position and to relocate the ROW as far as practical from his house, Tomie authorized Darrell to take the enclosed proposal to the ZBA. This application was approved, per ZBA Minutes also enclosed.

The present Board of the Society has no desire to sell the two lots and hopes that no future Board will either. However, we feel that we cannot deprive future Boards of this possibility for some reason not now foreseeable.

Our focus and hope for the long term is that this acreage will remain an open vista until such time as other usage in keeping with the current aspect and mission of the Society may take place.

What we should like to discuss with you in our meeting of July 9 is your view of the options and the conditions, if any, which may affect the Society's future use of this acreage and the driveway for its own chartered purposes. Our hope is that providing you with this background for our meeting will be helpful all around.

Respectfully,

THE NEW LONDON HISTORICAL SOCIETY

Lynne Bell
Lynne Bell
Donald Sisson

Donald Sisson

Enclosures

CC: Sheri Ensign

DARRELL HOTCHKISS
ATTORNEY AT LAW
212 HEATER ROAD
LEBANON, NEW HAMPSHIRE 03766

*cc Sheri & Lynn
07 June*

GENERAL PRACTICE OF LAW IN THE
STATE OF NEW HAMPSHIRE
AND THE
STATE OF VERMONT

TELEPHONE (603) 448-4444

TELEFAX (603) 448-4008

MEMORANDUM

TO: Town of New London Zoning Board of Adjustment

FROM: Darrell Hotchkiss, Attorney In Fact for Tomie dePaola

RE: Application for Variance from Provisions of Article V, Section B.1.
of New London Zoning Ordinance

DATE: April 17, 1996

Background I represent Tomie dePaola pursuant to the attached Power of Attorney, dated March 7, 1996. I enclose a "clean" copy of New London Tax Map No. 59 and a marked-up copy of that Tax Map to illustrate my client's proposal for which a variance is required and requested. Referring to the "clean" Tax Map, in 1971 the New London Planning Board approved a subdivision plan creating Lots 18, 20, 21, 22, 23, 24, and 49. The Planning Board did not require that any subdivision improvements be constructed, nor was there any provision made for the cost of constructing a cul-de-sac providing access to the lots from County Road. In the early 1980's, Lot 20 and Lot 21 were given separately to the New London Historical Society by Edwin Keith. Tomie dePaola acquired the main portion of Lot 18 on August 9, 1985. He acquired the remainder of Lot 18 on February 7, 1990. He subsequently acquired Lot 25 on February 7, 1990. Finally on April 4, 1993 Tomie dePaola acquired Lots 22, 23, 24 and 49, together with the land beneath the cul-de-sac shown on the "clean" Tax Map.

Through these conveyances, Tomie dePaola acquired all of the land involved in the 1971 subdivision except Lot 20 and Lot 21, which previously were given separately to the New London Historical Society by Edwin Keith. Although The New London Historical Society owns property contiguous to Lot 20 and Lot 21 (Lots 35, 36 and 14) which could provide access to Lot 20 and Lot 21 from Little Sunapee Road, the Society desires to retain Lot 20 and Lot 21 as separate parcels for potential investment purposes, and to provide access to Lot 20 and Lot 21 from County Road through Tomie dePaola's property. The Historical Society's Lots 20 and 21 are "grandfathered" nonconforming lots, inasmuch as each lot contains less than two acres, and each has less than the 150 feet of frontage required under the Zoning Ordinance.

Property Requiring Variance. Tomie dePaola proposes to merge all of his contiguous properties and lots into a single parcel which would contain approximately thirteen acres, and have 444.86 feet of frontage on County Road. To provide access to the Historical Society's remaining two lots, Tomie dePaola proposes to locate a driveway serving those two lots only approximately as shown on the marked-up Tax Map.

Attached is a photocopy of a 1993 survey of the dePaola property prepared by Pierre J. Bedard, L.L.S. With reference to this plan, Tomie dePaola would have a new survey prepared and recorded in The Merrimack County Registry of Deeds which would eliminate the common boundaries between Lot 2 and Lot 9, Lot 5 and Lot 6, Lot 6 and Lot 7, and between Lot 7 and Lot 8. The 1.06 acre "Open Space Buffer" would probably appear on the new survey since the dimensions and maintenance of this "Open Space Buffer" are the subject of prior Planning Board approvals, and are intended to screen the commercial zone along Route 11 from the residential zone in which the dePaola property is located. The new survey would also eliminate the boundaries of the cul-de-sac, except for that portion of the cul-de-sac boundary along the two lots of The New London Historical Society.

The new survey would also locate by metes and bounds the center line of a driveway to serve the two lots of The New London Historical Society. The easement for the driveway would include the right to maintain underground utilities serving The New London Historical Society's two lots.

Bases for Variance. RSA 674:41 requires that the two lots own by the Historical Society front on a street shown on an approved subdivision plan. There is a provision in this statute which permits Tomie dePaola to apply to the New London Zoning Board of Adjustment for a variance from this statute and from Article V, Section 1.B. of the New London Zoning Ordinance so as to allow access to the Society's lots via a driveway extending from County Road across his single parcel.

1) The proposed use would not diminish surrounding property values.

Although Tomie dePaola acquired the various lots he now owns as separate parcels at a cost considerably more than it would have been had the property not been subdivided, his acquisition of all of the available land in the meadow behind his residence was intended to protect his privacy and the meadow which is enjoyed by all abutting property owners. A large, open tract of more than thirteen acres undoubtedly increases the value of surrounding properties.

2) Granting the variance would be of benefit to the public interest.

By merging his substandard-sized lots into a single tract, the interest of lessening development density is promoted.

3) Denial of the variance would result in unnecessary hardship.

First, let me point out that Tomie dePaola's proposal requiring a variance is against his economic interest in that it would deny him opportunity to develop four existing, non conforming lots. It is only on account of The Historical Society's insistence that its two substandard lots have access to County Road, and its refusal to provide access to those two lots through the Society's adjoining property that the variance is requested at all. Neither the Historical Society nor Tomie dePaola has any present interest in developing

their respective properties. To require that an expensive public highway be constructed, and a betterment assessment imposed on the affected property owners would be both arbitrary and oppressive. The merger of Tomie dePaola's separate lots into a single parcel would result in a rare, open tract of land in an otherwise densely developed area. By providing access via a driveway when and if the Historical Society ever chooses to apply for a permit to develop either of its two lots, would minimize the disturbance of the dePaola tract and lessen the intrusiveness of the access originally contemplated in 1971.

4) Granting the variance would do substantial justice.

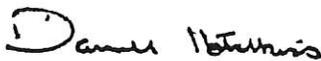
See paragraph three above.

5) The proposed use is not contrary to the spirit of the ordinance.

The New London Zoning Ordinance clearly contemplates that access to no more than two lots via a driveway (as opposed to a service road or town-maintained highway) is permitted. A driveway, if it were ever to be constructed, would minimize harm to the dePaola tract.

Respectfully submitted,

Tomie dePaola
By His Attorney-in-Fact.



Darrell Hotchkiss, P.O.A.

DH:nbd
Enclosure

2. OUR LADY OF FATIMA Final Site Plan Review - Church expansion and renovations Tax Map 96.Lot 2

This was a noticed hearing. The Church was represented by Father Lower, John Manley of the Building Committee and a representative from the Church's architectural firm.

Mr. Manley explained the most recent changes they have made to the entrance to the Church, what changes will be made inside the church, and the changes to the parking plans all of which are outlined on their plans. The only thing missing was a detailed description of the size of the parking spaces which they promised would be supplied. The parking and landscaping plans for the front of the Church were explained. They will no longer have the three isles of parking as previously shown but will instead only have 9 spaces facing the street and a drop off area in front of the Church.

The fees have not yet been paid but Father Lower will bring a check to the Town Hall Wednesday in the amount of \$172.72. A motion was made by Karen Ebel and seconded by James Clancy to approve this final site plan review as presented contingent upon receiving details on the size of the parking spaces and receiving the payment of the fees. This was unanimously approved by the Board.

059-025-000

3. TOMIE dePAOLA - Final Annexation - Merge six lots Tax Map 59, Lots 18, 22, 23, 24, 25 and 49

This was a noticed hearing with Darrell Hotchkiss representing Mr. dePaola. Mr. Hotchkiss stated that Mr. dePaola wants to annex the 6 lots he owns making one lot of record. Abutting these lots are two lots owned by the New London Historical Society who have a deeded right to access these lots via a 45' strip right-of-way across Mr. dePaola's property. The two owners of these properties **(Mr. dePaola and the Historical Society)** need to negotiate where the right-of-way will be located on Mr. dePaola's property and were told by Mr. Hotchkiss that wherever the center line of the right-of-way is determined to be, Mr. dePaola will still have the right to plant trees 22 1/2' either side of the center line. He also stated that although the deeded right is 45', he is sure the Historical Society would not want to overbuild a road to access two lots.

Donald Sisson, a representative from the Historical Society was present to make sure that they will not lose the deeded width of 45' even if only a 10' driveway is built. They were assured they would not lose that deeded width after which Mr. Sisson stated that the Historical Society would then support this annexation.

The fees have been paid. A motion was made by Karen Ebel and seconded by Edmund Taylor to approve this annexation as presented. This was unanimously approved by the Board.

4. VAHAN SARKASIAN, Lakeside Lodge, Route 103A Extension of time frame to complete subdivision improvements. Tax Map 80, Lot 4

Sydney Crook removed himself from the Board. Mr. Sarkasian came before the Board to state he has removed trees, ground grubbed, and the road is partially in. This has taken 36 months from his subdivision approval on February 22, 1994. He asked the Board to grant him an additional 2 years to complete this project. He stated he has run into problems with the Wetland Board and the installation of the dry hydrant. No lots have been sold.

After further discussion, a motion was made and seconded to grant an additional two years to complete this project from this date. Mr. Crook returned to the Board.



Town of New London
New London, New Hampshire

NEW MAP & LOT#

059-025-000

Tax Map 59

Lot. No. 18, 22-25 + 49

NOTICE

PLANNING BOARD, NEW LONDON, NEW HAMPSHIRE

Notice is hereby given that a hearing will be held at the New London
Town Hall

on March 11, 1997

at 7:30 P.M.

concerning the request by Tamie dePaola

for a Final Abandonment to merge
six lots into one parcel of
land

Location East of Candy Road and
north of Newport Road

Town Planner

ABUTTERS AND OTHERS ARE INVITED, BUT NOT REQUIRED, TO ATTEND.

PB member Kaplan asked if anyone else used the drive. Mr. Blakeman replied in the affirmative. Mr. Kaplan asked if they would be able to continue to use the drive if the subdivision were to be approved. Mr. Blakeman responded in the affirmative, adding that they probably have deeded rights to use. Chair Ebel asked Ken McWilliams to review the protocol. Mr. McWilliams stated that a number of roads around the lake serve multiple properties and that the users act as homeowners associations. If additional users are introduced, all interested parties must agree to any upgrades, etc., and agree to continue maintenance. He asked if there exists a larger group of users to which the three new properties must be added. PB member Cottrill opined that there could be as many as 12. Mr. McWilliams indicated that he would need to consult with John Teague, Town Counsel, regarding who would be responsible for upgrading the road. PB member Andrews advised that a bridge had been fixed and suggested that knowing who paid for the repair could be helpful. PB member Conly asked what responsibility the PB had for assuring emergency vehicle access. Mr. McWilliams indicated that it is part of site plan review. PB member Kaplan asked who had paid for the dry hydrant that was installed. Mr. Blakeman responded that the funds were provided from a grant. Discussion ensued about the road location and saving several large pine trees. It was suggested that provision for several pull-off areas might be preferable to widening the entire drive. Mr. Blakeman acknowledged that the culvert would need to be upgraded.

Chair Ebel advised that site plan reviews for other lakefront subdivisions have included a review of topography to determine cutting restrictions and building envelopes. She indicated that the PB would treat this application in a similar manner. She confirmed that Mr. McWilliams would consult with John Teague and that Mr. Blakeman would ascertain who currently maintains the road.

IV. TOMIE dePAOLA/NEW LONDON HISTORICAL SOCIETY – Vacating & Relocating an Access Easement (Tax Map 59, Lots 24, 25, 25.1, & 25.2)

Pierre Bedard (Pierre Bedard & Associates) presented the plans for vacating and relocating an access easement for a driveway to the New London Historical Society over land owned by Tomie dePaola. Mr. Bedard indicated that the land had originally been subdivided in the early 1970's. Tomie dePaola acquired some of the land and the New London Historical Society acquired the rest. The subdivision contained an access easement for a driveway. On May 1, 1996, the ZBA granted a variance to allow access to two lots owned by the New London Historical Society over property owned by Tomie dePaola with less than the 150-foot frontage requirement to be accessed only from County Road. The Historical Society would like to have the access easement relocated over a 0.81 acre lot also owned by Mr. dePaola; a location that would be less intrusive to the dePaola property.

Hank Otto, representing the Historical Society, voiced the Society's support for the vacating and relocation.

All outstanding fees were paid at the hearing.

It was **MOVED** (Cottrill) and **SECONDED** (Foote) that **THE PROPOSED VACATING AND RELOCATION OF AN ACCESS EASEMENT FOR DRIVEWAY AS PRESENTED BY TOMIE dePAOLA AND THE NEW LONDON HISTORICAL SOCIETY BE APPROVED. THE MOTION WAS APPROVED UNANIMOUSLY.**

The Mylar plan was circulated for Planning Board members' signatures and will be forwarded to the Merrimack County Registry of Deeds by the Town.

V. ZONING AMENDMENTS

Ken McWilliams reported that the subcommittee appointed to review the Shore Land Building Height Regulation had met and drafted an amendment to the regulation. Mr. McWilliams complimented the group on its clarifying the 50-foot buffer area as a no disturbance area. Henceforth, it will be necessary to allow distance between the 50-foot buffer and any structure to move equipment and complete construction.

Chair Ebel questioned the specificity of the wording in Article XVI Section 2) B. 2. relating to "unless special construction practices . . ." She wondered if it would provide a loophole, e.g., erosion control measures within

NEW LONDON, NH PLANNING BOARD

ion Control Board Certification No. N/A

e and Fill Permit No. N/A

ortation Permit N/A

Filed _____

te Nov. 27, 2001

f The Board:

E. Ekel Dele Cong

A. Cottrell Sue Ellen Andrews

J. Frost Mark Kaplan

Crook

OF DRIVEWAY EASEMENT

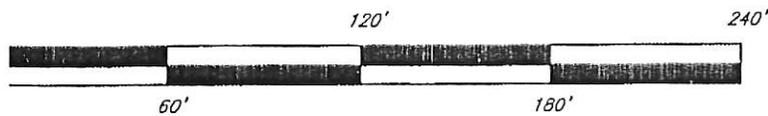
PROPERTY OF

Tomie dePaola

300 County Road, New London, N.H. 03257

LOCATED IN

New London, N.H.



1" = 60'

November 27, 2001

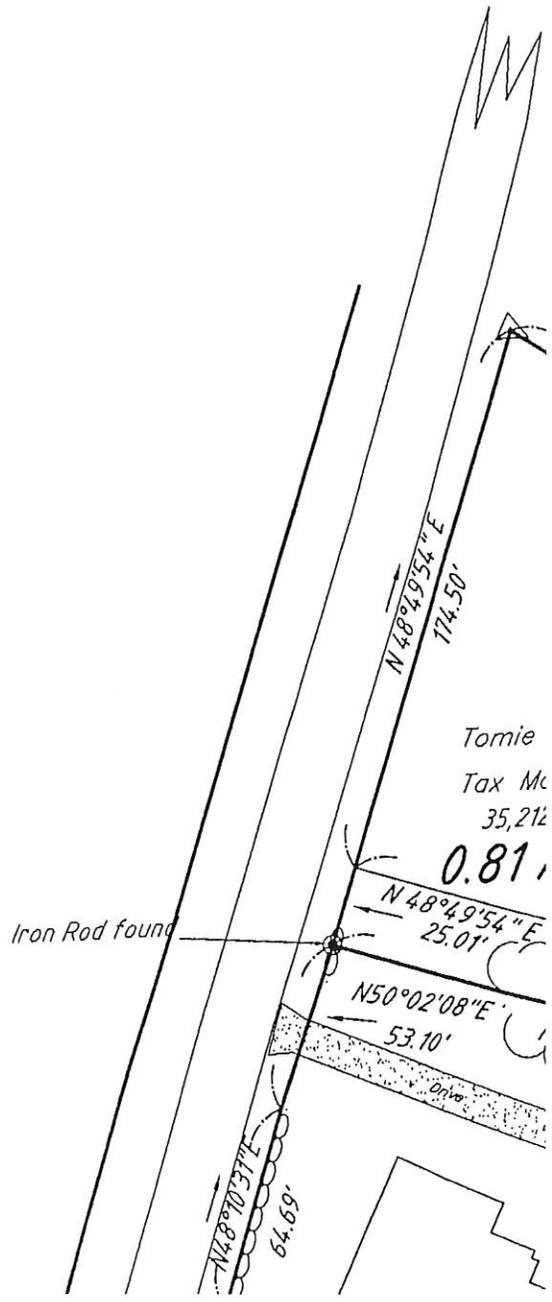
ASSOCIATES, P.C. BOX 81 HCR 66, RTE 4-A, WILMOT, N.H. 03287.

DISPOSAL DESIGN, and NATURAL RESOURCE CONSULTANTS.



MCRD
COPY

#15686 Recorded Dec. 4, 10:30
Attest Stacy Luikmil Deputy



APPROVED minutes of the January 26, 2010 Planning Board Meeting

Members Present: Tom Cottrill (Chair), Jeff Hollinger (Vice Chair), Michael Doheny (Secretary), Emma Crane (Conservation Commission Representative), John Tilley, Michele Holton, Karen Ebel

Also Present: Ken McWilliams (Town Planner), Peter Stanley (Zoning Board Administrator)

Members Absent: Tina Helm (Board of Selectmen's Representative), Deirdre Sheerr-Gross

Chair Cottrill called the **MEETING TO ORDER** at 7:00pm. He asked alternate John Tilley to sit in for Tina Helm, who was absent.

New London Historical Society Lot Merger (Tax Map 59, Lots 21, 37 and 38)

Peter Stanley noted the lot merger of the three lots is needed to eliminate lot lines and establish conforming setbacks for existing buildings. Ken McWilliams indicated he had no issues with the lot merger proposal.

IT WAS MOVED (Michael Doheny) **AND SECONDED** (Karen Ebel) **to approve the lot merger for the New London Historical Society. THE MOTION WAS APPROVED UNANIMOUSLY.**

Jesseman Lot Merger (Tax Map 116, Lots 6 and 7)

Peter Stanley noted the Jesseman's desire to merge the two lots since they want to build a house on the property and to eliminate the lot line separating the two lots. Ken McWilliams indicated he had no issues with the lot merger proposal.

IT WAS MOVED (Karen Ebel) **AND SECONDED** (Michele Holton) **to approve the lot merger for Stephen and Susanne Jesseman. THE MOTION WAS APPROVED UNANIMOUSLY.**

Lawson lot Merger (Tax Map 30, Lots 7 and 24)

Peter Stanley noted that there is a house on the lake lot and a septic system is proposed to be constructed on the lot across the road. A variance was approved by the Zoning Board of Adjustment subject to the lots being merged. Ken McWilliams indicated he had no issues with the lot merger proposal.

IT WAS MOVED (Karen Ebel) **AND SECONDED** (Jeff Hollinger) **to approve the lot merger for Cynthia Lawson. THE MOTION WAS APPROVED UNANIMOUSLY.**

Colby-Sawyer College – Concept Site Plan Review – Request to waive site plan review for Sugar House (Tax Map 85, Lot 33)

Doug Atkins presented the request to waive a full site plan review to the Planning Board. He indicated the request is to simply convert the old well house located between the library and the Hogan Center into a sugarhouse for the students for use in the month of March each year. Karen Ebel inquired if there were fire issues. Doug Atkins indicated they had reviewed the proposal with Chief Jay Lyon at the Fire Department. Peter Stanley noted Jay Lyon had inspected the site and had no problems with the proposal. Ken McWilliams indicated he had no issues with the proposal and had no objection to waiving the full site plan review for the project.

IT WAS MOVED (Emma Crane) **AND SECONDED** (Jeff Hollinger) **to waive a full site plan review for the conversion of the old well house into a sugarhouse for Colby-Sawyer College. THE MOTION WAS APPROVED UNANIMOUSLY.**



TOWN OF
NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

NOTICE OF DECISION
New London Planning Board

RE: NEW LONDON HISTORICAL SOCIETY, J. L. TONNER

JANUARY 26, 2010

MAP 059, LOT 021-000; MAP 059, LOT 037-000; MAP 059, LOT 038-000

You are hereby notified that on this date, the New London Planning Board reviewed an application by The New London Historical Society to merge three lots of record, described above, into a single lot in order to facilitate compliance with building setback regulations contained in the New London Zoning Ordinance.

After hearing testimony regarding the proposed merger, **by unanimous vote, the New London Planning Board APPROVED the applicant's merger request with no conditions.**



Tom Cottrill, Chairman

cc: J. L. Tonner
Tax Files, eFiles, PB File (Map 059, Lot 037-000)

Board of Selectmen P: 603-526-4821 x 10 F: 603-526-9494	Town Administrator P: 603-526-4821 x 13 F: 603-526-9494	Town Clerk-Tax Collector P: 603-526-4821 x 11 F: 603-526-9494	Finance P: 603-526-4821 x21 F: 603-526-9494	Assessing P: 603-526-4821 x 20 F: 603-526-9494
Planning/Zoning P: 603-526-4821 x 16 F: 603-526-9494	Fire Department P: 603-526-6073 F: 603-526-6079	Police Department P: 603-526-2626 F: 603-526-2782	Public Works P: 603-526-6337 F: 603-526-9662	Recreation P: 603-526-4821 x 14 F: 603-526-9494