



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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November 4, 2015

Mr. Len Dorr
Dorr Family Farm, LLC and
Bucklin Timber Farm, LLC
1365 Little Sunapee Road
New London, NH 03257

RE: Dorr Family Farm parcels- 046-004-000, 047-001-000 and 060-005-000
Bucklin Timber Farm parcels - 047-001-001
Zoned R-2 – located on Morgan Hill Road and Little Sunapee Road

Dear Mr. Dorr:

The Town is aware that that you recently conducted forestry/logging operation on the above referenced properties. It has been brought to the attention of the Town that cattle, and other agricultural activities, are now being conducted on the properties. The Bucklin Farm Facebook page also discusses the planting of blueberry bushes, fruit trees, joining the Million Pollinator Garden challenge and other improvements to the farms. Bucklin's Organic Farm, LLC is also identified on the 2015 NH Certified Organic Farms and Businesses list. I have observed plantings and you have inquired about converting existing barn space for housing for the Farm Manager. These changes may require Site Plan approval by the Planning Board and may also require building permits.

As previously discussed with you, the Town of New London has provisions in the Zoning Ordinance regarding agriculture and commercial farms, as follows:

Article II, General Provision, Section 1, includes varies provisions including:

5 All Commercial Farms shall be subject to Site Plan Review by the Planning Board. The Planning Board may modify the minimum requirements and standards for pastures, enclosures, shelters, barns and other buildings associated with Commercial Farms, as it deems necessary to protect the health, safety and property values of neighboring land owners, and the welfare of the animals being raised and kept at the site.

Article III, Definitions defines a commercial farm as:

32. Commercial Farm: Farms used for the breeding, raising, selling, or distribution of livestock and/or livestock products and by-products, or for the growing, distribution and sale of plant-based products. Hobby and subsistence farms whose products are intended primarily for consumption by the owner/tenant, with only the occasional sale of surplus animals or produce, are not considered a Commercial Farm.

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Article V, Residential Districts, Section A, Uses Permitted states:

5- Farm and garden activities are permitted, but any use injurious, obnoxious or offensive to the neighborhood is prohibited.

The Town of New London has a history of supporting local agriculture, however the provisions of the Zoning Ordinance must be addressed. The Town must also be responsive to the desire of the community to promote economic development opportunities as well as protecting local natural resources, including the many local waterbodies, such as Pleasant Lake. Your property is located in the Blackwater River Watershed, which includes Pleasant Lake.

Please be advised that improvement to existing buildings or new buildings requires a building permit. A building permit (demolition permit) has been filed for the demolition of the farm house at 253 Little Sunapee Road. If other building improvements are proposed please submit a building permit application for consideration by the Board of Selectmen. Please also contact me by Friday, November 13th to arrange to discuss with the Planning Board a conceptual discussion of the agricultural operations, and the Site Plan Review process. Attached is the Planning Board meeting schedule.

If you have any further questions, please contact me by email at zoning@nl-nh.com or I can be reached at 525-4821, ext. 16.

Respectfully,



Lucy A. St. John, AICP
Planning and Zoning Administrator

Enclosure: Planning Board Meeting Schedule

CC: Kimberly A. Hallquist, Town Administrator
Board of Selectmen
Planning Board
Property Account File