

# McSwiney, Semple, Hankin-Birke & Wood, P.C.

ATTORNEYS AT LAW

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-----  
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September 5, 2017

Zoning Board of Adjustment  
Town of New London  
375 Main Street  
New London, NH 03257



Re: Request for Variance  
18 Sutton Road, known as Crockett's Corner  
Property of Lidbeck and Tyler  
Tax Map 122 Lot 002/000

Dear Board Members,

Enclosed please find an Application for Variance regarding a proposed change of use with regard to the above-noted property.

In addition to the Town's completed Variance Application form, I included the following:

1. List of abutters within 200 feet of subject property borders;
2. Tax Map showing subject premise;
3. Tax Cards;
4. Plan of property as recorded in the Merrimack County Registry of Deeds;
5. Current Deed; and
6. Property photos, sketches, proposed floor plans and relevant, recent building permits, etc.

Finally, enclosed is our check in the amount of \$244.92. This check encompasses the application fee, 6.56 certified fee X 7 (abutters and property owners), and \$56 for advertising costs.

Since it is obvious that my clients will need a variance in order to modify the use

to include some business use of this pre-existing, non-conforming developed parcel, located in the ARR zone (corner opposite the Flying Goose) there is no specific referral from any other Town Board. I understand that in the event the variance is granted, Mr. Lidbeck and Mr. Tyler will then need to proceed to site plan review before the Planning Board.

Please do not hesitate to contact me with any questions, concerns or requests for additional materials.

Sincerely,



Susan Hankin-Birke

SHB

Enclosures

F:\Clients\Lidbeck, Daglzb Ltr 8.24.17.docx





APPLICATION FOR A VARIANCE

To: Zoning Board of Adjustment, Town of New London

Name of owner/applicant: Dag Lidbeck and Sanford Tyler

Mailing Address: 264 Kearsarge Mtn. Rd., Wilmot State: NH Zip 03287

Home Telephone: \_\_\_\_\_ Work Telephone: \_\_\_\_\_ Cell: 603-748-2804

Email address: gracehillco@comcast.net

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

Location of property 18 Sutton Rd., New London, NH

Tax Map Number: 122 Lot Number: 002/000 Zone: ARR

A variance is requested from the provisions of Article: VI Section: 1 & 2 of the Zoning Ordinance to permit Commercial use of a portion of the existing main house for six (6) office spaces in addition to two (2) living units

Facts supporting this request:

1. The variance will not be contrary to the public interest: See Attached
  
2. The spirit of the ordinance is observed:
  
3. Substantial justice is done:
  
4. The values of surrounding properties are not diminished; and:
  
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;

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ and

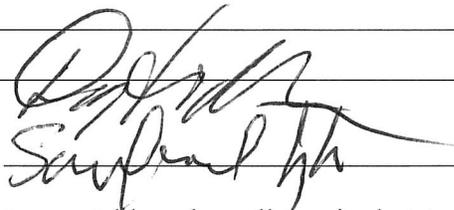
(2) The proposed use is a reasonable one;

\_\_\_\_\_  
\_\_\_\_\_

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:

8/29/17

**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:

Lucy St. John, Zoning Administrator

603-526-4821, ext. 16

Email: [zoning@nl-nh.com](mailto:zoning@nl-nh.com)

Or

Amy Rankins, Assessing Coordinator

603-526-4821, ext. 20

Email: [landuse@nl-nh.com](mailto:landuse@nl-nh.com)

**TOWN OF NEW LONDON**

**APPLICATION FOR USE VARIANCE**

**Tax Map 122, Lot 002**

**Property of Dag Lidbeck and Sanford Tyler**

MEMORANDUM

Historical Background

The Pellerins owned the subject premises, operating their business, Pelfor Corporation in what is referred to as the “main house.” The property contains two dwelling units, both located within the “main house” (as opposed to the barn and other outbuilding). The Town has long been aware of the existence of a second living unit and has deemed it a legal, nonconforming building. See letter of Peter Stanley to Sandra Rowse dated Dec. 29, 2010. The Town’s letter dated Dec. 29, 2010 instructed Ms. Rowse to eliminate a third kitchen facility in order to come into compliance with the Ordinance and the pre-existing status of the building. Ms. Rowse attempted to maximize the residential use of the substantial building, ultimately obtaining a building permit for a renovation to better redistribute bedrooms and other spaces in the building interior between the living units.

In the instant fact scenario, the use of the “main house,” located on lot A as shown on the “Annexation Plan prepared for Pelfor Corporation,” prepared by Kear-Wood, Inc., dated June 9, 1980 and recorded in the Merrimack County Registry of Deeds as Plan #6295, comprises the premises that are owned by the Applicants by Warranty Deed of Sandra Rowse dated June 26, 2017 and recorded in the Merrimack County Registry of Deeds at Book 3560, Page 1928.

Under the current Zoning Ordinance, a single-family or two-family dwelling is a use allowed in the ARR District in which the property is located. *Article VI, (A) (1) referring to Article V, Section (A) (1)*. However, the premises constitute a non-conforming lot under the current Ordinance which requires the population density in the

ARR zone to be one family per 4 acres; however, the subject premises contain 2.54 acres. *Article VI (A) (1)*, “except that Lot areas shall be governed by *Article VI, Section B, .....*” Additionally, Home Businesses are allowed in the ARR zone. *Article VI, (A) (1)*, referring to *Article V (A)*. See *Article V (A) (3)*. Accordingly, the density on this lot constitutes a pre-existing, non-conforming aspect. This historic property has had a long history of mixed residential and business/commercial use. See Stecker, Ann Page, Our Voices, Our Town, pgs , 34, 43, 51, 80, 95, 119, 187, 237, 265, 268 (2000).

### Discussion

There has been an effort, by the various owners, to maintain the aesthetics of this historic property. However, it has recently become a challenge to maintain financial viability of the property, given the size and configuration of the structures. By the inception of zoning in 1958, the property had already been subject to mixed uses on this high-profile corner at the intersection of local highways and the longstanding location of a commercial dining and drinking establishment (The Grey House, circa 1932) that has evolved to house a brewery, restaurant and entertainment venue.

The Applicants are proposing to maintain two residential dwelling units and have 4 offices upstairs and 2 offices downstairs. Dag Lidbeck expects to reside there with his family and operate his businesses, Timeless Kitchens, and Grace Hill Construction in one or two of the offices. See floor plan sketches of the proposed renovations to the existing structure.

### FACTS SUPPORTING THIS REQUEST

#### I. THE VARIANCE WILL NOT BE CONTRARY TO THE PUBLIC INTEREST.

There are two methods for ascertaining whether granting the variance would violate an ordinance’s basic zoning objectives: (1) examining whether granting the

variance would alter the essential character of the neighborhood, and (2) examining whether granting the variance would threaten the public health, safety, or welfare. NH Practice Series, Land Use Planning and Zoning, Fourth Edition, Chapter 24, Section 24.10, citing *Harborside Associates v. Parade Residence Hotel*, 162 NH 508, 514(2011); *Hannaford Bros. Co. v. Town of Bedford*, 164 NH 764, 770 (2013).

The use of the property as proposed will not have a substantially different effect on the neighborhood. This is especially true given the configuration of this parcel such that it is bordered by roads on two sides and the house itself sits at the corner of the property closest to the intersection of NH Route 11 and NH Route 114. As the exterior of the building is not at issue, the current aesthetics of this historical structure will remain intact. It is also noteworthy, that the previous owner was granted a building permit that would have allowed a substantial number of bedrooms to continue its use as a two-family residence. However, some abutters complained, citing concerns of its use as a “frat house” and unsuccessfully appealed the granting of her building permit.

Given the location of the property and the access thereto from 114, across from the entrance to The Flying Goose, the driveway on Route 114, and additional road access from Milk House Road is more than adequate for the small offices for professional use, and individual clients with appointments. There is more than adequate parking on site, and not within view of the public. Hence, there is no threat to public safety, health or welfare under this proposal. There would be no change to the essential character of the neighborhood.

## II. THE SPIRIT OF THE ORDINANCE IS OBSERVED.

The statutory corollary of this criteria, NH RSA 674:17 (II) notes that a zoning ordinance must be made with reasonable consideration for the character of the area involved and its peculiar suitability for particular uses as well as with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality. In fact, the existence of the restaurant/brew

pub/entertainment venue stems from the Crockett's addition of a restaurant/ice cream parlor stemming from their working commercial farm/rooming house in the 1930's. Mixed commercial and residential use of the subject parcel predates the ordinance.

Due to the prolonged process (including the challenge to the building permit issued by the town) involved in Ms. Rowse's proposed renovation, she lost the buyer for the property that she found difficult to support. It was under a loan workout, that the current owners took title to the property. Conserving the value of the existing structure is key to the survival of what has been an attractive historic landmark for New London. The previous use of the property for land sales, and land development by Pelfor Corporation and the Pellerin family is what allowed the economic viability of the property for decades. The proposed offices would not change the character of the neighborhood, and will conserve the value of this substantial "main house".

### III. BY GRANTING THE VARIANCE SUBSTANTIAL JUSTICE IS DONE.

The recent history of this historic and highly visible property known as Crockett's Corner is indicative of the challenges in making viable use of the substantial existing main structure. See Appeal of Sandra Rowse before this Board. Unlike Ms. Rowse's interest (based on the marketability of the property to an interested party), in making use of the entire main building for residential use, the present proposal maintains two reasonably sized residential units in the main house. However, the much larger existing residential unit would be modified to recreate the office space that existed on the first floor, although the space would allow for two small independent offices on the first floor, and four individual offices on the second floor.

The case of *Harborside Assocs. V. Parade Residence Hotel, 162 N.H. 508, 515 (2011)* instructs zoning boards to analyze whether there would be any appreciable gain for the public given the loss to the individuals by not granting the variance. The parcel can clearly accommodate the necessary parking, and provides interior space for any equipment involved in the operation of Timeless Kitchens/Gracehill Construction to be operated by Mr. Lidbeck. See location of two outbuilding/ barn/garage structures. The offices will likely each require two spaces to accommodate the business operator and his/her clients. Mr. Lidbeck expects to reside with his family in the larger of the two residential spaces, and he would operate his businesses in the first floor office spaces. He

envisions that other office spaces would be suitable for individual professional offices. Access to and from the property would be more in keeping with surrounding residential uses, than perhaps the use by unrelated persons in part occupying a wholly residential “main house” as was most recently the case.

The impact to the neighborhood would be negligible. The parking is not within view of the public, nor the abutting residential neighbors. There is a fairly large solar energy panel field in close proximity behind the property and the Flying Goose similarly operates a solar energy panel field. There would be no perceptible change to the exterior of the existing structure. However, the existing “main house” is not reasonably suited for residential purposes due to its massive size and configuration. The loss to the individuals, should the variance be denied, is that the property cannot be financially viable. *Labrecque v. Salem*, 128 N. H. 455 (1986); *Farrar v. City of Keene*, 158 N.H. 684 (2009). It is simply too large for today’s typical four person family. The long history of the commercial nature of these two corners is noted above.

#### IV. THE VALUES OF SURROUNDING PROPERTIES ARE NOT DIMINISHED BY THE PROPOSED USE.

Given the concerns of at least one abutter to the reconfiguration of the main residence pursuant to the building permit obtained by Sandra Rowse for wholly residential use, lessening the residential use of the main structure by re-introducing mixed commercial uses may be preferable to some of the abutting property owners. The development of the area up until 2007 when it was mixed residential and commercial uses is solid evidence that the siting and operation of mixed use of the property has not diminished the values of the surrounding properties.

No exterior changes to the structures are being proposed. However, with mixed commercial use helping to support the maintenance costs of the sizeable and older structure would be of benefit in maintaining the values of the surrounding residential and commercial properties. *Vannah v. Bedford*, 111 N.H. 105 (1971) (in arriving at their decision, members of the ZBA could consider their own knowledge concerning such factors as traffic conditions, surrounding uses, etc).

V. LITERAL ENFORCEMENT OF THE PROVISIONS OF THE ORDINANCE WOULD RESULT IN AN UNNECESSARY HARDSHIP.

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; and

The special conditions of the property include the siting of the parcel on the top of a hill at the cross-roads of two state arteries, Route 11 and Route 114; access to the parcel off of 114, and off of route 11 by virtue of Milk House Road; that the structure is directly across the road from the Flying Goose which is open until late at night with both the bar and entertainment venue; the size of the main structure of approximately 5,000 sq. feet; its historic iconic image and prior use as an Inn as well as a working farm with living quarters for its farm hands/employees; preexisting non-conforming use a two family dwelling.

Accordingly, any general public purpose regarding the appearance of the structure will not be affected by the proposed mixed use. Due to the adequate size of the parcel, 2.54 acres, there is no problem locating safe and adequate parking which is hidden from public view and abutters due to the sloping nature of the land and configuration of existing structure, so it will not appear to be a mixed use site, but will retain its existing historic style and charm.

2. [T]he proposed use is a reasonable one.

The historic use of the property has been a mix of residential and commercial business uses. Under the Pellerin ownership, its use as a base for a land developer existed without issue for years. A resumption of a mixed use with several small offices and the two residential units is reasonable and most importantly will allow economic viability and likely upkeep of this historic and very visible landmark.

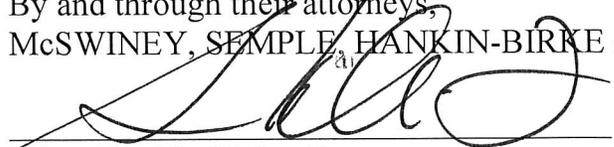
### CONCLUSION

By granting the requested variance to allow for mixed commercial and residential use of the existing Crockett Corner property, the existing structure will be maintained as a large and historic structure. As an existing two family residence, the size of the structure invites very intense residential use. The intensity of the

use has been an issue in recent years for at least one abutter who previously unsuccessfully appealed the building permit necessary to make full, reasonable and economically viable use of the existing main structure. The proposed use is in keeping with the nature of the closest abutter, Flying Goose Brew Pub. However, the proposed mixed use will not draw a large number of clients/patrons, nor will it operate outside of general office/business hours. The proposed use is not contrary to the public interest, but it will observe the spirit of the ordinance by allowing this historic and large structure to be economically viable allowing for an attractive structure that due to the residential uses and likely owner occupied for residential and commercial use. It will preserve the long-standing use and appearance of this unusual and historic structure.

Respectfully Submitted,  
Dag Lidbeck and Sanford Tyler  
By and through their attorneys,  
McSWINEY, SEMPLE, HANKIN-BIRKE & WOOD, P.C.

Date: 8/29/2017



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NH Bar ID # 1082

ARNOLD DAVID & KATHERINE  
1082 MAIN STREET  
NEW LONDON, NH 03257

BIDLACK EDWARD & KATHERIN  
26 ROVENSKY AVENUE  
NEWPORT, RI 02840

CLEVELAND HILARY REVOCABL  
CLEVELAND HILARY TRUSTEE  
711 MAIN STREET  
NEW LONDON, NH 03257

LUGUMIRA CATHALINA  
1096 MAIN STREET  
NEW LONDON, NH 03257

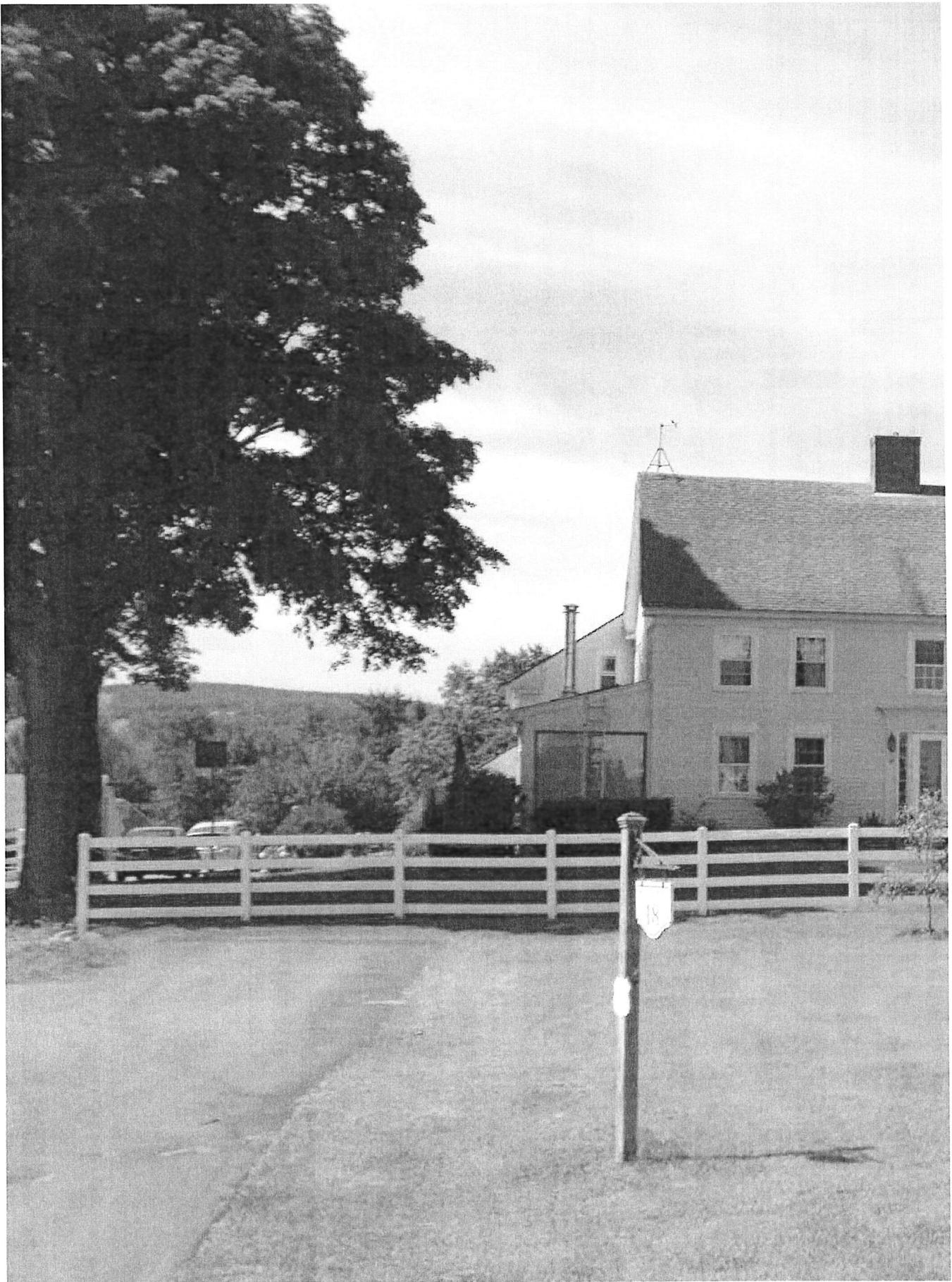
MALOOF THOMAS TRUST  
MALOOF THOMAS & ELIZABETH  
PO BOX 943  
NEW LONDON, NH 03257

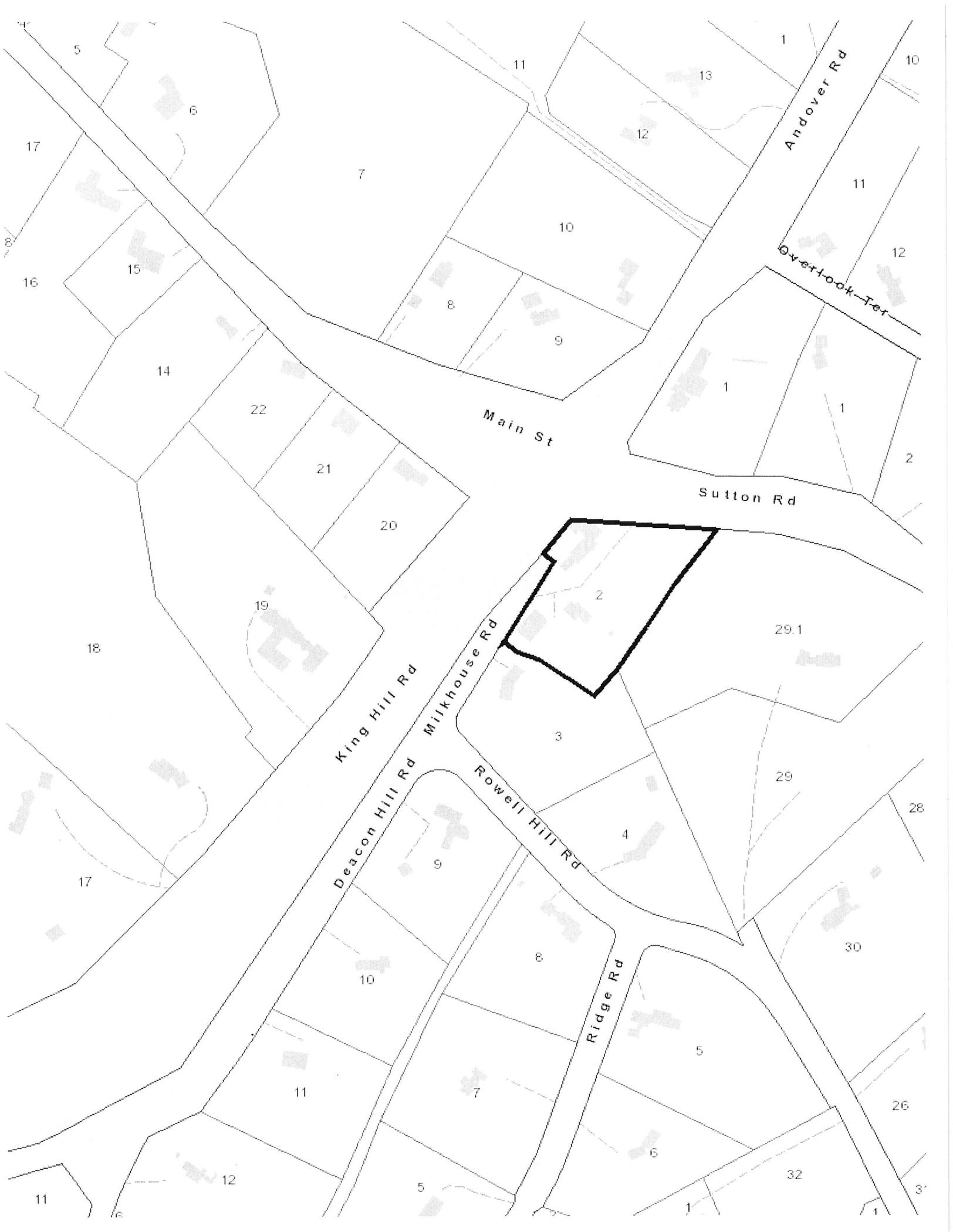
NELSON ROBERT M & IRENE T  
NELSON IRENE TRUSTEE  
PO BOX 2063  
NEW LONDON, NH 03257-2063

PRESBYTERY OF NORTHERN NE  
82 KING HILL ROAD  
NEW LONDON, NH 03257

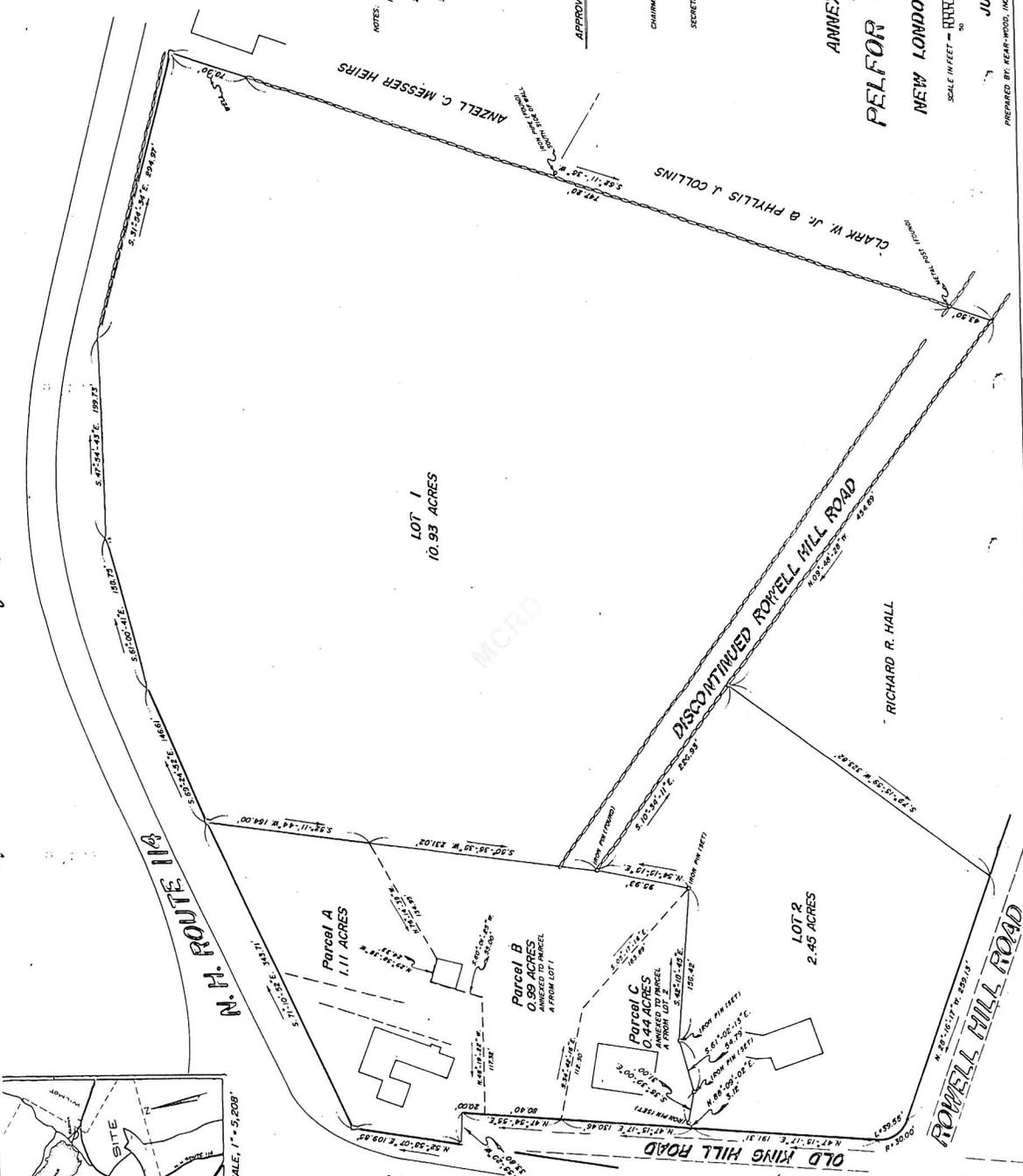
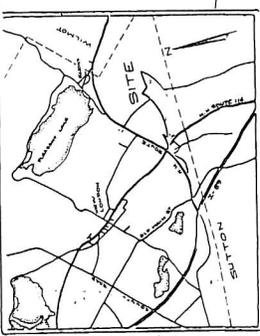
SOULIOTIS FRANK 2017 REV  
FRANK SOULIOTIS TRUSTEE  
1136 MAIN STREET  
NEW LONDON, NH 03257







86295- Revised Over 23, 10-76 210-10-20 *Attest: Margaret P. Eastman, Deputy Registrar.*



- NOTES:
1. PARCELS A, B, & C ARE TO BE ANNEXED TO PARCELS A AND ARE NOT TO BE CONSIDERED SEPARATE LOTS OF RECORD.
  2. FOR INFORMATION ON THE COSE OF R.O.W. OF RT. 110 IN CONSULT THIS OFFICE.
  3. MAGNETIC MERIDIAN NOTIFIED TO COINCIDE WITH ROWELL HILL SUBDIVISION PLAN.

APPROVED BY THE NEW LONDON, N.H. PLANNING BOARD

DATE: June 17, 1980

CHAIRMAN: W.S. Dwyer

SECRETARY: William G. Patis  
Brian G. Patis

ANNEXATION PLAN  
PREPARED FOR  
**PELFOR CORPORATION**  
LOCATED IN  
**NEW LONDON, NEW HAMPSHIRE**

SCALE IN FEET =

JUNE 9, 1980

PREPARED BY: KEAR-WOOD, INC. CORRECTORS AND SURVEYORS 400 W. N.H. 10307  
FILE NUMBER 08-6-247-353

CURRENT OWNER	TOPO	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)	
LIDBECK DAG	4 Rolling	5 Well	1 Paved	3 Rural	RESIDENTIAL LAND	Code 1010 Appraised Value 270,800 Assessed Value 270,800	Code 1010 Appraised Value 270,800 Assessed Value 270,800	
246 KEARSARGE MOUNTAIN ROAD	6 Septic				RESIDENTIAL LAND	Code 1010 Appraised Value 116,075 Assessed Value 116,100	Code 1010 Appraised Value 116,100 Assessed Value 116,100	
WILLMOT, NH 03287					RESIDENTIAL LAND	Code 1010 Appraised Value 69,300 Assessed Value 69,300	Code 1010 Appraised Value 69,300 Assessed Value 69,300	
Additional Owners:	SUPPLEMENTAL DATA		Other ID: 00122 00010 00000	Septic Infor: MP	WORK #: 78553 BDRMS:			
	ZONE UTILITY Ward Prec.		MP WE CONSERVA1					
	ROADFF							
	GIS ID: 122-002-000		ASSOC PID#					
<b>RECORD OF OWNERSHIP</b>							<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
LIDBECK DAG	BK-VOL/PAGE	SALE DATE	W/U	V/I	SALE PRICE	V.C.	Yr. Code	Assessed Value
ROWSE SANDRA L.	3560/1928	06/26/2017	Q	I	400,000	00	2017 1010	270,800
GRAF WALTER A & MARLENE M	3030/128	11/09/2007	U	I	575,000	1G	2017 1010	116,100
	1616/0376	12/01/1986	U	I	585,000	1N	2017 1010	69,300
<b>EXEMPTIONS</b>							<b>APPRAISED VALUE SUMMARY</b>	
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
							0	0
							0	0
							0	0
<b>OTHER ASSESSMENTS</b>							<b>NET TOTAL APPRAISED PARCEL VALUE</b>	
							456,200	456,200
<b>ASSESSING NEIGHBORHOOD</b>							<b>NET TOTAL APPRAISED PARCEL VALUE</b>	
NBHD SUB	NBHD Name	Street Index Name	Tracing	Batch			456,200	456,200
99/A								

**NOTES**

YEL/8-14 VW LESSER ACROSS FROM PUB STRUCTURE IN VERY GOOD CONDITION.

OB8-ATT-OB5/2016 BP=NO START NEW WINDOWS THROUGHOUT

OB7-ATT-OB5 POST AND BEAM 2-IN LAW TYPE SETUPS

OBSTRUCTIONS - BEST PHOTO ONE NOT BEING USED AS SUCH

I/O8 - INTERIOR OF HOME MAINTAINS 3/14 F/S \$498,000

ANTIQUITY - HOME IS DATED HOWEVER

**BUILDING PERMIT RECORD**

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
16-041	05/02/2016	RE	REMODEL	0	05/01/2017	0		Renewal/Extension Appro	05/01/2017			NB	BP	BUILDING PERMIT
15-034	05/14/2015	EX	EXPIRED	0	05/06/2016	100		Adding required safety m	08/31/2014			NB	FR	IN FIELD REVIEW
									02/13/2013			RE	M	MEASURE
									09/15/2010			KM	FR	IN FIELD REVIEW
									01/23/2008			KM	SR	SALE REVIEW

**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. ldx	Adj.	Notes-Adj	Special Pricing	S Adj Factor	Adj. Unit Price	Land Value
1	1010 Single Fam MDL-01	ARR	2	718	43,560 SF	1,99	1,0000	4	1,0000	1,00	0.00	0.00	LESSER-ACROSS FROM PUB	VW1	1.25	1,99	108,375
1	1010 Single Fam MDL-01	ARR	2		1,54 AC	5,000.00	1,0000	0	1,0000	1,00	0.00				1,00	5,000.00	7,700
<b>Total Card Land Units: 2.54 AC Parcel Total Land Area: 2.54 AC Total Land Value: 116,075</b>																	

**VISION**

2119  
NEW LONDON, NH

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	63		Century +				
Model	01		Residential				
Design/Appeal	04		Average +				
Stories	2		2 Stories				
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2	03		Gable/Hip				
Roof Structure	03		Asph/F Gls/Cmp				
Roof Cover	03		Drywall/Sheet				
Interior Wall 1	05						
Interior Wall 2	09		Pine/Soft Wood				
Interior Fir 1	14		Carpet				
Interior Fir 2	02		Oil				
Heat Fuel	05		Hot Water				
Heat Type	01		None				
AC Type	07		7 Bedrooms				
Total Bedrooms	6						
Total Baths	1						
Total Half Baths	1						
Total Xtra Fixtrs	15						
Total Rooms	02		Average				
Bath Style	02		Average				
Kitchen Style	02		Average				

**OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)**

Code	Description	Comment	LB	Units	Unit Price	Yr	Gde	Dp Rr	Cnd	%Cnd	Apr Value
RPV2	RES PAV MED		L	1	2,000.00	2003	0	0	100	100	2,000
W/LOFT-AVG	42 X 60		L	2,520	30.00	2003	0	0	50	50	37,800
W/LOFT-AVG	28 X 36		L	1,008	30.00	2003	0	0	50	50	15,100
SHED FRAME	49 X 11		L	539	20.00	2003	0	0	50	50	5,400
SHED FRAME	32 X 16		L	512	20.00	2003	0	0	75	75	5,100
GAZEBO			L	49	30.00	1980	0	0	50	50	1,100
SHED FRAME	23 X 12		L	276	20.00	2003	0	0	50	50	1,100
2 STORY CHN			B	1	4,000.00	1981	1	1	100	100	2,300
EXTRA PPL O			B	1	1,000.00	1981	1	1	100	100	600

**BUILDING SUB-AREA SUMMARY SECTION**

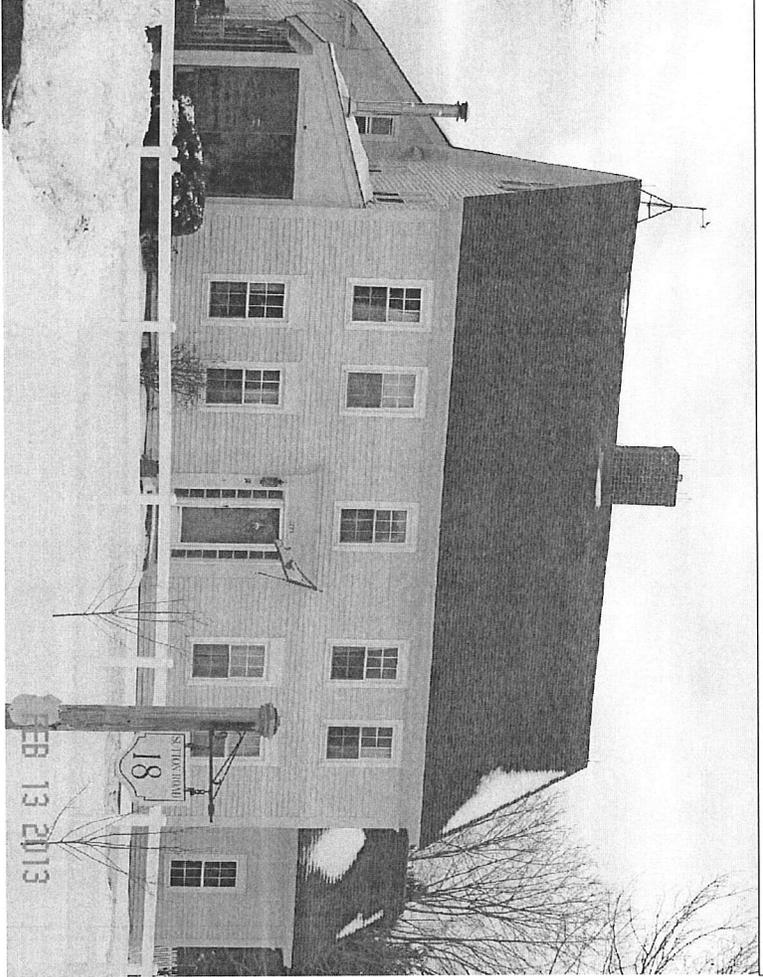
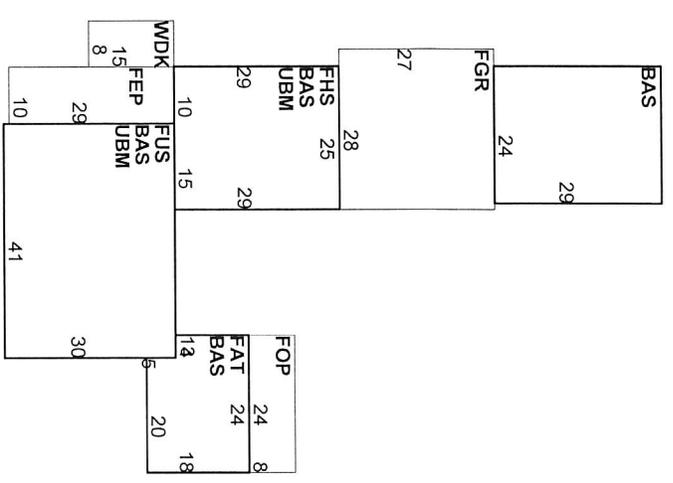
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	3,063	3,063	3,063		252,918
FAT	Attic, Finished	82	412	82		6,771
FEP	Enclosed Porch	0	290	203		16,762
FGR	Attached Garage	0	756	265		21,882
FHS	Half Story, Finished	363	725	363		29,974
FOP	Open Porch	0	192	38		3,138
FUS	Upper Story, Finished	1,230	1,230	1,230		101,564
UBM	Unfinished Basement	0	1,955	391		32,286
WDK	Deck	0	120	12		991
<b>Ttl. Gross Liv/Lease Area:</b>		<b>4,738</b>	<b>8,743</b>	<b>5,647</b>		<b>466,284</b>

**COST/MARKET VALUATION**

Adj. Base Rate:	82.57
Net Other Adj:	466,284
Replace Cost:	0.00
AYB:	466,284
EYB:	1,792
Dep Code:	1981
Remodel Rating:	G
Year Remodeled:	
Dep %:	33
Functional Obslnc:	10
External Obslnc:	0
Cost Trend Factor:	1
Condition:	
% Complete:	57
Overall % Cond:	265,800
Apprais Val:	0
Dep % Ovr:	0
Dep Ovr Comment:	
Misc Imp Ovr:	0
Misc Imp Ovr Comment:	
Cost to Cure Ovr:	0
Cost to Cure Ovr Comment:	

**MIXED USE**

Code	Description	Percentage
1010	Single Fam MIDL-01	100



FEB 13 2013

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT									
LIDBECK DAG						Code Appraised Value Assessed Value									
246 KEARSARGE MOUNTAIN ROAD															
WILMOT, NH 03287															
Additional Owners:															
Other ID: 00122 00010 00000															
SUPPLEMENTAL DATA															
GIS ID: 122-002-000															
ASSOC PID#															
RECORD OF OWNERSHIP															
BK-VOL/PAGE					SALE DATE	Q/U	W/I	SALE PRICE	V. C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
Total												456,175			456,200



EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Description	Amount
Total:			
ASSESSING NEIGHBORHOOD			
NBHD/SUB		NBHD Name	Street Index Name
99/A			
NOTES			

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	265,800
Appraised XF (B) Value (Bldg)	5,000
Appraised OB (L) Value (Bldg)	69,300
Appraised Land Value (Bldg)	116,075
Special Land Value	0
Total Appraised Parcel Value	456,175
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	456,175

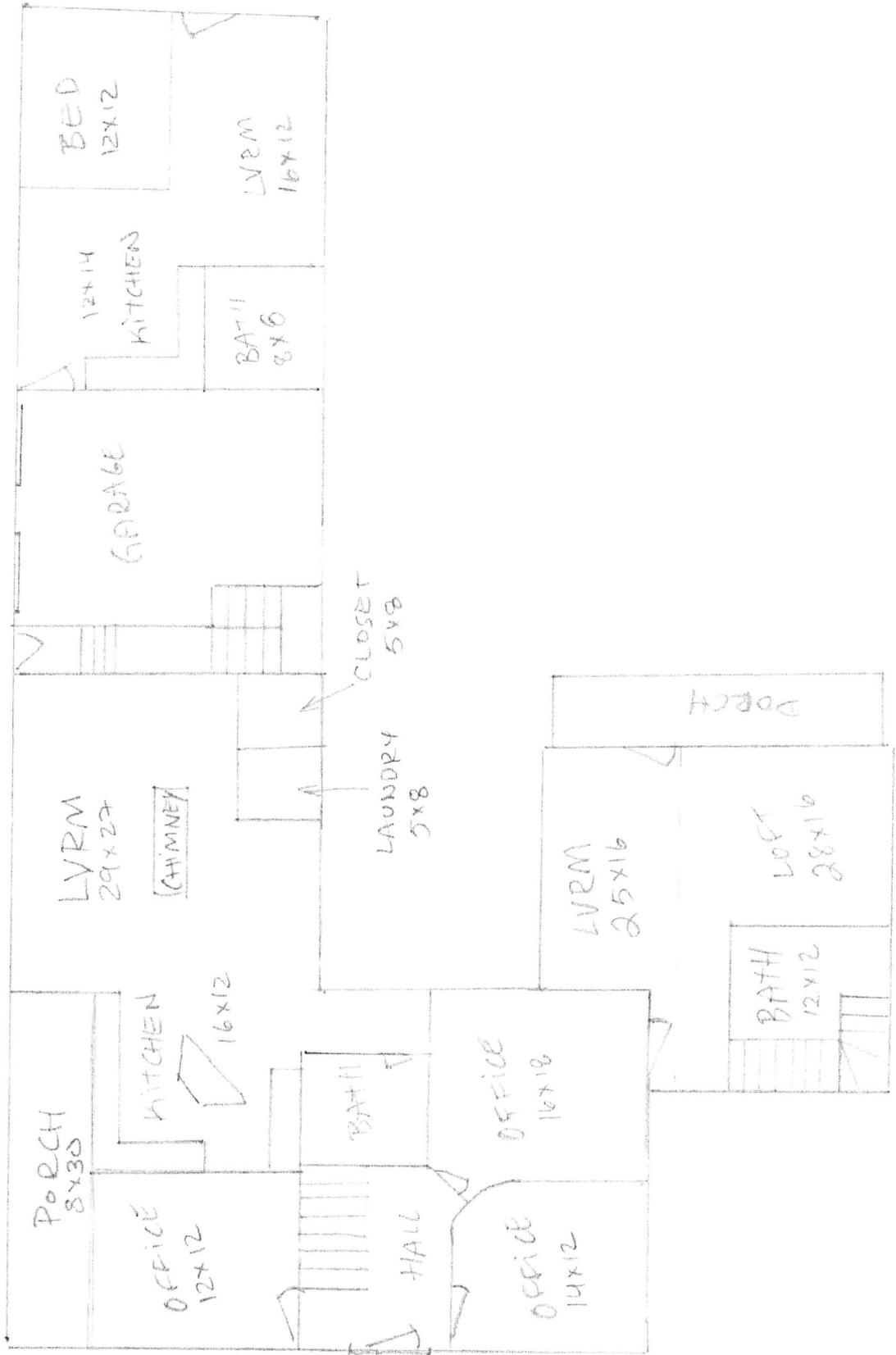
BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date
VISIT/ CHANGE HISTORY									
					IS	ID	Cd.	Purpose/Result	

LAND LINE VALUATION SECTION																		
B Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. ldx	Adj.	Notes- Adj	Special Pricing	S Adj. Fact	Adj. Unit Price	Land Value	
Total Card Land Units: 0.00 AC Parcel Total Land Area: 2.54 AC																		
Total Land Value: 0																		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
				MIXED USE								
				Code	Description	Percentage						
				1010	Single Fam MDL-01	100						
				COST/MARKET VALUATION								
				Cost Trend Factor								
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>												
Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Chd	%Chd	Apr Value
KITH	KITCHEN		B	2	1,800.00	1981		1			100	2,100
<b>BUILDING SUB-AREA SUMMARY SECTION</b>												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
		0	0	0		466,284						

No Photo On Record

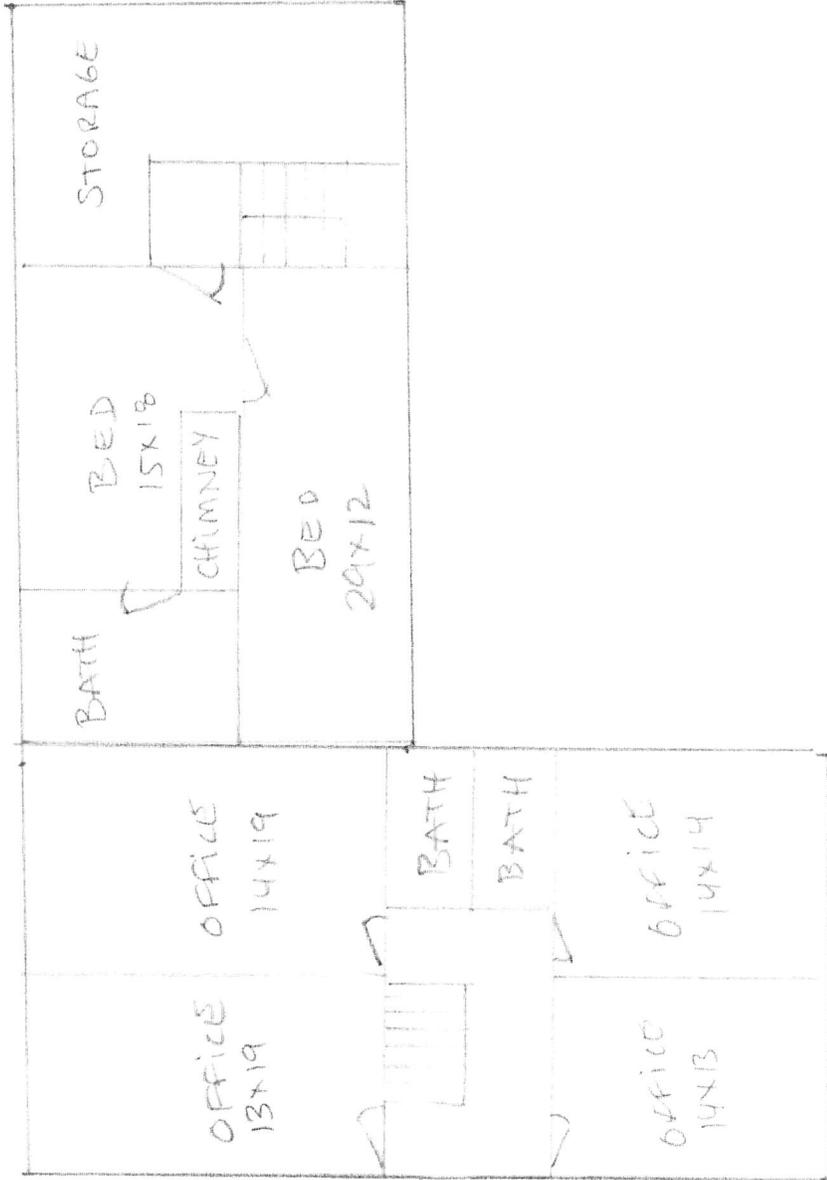
1st Floor



SUTTON ROAD

RT 11

2ND Floor



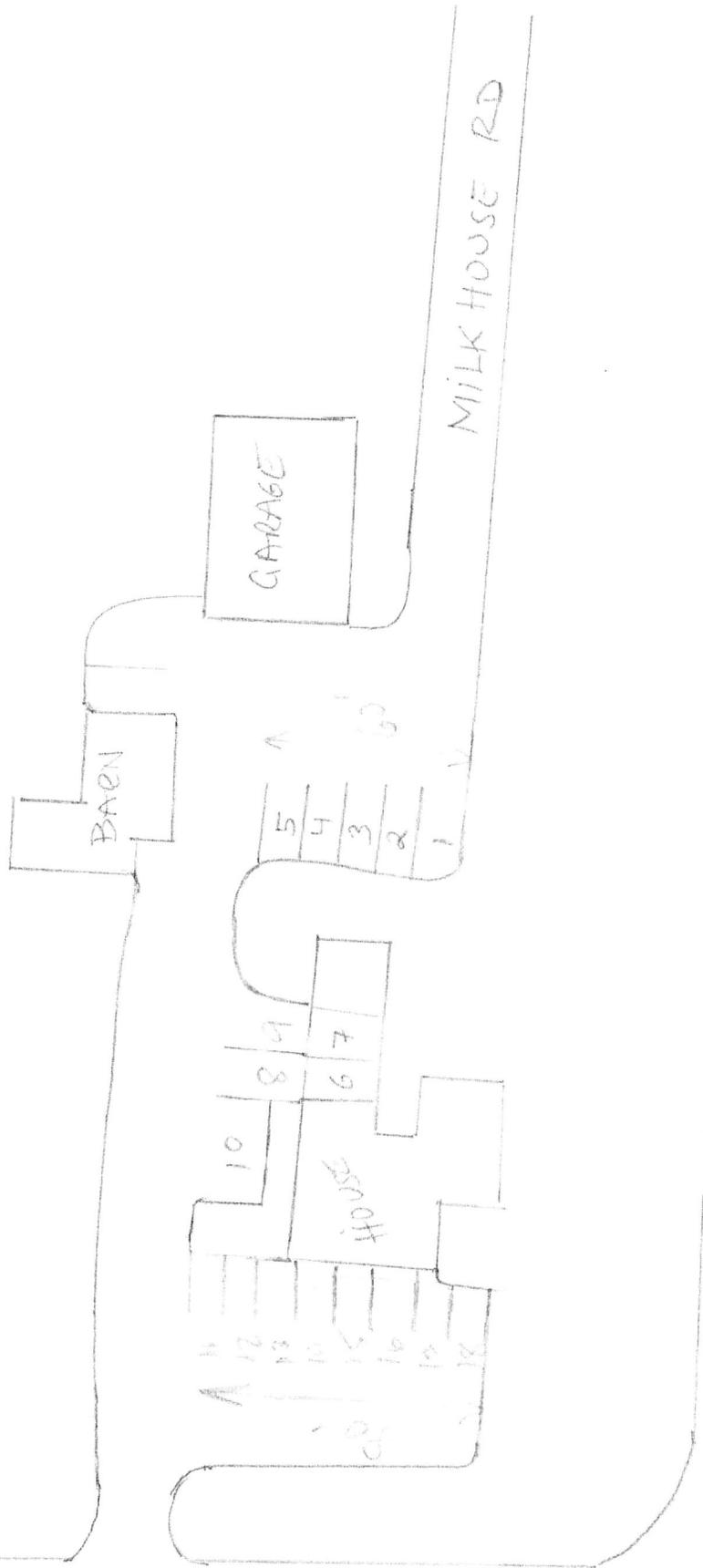
SUTTON RD

RT 11

CROCKETTS CORNERS  
PROPOSED PARKING

18+ SPACES

SUTTON RD



RT 11

- OFFICE 1 12x12 = 144
- OFFICE 2 14x12 = 168
- OFFICE 3 16x18 = 288
- OFFICE 4 13x19 = 247
- OFFICE 5 14x19 = 266
- OFFICE 6 14x13 = 182
- OFFICE 7 14x14 = 196

$$\frac{1491 \text{ SAFT}}{247 \text{ PER } 1000 \text{ SAFT}} = 6 \text{ PARKING SPACES}$$

BARN SHOW ROOM

$$1000 \text{ SAFT} = 2.5 \text{ PARKING SPACES}$$

RESIDENTIAL

$$2 \text{ UNITS} \times 2 = 4 \text{ PARKING SPACES}$$

13 SPACES NEEDED

2/20/15

208

PD 2297

# Town of New London APPLICATION FOR BUILDING PERMIT

Permits are valid for one year from the date of issue. Although a building permit may be extended by the Board of Selectmen, projects not substantially under way at the one-year anniversary of approval shall be deemed to have expired and owner must apply for a new building permit, subject to current regulations and fees.

Map/Lot # 122 - 002 - 000

PERMIT # 15-034

Property Owner Name(s) Sandra L. Rouse Date 2/19/15

If the property is owned by a Trust, Corp, LLC: Name & Title of Authorized Officer N/A

Name of Owner Agent, if Applicable N/A

Property Owner Mailing Address 18 Sutton Road

Property location 18 Sutton Road Approx. Starting Date June 1st, 2015

Tel. No. (H) (603) 526-2375 (W) N/A (C) (603) 748-4733 (Email) Sandra.rouse@gmail.com

Contractor: Richard Bernaiche Tel No. (603) 513-8881 Cell No. (603) 835-2081

- Zone:  Urban Residential (R-1)  Agricultural Rural Residential (ARR)  Institutional (INST)  
 Residential (R-2)  Conservation (CON)  Hospital Institutional (HINST)  
 Commercial (C)  Forest Conservation (FOR)  Institutional/Recreational (I/R)

Description of work: Adding Required safety requires: fire alarm system, sprinkler system, some additional fire escape, new 2" water main to building, 4 new windows, moving a few bedrooms around so we can properly divide the 2 units that are currently inside the property.

In signing this building permit application, the owner of the property agrees that the information submitted is true and that the proposed construction, as described herein, will conform to the Zoning Ordinance adopted by the Town of New London on March 11, 1958, as amended, and with all other requirements of the laws and regulations of the Town of New London and the State of New Hampshire, as specified by RSA155-A:2, pertaining to buildings, wiring, fire prevention, plumbing, heating, ventilation, air conditioning, domestic water supply, and driveways as well as current NHDES rules and regulations regarding subsurface sewage disposal systems. The applicant is aware that all required permits must be completed and approved before such work may be performed. The applicant hereby authorizes a designated Town representative the right to inspect the premises prior to the approval of the permit and from time to time during construction to ensure continuing compliance with the building permit, Zoning Ordinance, and state law. In addition, the applicant authorizes the Town Assessor to enter the premises, including buildings, upon completion of the proposed work in order to assess any change in value of the property that may have occurred as a result of the construction described herein

X Sandra L. Rouse Date: 2/20/2015  
Authorized Signature(s) - (Property Owner(s), Agent, Trustee, Officer, etc.)

Permit is hereby:  Approved  Denied Date: 5/14/15

New London Board of Selectmen:  
R. Coley Brandy  
Nancy L. Rollins

122-002-000

Sandra Rowe

FOR TOWN USE ONLY

Interior Improvements

1) see description

2) Fire Dept. Requirements

Category: New Home (1) Porch/Deck (2) Garage/Barn (3) Addition/Conversions (4) Dormers (5) Interior (6) Demolition (7) Shed (8) Move Building (9) Miscellaneous (10) Commercial (11) Excavation/Erosion Control (12) Doors/Windows (13) Roofing/Siding (14) Foundation (15) Boathouse (16) Kitchen/Bath (17) Energy Related (18)

N/A REO. REC'D

Date of Initial Site Inspection: \_\_\_\_\_

	N/A	REO.	REC'D
Zoning Administrator Approval	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agent Authorization Document	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subdivision Plans and Documents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan <i>attached</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Survey Support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shorefront Plan & Inventory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Approved Cutting/Planting Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevation Certificate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tax Map Copy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveway Permit - State/Town	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Easement Documents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy Code # <i>attached</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Septic Approval #	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ZBA/PB (Minutes-Attached)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan Review (Date)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security (Bond or LOC)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Certificate of Occupancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wetlands Approval (NHDES)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shoreland Approval (NHDES)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer (Town) Approval	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Precinct Approval	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Work in Public Way	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENV-a 1800/Asbestos Test	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Contractor Certification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
State Fire Marshal notification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Department Inspection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Permit Fee \$ <i>225-</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Est. Project Cost \$ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

YES NO N/A

Ownership Verification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bounds Found or Verified	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Setbacks Verified	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Envelope Verified	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wetlands Observed on Site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control in Place	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional Inspections Req.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommended Action:  Approval  Denial

Date: *5/11/15* with conditions

COMMENTS:

1) Receipt of the State Septic Approval, Town's sign-off given.

2) compliance with Fire Chief's requirements.

3) most comply with definition of family - #unrelated persons

*Lucy A. St John*  
Zoning Administrator's Signature

check # 0580

YES NO

Shoreland Overlay	<input type="checkbox"/>	<input type="checkbox"/>
Wetlands Overlay	<input type="checkbox"/>	<input type="checkbox"/>
Streams Overlay	<input type="checkbox"/>	<input type="checkbox"/>
Steep Slopes Overlay	<input type="checkbox"/>	<input type="checkbox"/>
Flood Plain Overlay	<input type="checkbox"/>	<input type="checkbox"/>
Construction Trailer	<input type="checkbox"/>	<input type="checkbox"/>
Current Use Penalty	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Easement	<input type="checkbox"/>	<input type="checkbox"/>
Home Occupation/Business	<input type="checkbox"/>	<input type="checkbox"/>
Past Restrictions	<input type="checkbox"/>	<input type="checkbox"/>

Additional notes or restrictions:

SITE INSPECTIONS:	_____	_____	_____
	Date	Date	Date
FINAL INSPECTION:	_____		
	Date		
FINAL APPROVAL:	_____		
	Zoning Administrator's Signature		
CERTIFICATE OF OCCUPANCY:	_____		
	Date		



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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

December 29, 2010

Sandra L. Rowse  
18 Sutton Road  
PO Box 725  
New London, NH 03257-0725

Re: Notice of Violation, Map 122, Lot 002-000, 18 Sutton Road

Dear Sandy,

The Town has been casually aware of the existence of a third dwelling unit on your property at 18 Sutton Road for some time. In fact, I recall discussing the subject with you before and after you purchased the property in 2007. At that time, there was nothing but rhetorical evidence regarding the existence of the third dwelling unit, which is located in the space that was formerly a home office operated by the Pellerin family (aka Pelfor Corp) up until they sold the property in 1986. During the time that the Pellerin family owned the house there were only two dwelling units; the main house and the legal nonconforming apartment jutting from the southwest corner of the main house.

The existence of a third dwelling unit, located in the former Pelfor Corp office space, has now been confirmed by Assessor's notes from a January 23, 2008 property inspection, by telephone conversation with Hilda Carlson, who was (and my still be) the occupant of the smaller of the two apartments (on August 24, 2010), and by the MLS listing sheet for the property. The reason this issue is being pursued at this time is that a neighbor has expressed concern about the intensity of the level of use at the property.

The New London Zoning Ordinance permits only Single Family or Two-Family Dwellings in the residential districts (see Articles V & VI of the New London Zoning Ordinance, copies of which are enclosed for your review). Since the inception of zoning in New London in 1958, multifamily housing (apartment buildings that contain 3 or more dwelling units) have not been permitted in the residential zones, except for a period of time during which multi family housing was permitted in the R1 Zone only, by Special Exception. In the ARR Zone, where your property is located, Multi Family Housing may only exist as a Legal Nonconforming Use (a use that existed prior to the adoption of the zoning regulation that now prohibits it).

Please consider this letter to be a Notice of Violation pursuant to NH RSA 676:17. To remedy this violation, please contact me no later than Monday, January 17, 2011, regarding your intention to either comply with the Zoning Ordinance or to seek relief from the Zoning Board of Adjustment

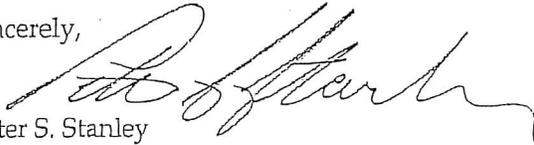
Board of Selectmen P: 603-526-4821 x 10 F: 603-526-9494	Town Administrator P: 603-526-4821 x 13 F: 603-526-9494	Town Clerk-Tax Collector P: 603-526-4821 x 11 F: 603-526-9494	Finance P: 603-526-4821 x 21 F: 603-526-9494	Assessing P: 603-526-4821 x 20 F: 603-526-9494
Planning/Zoning P: 603-526-4821 x 16 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

(ZBA). Compliance will require conversion of the former Pelfor Corp office space into something other than a dwelling unit (usually this involves elimination of the kitchen facilities). An appeal to the ZBA will involve either an appeal of this administrative decision (a claim that there has been an error on the part of a Town Official), or a request for a zoning variance that will permit the third dwelling unit to remain, or both.

Please be advised that failure to comply with the New London Zoning Ordinance may result in legal action "and shall be subject to a civil penalty of \$275 for the first offense and \$500 for subsequent offenses for each day that the violation is found to continue after the conviction date or after the date on which the violator receives written notice from the municipality that the violator is in violation, whichever is first." Therefore, I hope that you will attend to this matter within the timeframe stated above.

Please feel free to contact me at your convenience if you have any questions regarding this issue.

Sincerely,



Peter S. Stanley  
Planning & Zoning Administrator

Enclosures

cc: Board of Selectmen  
Jessie Levine, Town Administrator  
Barton L. Mayer, Town Counsel  
Amy Rankins, Land Use & Assessing Coordinator  
Tax File

MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

Return to:  
Mr. Dag Lidbeck &  
Mr. Sanford Tyler  
264 Kearsarge Mountain Road  
Wilmot, NH 03287

**Transfer Tax: \$6,000.00      WARRANTY DEED**

**SANDRA L. ROWSE**, single, of 27 Kearsarge Valley Road, Wilmot, New Hampshire 03287,  
for consideration paid grant to

**DAG LIDBECK a/k/a DAG E. LIDBECK**, of 264 Kearsarge Mountain Road, Wilmot, New  
Hampshire 03287 and **SANFORD TYLER**, of 67a Cranberry Lane, Centerville, Massachusetts  
02632, as tenants in common,

with WARRANTY COVENANTS:

Consisting of three certain parcels of land, with the buildings and other improvements thereon,  
situated in New London, County of Merrimack and State of New Hampshire, shown as Parcels  
A, B and C of Plan No. 6295 of the Merrimack County Registry of Deeds, more particularly  
bounded and described as follows:

Beginning at an iron rod set in the ground at a point near the southwest corner of the junction of  
New Hampshire Routes 11 and 114, said point being the northeast corner of the premises herein  
described; thence South 71° 10' 52" East 343.71 feet to an iron rod set in the ground at land now  
or formerly of Pelfor Corporation; thence South 52° 11' 44" West 164.00 feet along land now or  
formerly of Pelfor Corporation to a point; thence South 50° 36' 35" West 231.02 feet to an iron  
rod set in the ground; thence North 54° 15' 15" East 95.93 feet to an iron rod set in the ground;  
thence North 42° 18' 45" West 156.42 feet to an iron rod set in the around; thence North 61° 02'  
13" West 54.79 feet to an iron rod set in the ground; thence North 36° 39' 00" West 31.00 feet to  
an iron rod set in the ground; thence South 880 09' 02" West 3.12 feet to a point on the easterly  
side of Old King Hill Road, so-called; thence North 47° 15' 17" East 130.46 feet to a point;  
thence North 47° 54' 55" East 80.40 feet to a point; thence North 47° 54' 55" East 20 feet to a  
point; thence North 41° 55' 29" West 33.80 feet to a point; thence North 52° 58' 07" East 109.85  
feet to an iron rod set in the ground at a point near the southwest corner of the junction of New  
Hampshire Routes 11 and 114, said point being the place or point of beginning.

Together with whatever land lies between the extensions of the side lines and the edges of New  
Hampshire Route 114.

Subject to the terms of a Right of First Refusal to James DeAngelis and Colleen DeAngelis dated April 4, 2012 and recorded with the Merrimack County Registry of Deeds at Book 3306, Page 1888.

With respect to Parcel C of Plan 6295, this conveyance is made subject to the following conditions and restrictions which shall run with the land and shall be binding on the grantee, her heirs, successors and assigns:

1. Pelfor Corporation reserves the right to approve the design, location and color of all buildings or structures placed on or affixed to said premises.
2. Such buildings or structures shall be occupied and/or used only for single family residential purposes.
3. Said premises shall not be further subdivided.

Meaning and intending to describe and convey a portion of the premises conveyed to Sandra L. Rowse by virtue of a deed dated November 9, 2007 and recorded in the Merrimack County Registry of Deeds at Book 3030, Page 128.

This is not homestead property.

Executed under seal this 26th day of June, 2017.

  
SANDRA L. ROWSE

STATE OF NEW HAMPSHIRE

Merrimack, ss.

June 26, 2017

Then personally appeared the above named Sandra L. Rowse and acknowledged the foregoing instrument to be her free act and deed before me.

  
Notary Public:  
My commission expires:

