

1/20/15

20/8

PIO 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) 526-2325 (W) N/A (C) (603) 748-4733 (Email) Sandra.rouse@gmail.com

Contractor Richard Bernaiche Tel No. (603) 313-8881 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 measures; fire alarm system, sprinkler system, some additional fire escapes, 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. Peter Brandy
Nancy L. Rollins

122-002-000

Sandra Rows e

FOR TOWN USE ONLY

Interior Improvement

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 REQ. REC'D

Date of Initial Site Inspection: _____

	N/A	REQ.	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) must comply with definition of family - # unrelated ~~person~~

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		

RECEIVED
MAY 11 2015

Landrigan
22 Milkhouse Road
New London, NH 03257

May 11, 2015

Dear Lucy St. John,

Please bring this letter to the Selectmen's attention this evening, May 11, 2015.

This letter is in reference to the property located at the corner of Routes 114 and 11,
18 Sutton Road, New London, currently owned by Sandra Rowse.

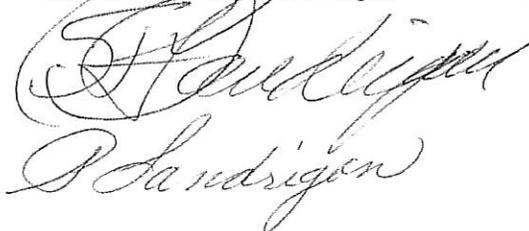
We understand that the property is being sold with the intention of making it into a two family residence in order to house five unrelated family members in each unit. This means that 10 occupants (plus guests) will be in the residence.

Our concerns are:

1. **safety** issues for young people, college students, living in an **unsupervised** off campus living quarters
2. in the recent past, while other adult residents were living on the property with college students there have been excessive parties that required **police intervention**
3. **trash** along the roadside including liquor cans and bottles (typically beer) which was not there before students started living in the residence
4. **noise** and curfews are not adhered to
5. **over speed limit** travel on a very short stretch of road
6. **increased traffic** due to increase of residents (if possible traffic could be restricted to the route 114 exit)
7. general **devaluation** of property in the area
8. **historically** the property has been used as a farm zoned agricultural, the uncertainty of what will happen to the use of the barn and the large cinder block garage
9. **security** concerns (in the last 3 years we have had personal property taken from our yard, this has never happened before, we have been in our home for 31 years)

Please take into account these concerns before granting approval for this expanded use of the subject property.

Thank you for your consideration,
Steven & Philomena Landrigan



Handwritten signatures of Steven and Philomena Landrigan.



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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

Sent via email

September 10, 2014

Sandra L. Rowse
18 Sutton Road
New London, NH 03257

Re: Tax Map 122-002-000 at 18 Sutton Road
Definition of Family – definition # 49

Dear Ms. Rowse,

This letter is in response to your email message dated September 8, 2014 regarding the number of students that may reside at your property located at 18 Sutton Road. You question how cousins would be counted for purposes of the zoning provision restricting occupancy of a dwelling unit to a maximum of five unrelated persons. As discussed more fully below, cousins would not be counted as related people for purposes of the zoning provision, and thus would be included in the maximum of five unrelated people that are allowed in a dwelling unit.

The New London Zoning Ordinance restricts the occupancy of unrelated family members to five (5) per unit. Thus, you may not have more than 5 unrelated people living in a single dwelling unit. The definition of family, definition # 49 reads in part:

“Family: One or more persons occupying a single dwelling unit, provided that unless all members are legally related, no such Family shall contain over five persons, ...”

We interpret the definition of family to include immediate family composed of a father and or a mother and their children which may include brothers, sisters, half-brothers, half-sisters, step brothers and step sisters. The definition does not include cousins. You stated in your email that you have five (5) students and two of these students are cousins. This means you are at the maximum allowable of five persons, as each cousin counts as one. You may not exceed this number or a variance would be required. The variance process was outlined to you in the July 1, 2014 letter.

In your email you also refer to specific requirements that Fire Chief Jay Lyon has discussed with you. Fire and Life Safety issues are different than the Zoning Ordinance requirements and must also be met in addition to zoning requirements. Any requirements that the Fire Chief has discussed with you must be addressed with the Fire Chief.

You may appeal this administrative decision of the Zoning Administrator. If you do not agree with my interpretation of the definition of family, which limits the occupancy of any single unit to five unrelated persons (with each cousin counting as a single person), you may appeal this

Letter to Sandra Rowse
Tax Map 122-002-000
Definition of Family
Letter dated September 10, 2014
Page 2 of 2

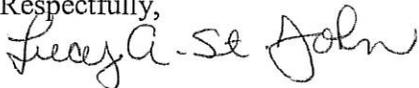
administrative decision to the Zoning Board of Adjustment by submitting an application for an Appeal of Administrative Decision. Do understand that this does require a public hearing and applicable fees will apply.

You may also want to refer to the letter dated July 1, 2014 that was sent to you from this office that addressed the issue of maximum occupancy in a single dwelling unit.

The Zoning Ordinance and all other applicable Fire and Life Safety Codes are there to protect you and other residents of New London. Your compliance with these provisions is imperative to protecting and promoting the general welfare of the Town's inhabitants.

If you have any further questions, please contact me.

Respectfully,

A handwritten signature in cursive script that reads "Lucy A. St. John".

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

CC: Board of Selectmen
Kimberly A. Hallquist, Town Administrator
Jay Lyon, Fire Chief



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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

Sent via email

July 1, 2014

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

Re: Tax Map 122-002-000 at 18 Sutton Road
Definition of Family – definition # 49

Dear Ms. Rowse,

This letter is in response to your phone message to me of Thursday, June 26, 2014 regarding your recent conversation and inspection of the property with Jay Lyon, Fire Chief and our phone conversation on Monday, June 30th.

Your property is zoned ARR which allows single and two family dwellings. Your home consists of two dwelling units. You explained that eight (8) students reside in the main house unit, you live in the second unit and that a third unit was removed several years ago per the letter from Peter Stanley, dated December 29, 2010. The New London Zoning Ordinance restricts the occupancy of unrelated family members to five (5) per unit. Thus, you may not have more than 5 unrelated people living in a single dwelling unit. During our phone conversation I explained that this provision has been in the Zoning Ordinance for many years. As noted in our phone conversation and in your email, you stated that you have misread this provision.

If it is your intention to have those 8 people reside in a single dwelling unit, then such occupancy would be in violation of the zoning ordinance. We ask that you comply with the zoning ordinance by limiting occupancy to no more than 5 unrelated people per unit. The definition of family, definition # 49:

Family: One or more persons occupy a single dwelling unit, provide that unless all members are legally related, no such Family shall contain over five persons, but further provide that domestic servants employed on the premises may be housed on the premises without being counted as a Family or families.

By e-mail to me dated June 30, 2014, you requested a “one year’s grace period on how [your] property is being used.” This request was discussed by the Board of Selectmen and they declined to grant your request as such requests for a variance from the terms of the Zoning Ordinance must be heard by the Zoning Board of Adjustment (ZBA). Thus, if it is your intention to have more than 5 people in one or both of your dwelling units, you must secure a variance from the ZBA. I have included a copy of the variance application with this letter.

If you would like to submit an application for a variance, please let me know. I am happy to assist you with understanding the process. Once a complete variance application and all required fees are submitted, a public hearing is scheduled within 30 days. Please be aware that failure to be in compliance with the Zoning Ordinance may result in fines and penalties pursuant to New London Zoning Ordinance, Article XXVII, Enforcement and RSA 676:17.

The Zoning Ordinance was adopted by the residents of New London. As stated in the Preamble, Article I, the purpose is to protect and promote the general welfare of the Town’s inhabitants. I urge you to take immediate action to demonstrate that you are in compliance with the Life Safety Code as explained to you by Chief Lyon (and detailed in a letter dated June 23, 2014) and to limit the occupancy of each of your dwelling units to no more than 5 unrelated people, and to submit your application to the ZBA.

Respectfully,

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

CC: Board of Selectmen
Kimberly A. Hallquist, Town Administrator
Jay Lyon, Fire Chief



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

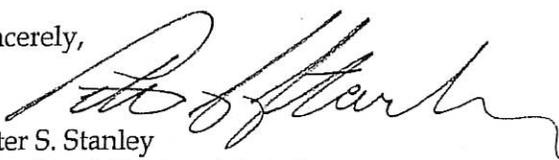
Board of Selectmen P: 603-526-4821 x 10 F: 603-526-9494	Town Administrator P: 603-526-4821 x 13 F: 603-526-9494	Town Clerk-Tax Collector P: 603-526-4821 x 11 F: 603-526-9494	Finance P: 603-526-4821 x 21 F: 603-526-9494	Assessing P: 603-526-4821 x 20 F: 603-526-9494
Planning/Zoning P: 603-526-4821 x 16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

Town of New London
375 Main St.
New London N.H. 03257

Doc# : 789961
Book : 3261 Pages: 0102 - 0103
06/29/2011 11:26AM

MCRD Book 3261 Page 102

122-002

B
14⁴⁴
2⁰²

AGREEMENT AND RELEASE

NOW COMES SANDRA L. ROWSE (hereinafter referred to as "Rowse") of 157 Foxstand Road, Springfield, NH 03284 and the Town of NEW LONDON (hereinafter referred to as "New London"), a municipal corporation existing under the laws of the State of New Hampshire, of 375 Main Street, New London, New Hampshire 03257, and agree as follows:

WHEREAS Rowse is the owner of certain real property of approximately 10.93 acres located on Rowell Hill Road, so-called, being the last tract described and a portion of the premises as stated in deed recorded at Book 3030, Page 128 at the Merrimack County Registry of Deeds;

Whereas the relevant portion of said Rowell Hill Road upon which the Rowse property has frontage is a discontinued Class VI Highway as classified by New Hampshire Revised Statutes Annotated;

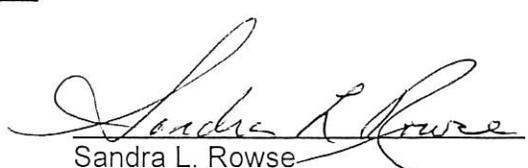
WHEREAS New London through its planning board has agreed to a subdivision of said real property upon certain conditions;

NOW THEREFORE Rowse, for herself, her heirs, successors and assigns, and New London agree as follows:

That New London shall not be obligated to develop said discontinued Rowell Hill Road, construct said discontinued Rowell Hill Road or maintain said discontinued Rowell Hill Road along the said real property of Rowse, and shall have no liability for damages incurred in the use of, maintenance of and construction upon said discontinued Rowell Hill Road.

This agreement shall bind all future owners, the successors, heirs and assigns of said Rowse property.

Executed this 21st day of June, 2011.


Sandra L. Rowse

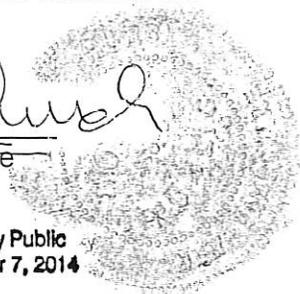


State of New Hampshire

County of Merrimack

On 6/21/11, before me, the undersigned officer, personally appeared Sandra L. Rowse, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes contained herein.

Suzanne M. Church
Notary Public/Justice of the Peace



My Commission Expires:

SUZANNE M. CHURCH, Notary Public
My Commission Expires October 7, 2014

Printed name of officer:

Executed this 27TH day of JUNE, 2011.

Town of New London by its Selectmen

Mark Kaplan
MARK KAPLAN

R. Peter Bianchi
R. PETER BIANCHI

Christina M. Helm
CHRISTINA M HELM

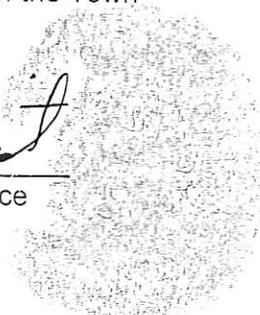
State of New Hampshire

County of Merrimack

On 27TH, 2011, before me, the undersigned officer, personally appeared Mark Kaplan, R. Peter Bianchi,
Christina M. Helm, known to me (or satisfactorily proven) to be

the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes contained herein as Selectmen on behalf of the Town of New London, New Hampshire.

Kimberly A. Hallquist
Notary Public/Justice of the Peace



My Commission Expires:
Printed name of officer:

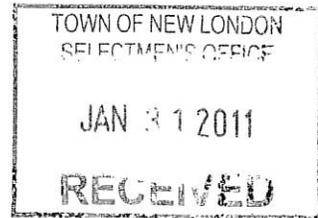
KIMBERLY A. HALLQUIST, Justice of the Peace
My Commission Expires January 16, 2013

MERRIMACK COUNTY RECORDS

Kathi L. Gray, CPO, Register

January 26, 2011

122-2



Peter Stanley
Planning and Zoning Administrator
Town Of New London
375 Main Street
New London, New Hampshire 03257

Dear Peter,

As per an e mail that I received from you, I am writing you a letter in response to your letter of 12/29/2010.

I will have all kitchen equipment moved out of the office/apartment area at 18 Sutton Road by the end of June, 2011. It will be ready for your inspection anytime after that. My cell phone is 603-748-4733 so that we can set up a time that is convenient for you or someone else from the town to inspect the office.

Thank you for giving the present tenant time to find another place to live. Housing is very short in this area and she was very appreciative of your time frame.

Always

A handwritten signature in cursive script that reads "Sandra L. Rowse".

Sandra L. Rowse
18 Sutton Road – Owner
Mailing address – P.O. Box 1488, New London, NH 03257

CC JL
BOS
PS
file 0119

Town of New London



94-37

APPLICATION FOR BUILDING PERMIT

(Permits are valid for a period of one year from the date of issue)

The request of... Marlene & Walter Graf Date... June 2, 1994

For the Alteration
 Erection Of... a 8' X 15' pressure treated deck attached
 Relocation
 Demolition to the present sunroom.

For property located at 39 Sutton Road (Crocketts Corner)

Map Number... 122 ... Parcel Number... 10 ... Tel. No.: 603 526-2175

In the Urban Residential Rural Agricultural
 Rural Residential Conservation
 Commercial Institutional
 Hospital Institutional

Is hereby Approved Denied On... 6/6/94 Date

NEW MAP & LOT
122-002-000
Zone

Check here if property is now in current use taxation

Reason if denied:

In accepting this Building Permit, the owner of property agrees that the proposed construction, erection or alteration described above will conform with the Zoning Ordinance adopted by the Town of New London on March 11, 1958, as amended, and with all other requirements of law of the Town of New London and the State of New Hampshire pertaining to buildings, wiring, plumbing, water and sanitary systems. The applicant is aware that the construction of driveways entering onto a town road or other work within the right-of-way of a town road requires additional approvals by the Town before such work may be performed.

Marlene M. Graf
 Property Owner's Signature

April Whittaker
 Town of New London

Board of Selectmen

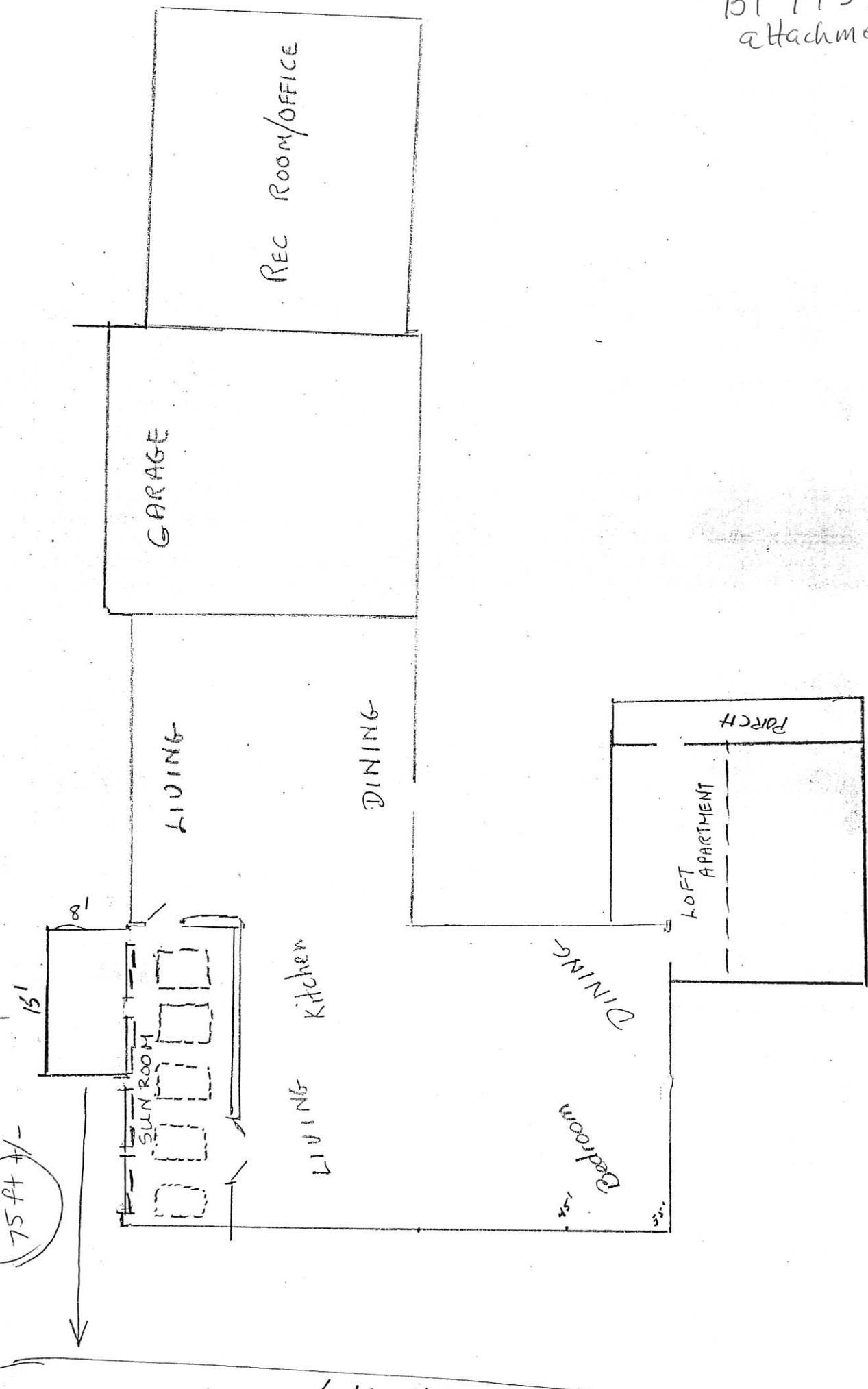
ADDITIONAL APPROVALS	REQ.	REC.
SEPTIC APPROVAL	<input type="checkbox"/>	<input type="checkbox"/>
SEWER APPROVAL	<input type="checkbox"/>	<input type="checkbox"/>
ENERGY APPROVAL	<input type="checkbox"/>	<input type="checkbox"/>
WATER APPROVAL	<input type="checkbox"/>	<input type="checkbox"/>
STATE/TOWN DRIVEWAY	<input type="checkbox"/>	<input type="checkbox"/>
ZBA/PLANNING BOARD	<input type="checkbox"/>	<input type="checkbox"/>
BOND	<input type="checkbox"/>	<input type="checkbox"/>
YIELD PERMIT	<input type="checkbox"/>	<input type="checkbox"/>
WETLANDS	<input type="checkbox"/>	<input type="checkbox"/>
STEEP SLOPES	<input type="checkbox"/>	<input type="checkbox"/>
FILE	<input type="checkbox"/>	<input type="checkbox"/>
GRADE PLAN REQUIRED	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Maureen M. Grogan
Map 1222 Jan 10

approx 10 acres +/-
DECK
PROPOSED

75 ft +/-

DRIVEWAY



RL 11



Zoning Board of Adjustment

New London, New Hampshire

03257 NEW MAP & LOTS
122-002-000

NOTICE OF DECISION

APRIL 24, 1991

RE: WALTER GRAF

You are hereby notified that the appeal of **WALTER GRAF** for a **SPECIAL EXCEPTION** as provided in **ARTICLE XV-C (5)** of the New London Zoning Ordinance was heard at 7:30 p.m. in the New London Town Hall on **APRIL 24, 1991**.

The property is located at **CROCKETT'S CORNER (Map 122 Lot 10)** and in the **RURAL AGRICULTURAL ZONE**. Petitioner wishes to use building on property for performing State Inspections on family owned vehicles and those of interested outside parties.

After reviewing the petition and hearing all of the evidence the New London Zoning Board of Adjustment **VOTED** that the **APPEAL** for a **SPECIAL EXCEPTION** be **DENIED**. The Board determined that the establishment of an Inspection Station would have an adverse effect on the neighborhood and a detrimental visual impact on the rural residential charm of New London.

The **VOTE TO DENY** was **UNANIMOUS**.

Marilyn B. Andrews, Chairman
Sandy Biuso (alternate)
Ruth I. Clough
Brian Prescott
Ernest Welch

New London Zoning board
of Adjustment

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.

Town of New London

90-99



APPLICATION FOR BUILDING PERMIT

(Permits are valid for a period of one year from the date of issue)

The request of WALTER GRAF Date 8-30-90

For the Alteration
 Erection
 Relocation
 Demolition

Of EXISTING BARN BY REMOVAL OF 10' x 28'-6" ROOM AND REPLACEMENT WITH 16' x 32'-6" EQUIPMENT SHED.

For property located at 39 RTE 114, NEW LONDON, N.H. 03257

Map Number 122 Parcel Number 10 Tel. No. 526-2175

In the Urban Residential Rural Agricultural
 Rural Residential Conservation Zone
 Commercial Institutional
 Hospital Institutional

Is hereby Approved Denied On 9/4/90 Date

Reason if denied:

In accepting this Building Permit, the owner of property agrees that the proposed construction, erection or alteration described above will conform with the Zoning Ordinance adopted by the Town of New London on March 11, 1958, as amended, and with all other requirements of law of the Town of New London and the State of New Hampshire pertaining to buildings, wiring, plumbing, water and sanitary systems. The applicant is aware that the construction of driveways entering onto a town road or other work within the right-of-way of a town road requires additional approvals by the Town before such work may be performed.

W. Graf
 Property Owner's Signature

[Signature]
[Signature]
 Town of New London

ADDITIONAL APPROVALS	REQ.	REC.
OPTIC APPROVAL	<input type="checkbox"/>	<input type="checkbox"/>
POWER APPROVAL	<input type="checkbox"/>	<input type="checkbox"/>
ENERGY APPROVAL	<input type="checkbox"/>	<input type="checkbox"/>
SEWER APPROVAL	<input type="checkbox"/>	<input type="checkbox"/>
STATE/TOWN DRIVEWAY	<input type="checkbox"/>	<input type="checkbox"/>
PLANNING BOARD	<input type="checkbox"/>	<input type="checkbox"/>
LAND PERMIT	<input type="checkbox"/>	<input type="checkbox"/>
LANDS	<input type="checkbox"/>	<input type="checkbox"/>
DEEP SLOPES	<input type="checkbox"/>	<input type="checkbox"/>
GRADE PLAN REQUIRED	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Board of Selectmen

WALTER & MARLENE GRAF

Owner's Name

39 RTE 114

Street Address

NEW LONDON NH 03257

Town/City State Zip

Scale $\frac{1}{2}$ inch = 25' ft.

Date: 8-30-90

Please show sketch of structure and set back from property lines (front, rear, and sides) to conform with Zoning Regulations of Town.

LEGEND

-  = NEW CONSTRUCTION
-  = EXISTING BUILDING

