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

October 31, 2018

ZONING ADMINISTRATOR'S REVIEW

Submitted by: Nicole Gage NG

Application: Todd Schweizer
PUBLIC HEARING SCHEDULED FOR 11/14/2018, 6:30 PM
TWO (2) VARIANCE APPLICATIONS
ZBA Case #18-18 & #18-19
813 Little Sunapee Rd / Parcel ID 032-001-000

1. I did not find any Planning/Zoning history for this parcel.
2. The owner was cited for building a shed and an outdoor shower without a Building Permit. Both structures are located within the 50-foot Waterfront Buffer. See attached correspondence.

Nicole

TOWN OF
NEW LONDON, NEW HAMPSHIRE

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

July 9, 2018

Susan R. Schweizer Trust
Susan R Schweizer, Trustee
PO Box 808
New London, NH 03257

RE: 813 Little Sunapee Rd., New London NH
Parcel 032/ 001/ 000/

It has come to the Town's attention that some building activity may have occurred on your property located at 813 Little Sunapee Road. It appears sheds may have been constructed without a permit, and within the 50-foot Waterfront Buffer of the Shore Land Overlay District. Our records do not indicate that a building permit was applied for.

You may not be aware of the Town's building permit process and application requirements; therefore, please contact Cary Lagace by Monday July 23rd to discuss what improvements, if any, have occurred at the property and the building permit application process.

Depending on the nature of building activities which may have occurred at the site, information may be required to determine compliance with the Town's Zoning Ordinance, the Town's Shore Land Overlay District, septic system requirements, and any State permits which may be needed from the New Hampshire Department of Environmental Services.

Attached is a copy of the Building Permit Application, Fee Schedule, and FAQs. **Again please contact Cary Lagace by Monday, July 23, 2018 at (603) 526-1243 or email at landuse@nh-nl.com**.

Sincerely,

Nicole Gage

Nicole Gage
Zoning Administrator

CC: Cary Lagace, Land Use Coordinator
Kimberly Hallquist, Town Administrator
Parcel File

Enclosures: Building Permit Application, Fee Schedule, FAQs

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

July 30, 2018

Mr. Schweizer, Trustee
Susan R Schweizer Trust
PO Box 808
New London, NH 03257

RE: 813 Little Sunapee Rd., New London NH
Parcel 032/ 001/ 000/

Thank you for meeting with me last week at 813 Little Sunapee Road with Daniel Monette of CLD/Fuss & O'Neill. During our meeting on July 25th, I recommended that you consider a LOMA (letter of map amendment) through FEMA to officially declare the property out of the 100-year flood plain, if a licensed land surveyor can show the property is elevated enough. Having a LOMA on file would reduce the number of regulations that must be met when repairing structures or installing structures on the property.

Please allow this letter to serve as a reminder that during our meeting I specifically requested that you apply for an After-the-Fact Building Permit at the town office by the end of this week (July 30-Aug.3rd) for the outdoor shower platform and the tool shed; and that if you do not wish to apply for permits the alternative would be to remove the structures immediately.

I look forward to receiving the application soon.

Sincerely,

Nicole Gage
Zoning Administrator

CC: Kimberly Hallquist, Town Administrator
Daniel Monette, PE, CLD/Fuss O'Neill – via email danm@cldengineers.com

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

August 22, 2018

Tod H. Schweizer, Trustee – SENT VIA CERTIFIED MAIL & EMAIL: todwithoned1@gmail.com
Susan R. Schweizer Trust
PO Box 808
New London, NH 03257

RE: 813 Little Sunapee Rd., New London NH
Parcel 032/ 001/ 000/

Thank you for applying for two (2) After-the-Fact Building Permits for 1) adding a new 30-square-foot attached platform for outdoor showering to the existing house at 813 Little Sunapee Road; and 2) a 56-square-foot shed. Unfortunately, the house is already non-conforming due to the fact that it is either located completely within the 50-foot Waterfront Buffer, or it is straddling the Waterfront Buffer. Alterations or expansions, including new foundations and expanded footprints, are NOT PERMITTED per Article XX, Sections B.1 and B.2 of the New London Zoning Ordinance. In addition, no structures, construction or land disturbance is permitted within the 50-foot Waterfront Buffer per Article XVI, Section C.2 of the New London Zoning Ordinance.

In addition, any activity, land disturbance or construction within the 250-foot Shore Land Overlay District may also require state permits from the New Hampshire Department of Environment Services.

The lot also appears to be located within the 100-year-floodplain, FEMA zone A and so all construction must meet the requirements of the Floodplain Overlay District as outlined in Article XV of the New London Zoning Ordinance. If a Variance is pursued in the Special Flood Hazard Area, additional standards must also be met per XV.I.2.

Therefore, the 30-square-foot platform and 56-square-foot shed must be removed within 30-days of receipt of this letter; or relief from the zoning ordinance must be immediately sought by submitting a complete application for a Variance within 30-days of receipt of this letter. I respectfully request that you call or email me by WED. SEPTEMBER 5TH to let me know which option you intend to pursue.

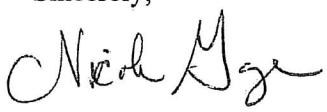
↳ Engineer req'd a 90-day – extended this to Thanksgiving 2018
8/22 – 11/21

Per Article XXVII of the New London Zoning Ordinance, Section 5 and 6:

> *5. Upon any well-founded information that this Ordinance is being violated, the Board of Selectmen shall take immediate steps to enforce the provisions of this Ordinance by seeking Injunctive Relief as provided in RSA 676:15, Fines and Penalties as provided in RSA 676:17, Cease and Desist Orders as provided in RSA 676:17-a, and Local Land Use Citations as provided by RSA 676:17-b including any amended statutory provisions.*
>
> *6. Any person who violates any of the provisions of this title (Title LXIV, RSA 676:17, I), or any local ordinance, code or regulation adopted under this title, or any provision or specification of any application, plat or plan approved by, or any requirement or condition of a permit or decision issued by, any local administrator or land use board acting under the authority of this title shall be guilty of a misdemeanor if a natural person, or guilty of a felony if any other person; and shall be subject to a civil penalty of $275 for the first offense and $550 for subsequent offenses for each day that such 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 earlier, (or as specified in RSA 676:17, as amended).*

Thank you for your anticipated cooperation in this important matter.

Sincerely,



Nicole Gage
Zoning Administrator
Email - zoning@nl-nh.com
Phone - (603) 526-1246

CC: Kimberly Hallquist, Town Administrator