



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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APPLICATION FOR A SPECIAL EXCEPTION

To: Zoning Board of Adjustment,
Town of New London

Name of applicant: PIERRE J BEDARD
Mailing Address: PO BOX 632, NEW LONDON State: NH Zip 03257
Home Telephone: _____ Work: 603 526-4928 Cell: 603 340-0526
Email address: PJBEDARD2@HOTMAIL.COM

Owner of property: QUINN FAMILY REVOCABLE TRUST
(if same as applicant, write "same")

Location of property 63 MURRAY POND RD.

Tax Map Number: 045 Lot Number: 003-000 Zone: R-2

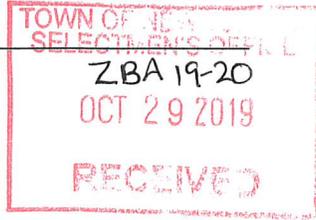
The applicant is applying for a Special Exception use, structure or activity that is permitted with the review and approval of the ZBA, as specified in the Zoning Ordinance by Article: XXII Section: G, 3, and can best be described as follows;

A REDUCTION OF THE DEPTH OF THE STREAM BUFFER
DESCRIBED IN PARAGRAPH D, NATURAL WOODLAND BUFFER

Explain how the proposal meets the special exception criteria as specified in Article: XXI, Section: G of the zoning ordinance [list all criteria from ordinance]

Criteria 1 - SEE ATTACHED

Criteria 2 - SEE ATTACHED



Criteria 3 -

SEE ATTACHED

Applicant(s) signature:



Date: 10/29/19

Applicant(s) signature: _____

Date: _____

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:

Zoning Administrator
603-526-1246
Email: zoning@nl-nh.com

Or

Land Use and Assessing Coordinator
603-526-1243
Email: landuse@nl-nh.com

Letter of Authorization

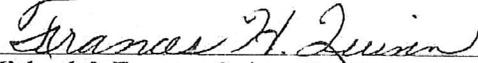
RE: Tax Map 045 Parcel 001-000, 63 Murray Pond Road.

To Whom It May Concern:

I have authorized Pierre J. Bedard to act as my agent for matters presented before the Town of New London Zoning Board of Adjustment on our property at 63 Murray Pond Road, Tax Map 045 Parcel 001-000.

Thank you for your consideration of this matter.

Sincerely,

Michael & Frances Quinn, Co-Trustees
Quinn Family Revocable Trust

Date: 10/29/19

PIERRE J. BEDARD & ASSOCIATES, P.C.

LAND USE CONSULTANTS, SURVEYORS, FORESTERS, & WETLAND SCIENTISTS
P. O. Box 632
NEW LONDON, NH 03257

www.pierrejbedard.com

Telephone 603 526-4928

e-mail: pjbedard1@hotmail.com

Criteria for Special Exception
Property of
Quinn Family Revocable Trust
Michael W. & Francis H. Quinn, Trustees
Tax Map 045 Parcel 003-000, 63 Murray Pond Rd..
Under Article XXII
STREAMS CONSERVATION OVERLAY DISTRICT

Section D. Natural Woodland Buffer

1. **Purpose:** The purpose of a Natural Woodland Buffer is to protect the quality of public waters by minimizing erosion, preventing siltation and turbidity, stabilizing soils, preventing excess nutrients and chemical pollution, maintaining natural water temperatures, maintaining a healthy Tree canopy and understory, preserving fish, bird and wildlife habitat, and respecting the overall natural condition of the protected shoreland.

2. **Width of Buffer:** Where existing, a Natural Woodland Buffer shall be maintained within 100 feet inland from the Ordinary High Water Mark of all Streams as defined by this Ordinance.

G. Uses Permitted by Special Exception: The following Uses may be permitted by Special Exception by the Zoning Board of Adjustment:

3. A reduction of the depth of the Stream buffer described above in Paragraph D. Natural Woodland Buffer.

Background

The Quinn family bought the property with the dwelling thereon in 2013. The existing dwelling was built in 1988. This predates the adoption of the Article XXII, The Streams Overlay District (March 13, 2001). This property is located in the Residential - R-2 Zoning District. The building and lot is mostly within the Natural Woodland Buffer of the overlay district (see site plan). One of the property lines is very near Marvin Brook.

The Quinn family would like to build a small vestibule addition to the residential structure. The proposal is to build a 4 ½ by 10 foot vestibule/mud room at their front door.. Currently, there is little room when entering the front door. The current entrance opens into a small hallway immediately adjacent to the living room and bottom of stairs. Adding this vestibule/mud room would improve access into the structure, especially in winter and inclement weather. The area adjacent to the structure where the renovations would take place is an open porch/landing, stairs, and landscaped with plants, shrubs, and natural bark mulch..

Criteria 1:

- a, The proposed addition will occur in an area that is not a natural woodland. The area adjacent to the brook has been maintained in a natural condition. Article XXII Section D.2. Width of Buffer: begins with the term “Where existing, a Natural Woodland Buffer shall be maintained...”. The area around the dwelling where the improvements will take place is not a Natural Woodland. No natural vegetation will be removed as part of this project.
- b. The addition will be an expansion and enclosure of the existing open landing as described in the background.

- c. A reduction of the depth of the Stream buffer is allowed under Section G.3. of the Streams Conservation Overlay District.
- d. The property is connected to the New London sewer system.
- e. There will not be detrimental impacts to vehicular and pedestrian traffic movement in the neighborhood. The work will occur 38 or more feet from the traveled way of Murray Pond Road.
- f. A variance is being requested for this proposal.
- g. It will be in keeping with the character of surrounding properties.
- h. The distance from the proposed structure and the private road will be more than 50% greater than the required setback.

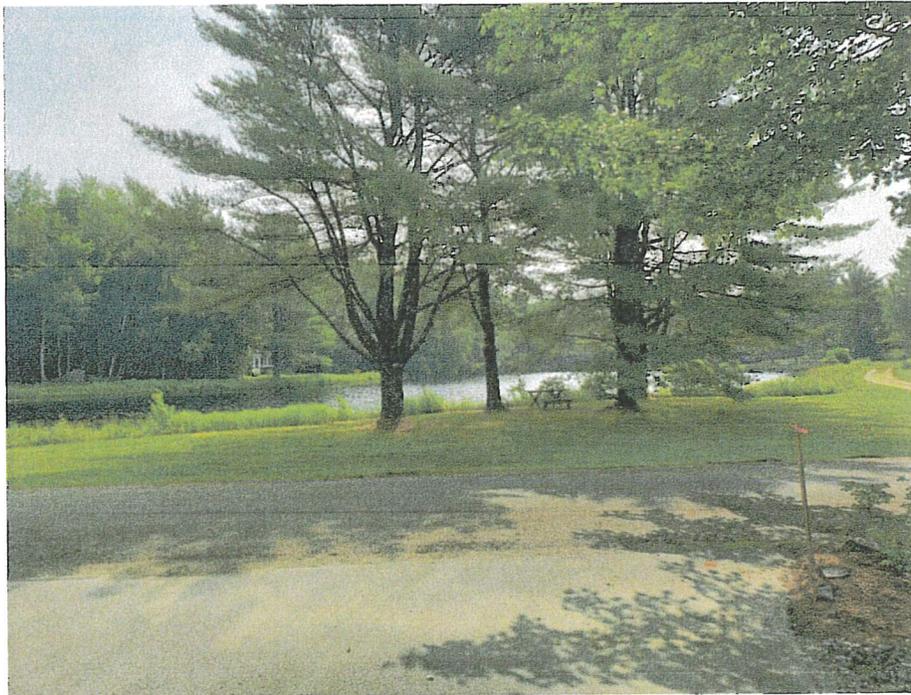
Criteria 2: The proposed structure will have infiltration trenches installed (see plan) to infiltrate runoff from the proposed roof and mitigate stormwater from the structure.

Criteria 3: This project is not very large in scope.. Disturbance to the area will be minimal.. The intent and spirit of the ordinance will not be compromised. The property has existed as non-conforming prior to the adoption of the ordinance.

SITE PHOTOGRAPHS
63 MURRAY POND ROAD.
NEW LONDON, NH



A. 7/15/19. Proposed vestibule centered on front door.



B. 7/15/19. Murray Pond from Driveway.

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
OCT 29 2019
RECEIVED



C. Google Earth Image

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
OCT 29 2019
RECEIVED



63 Murray Pond Road

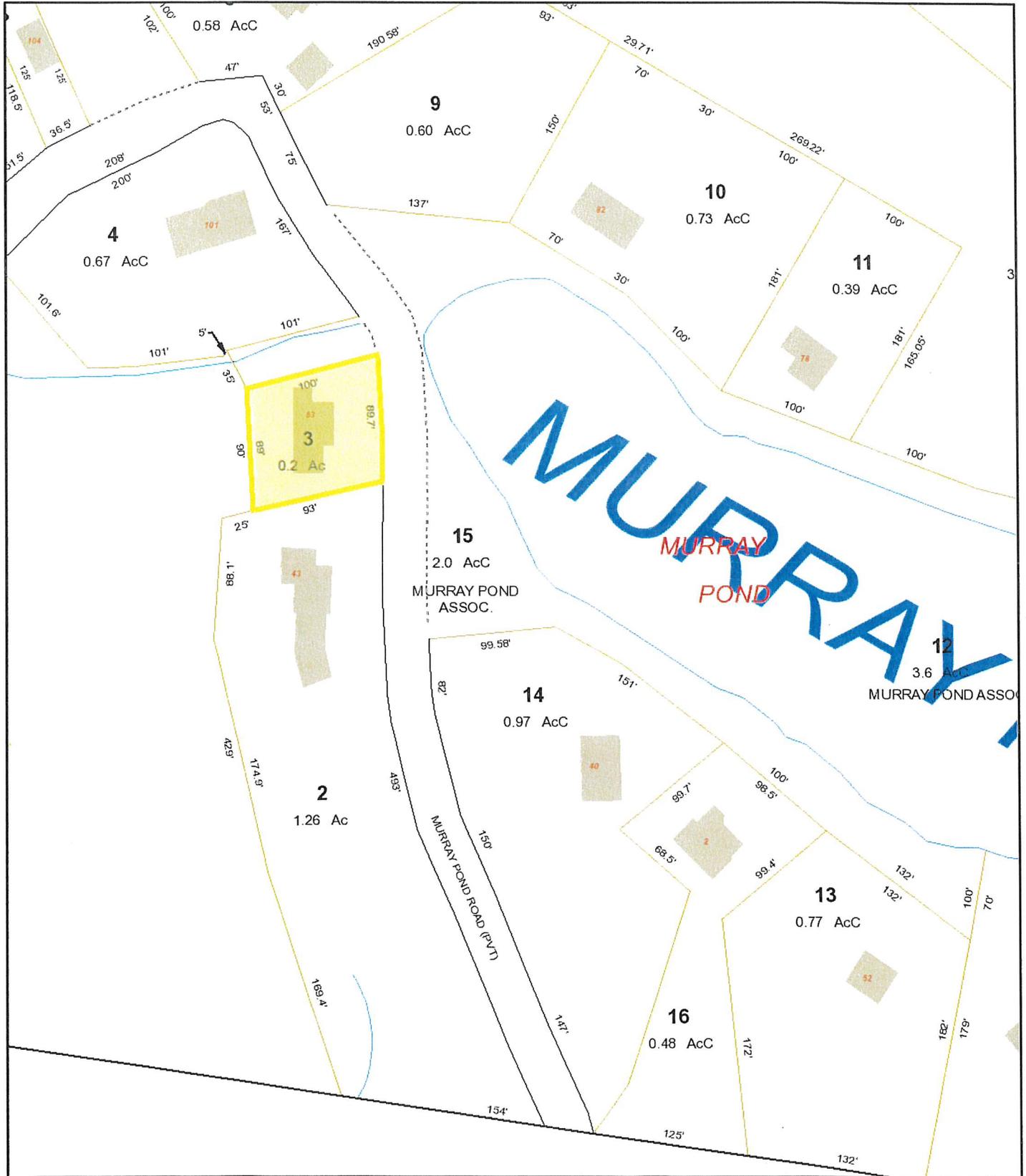
New London, NH



October 29, 2019

1 inch = 100 Feet

www.cai-tech.com



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TOWN OF NEW LONDON
SELECTIONS OFFICE
OCT 29 2019
RECEIVED

**2019 OBSERVED
MAGNETIC**

250 FT SHORELAND SETBACK

150 FT NATURAL

Tax Map 45/017/000
MURRAY POND ASSOCIATION
C/O ANNE FORZLEY
120 MOUNTAIN DRIVE
50 WINDSOR, CT 06074

1.5" IRON PIPE FOUND.
0.5' EXPOSED.

BASE 2.25" LEANING
IRON PIPE FOUND.
1.2' EXPOSED.

Tax Map 45/001/000
AUSBON SARGENT LAND PRESERVATION TRUST
PO BOX 2040
NEW LONDON, N.H. 03257

Tax Map 045/003/000
9,456 sq. ft.
0.22 Acres

1.0" IRON PIPE FOUND.
1.0' EXPOSED.

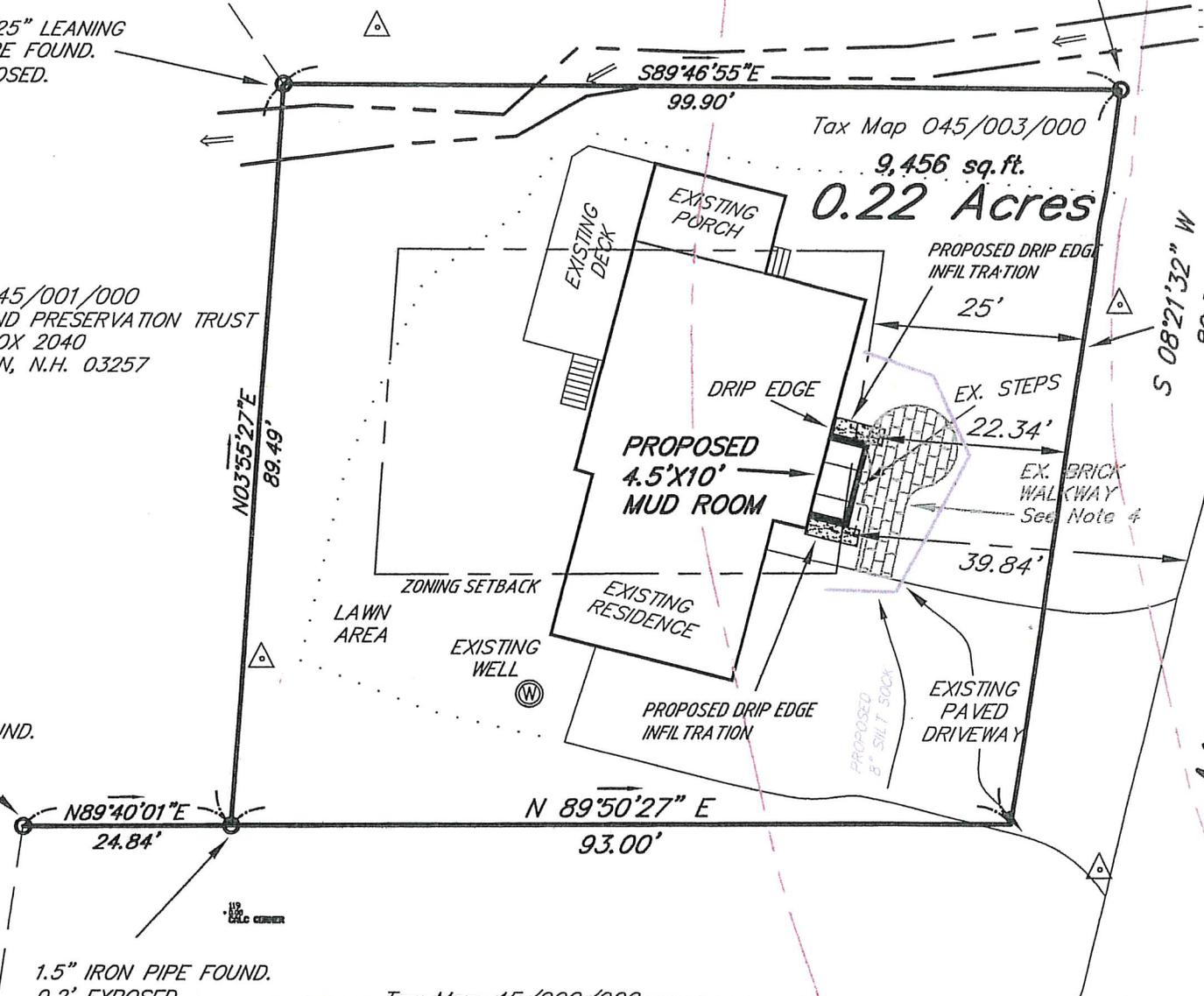
1.5" IRON PIPE FOUND.
0.2' EXPOSED.

N89°40'01"E 24.84'
N 89°50'27" E 93.00'

N03°55'27"E 89.49'

S89°46'55"E 99.90'

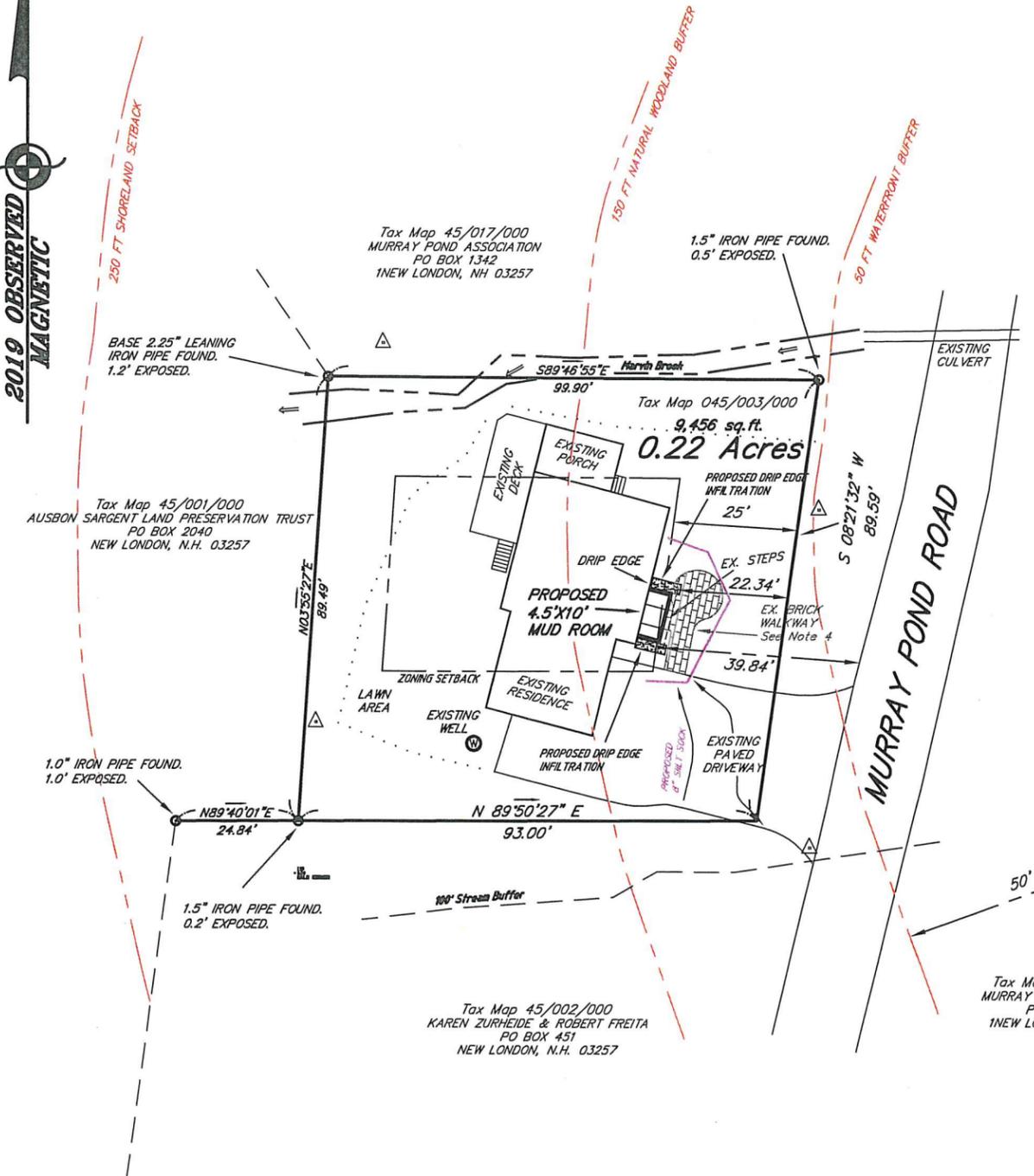
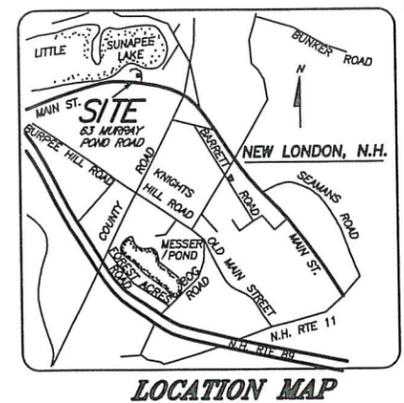
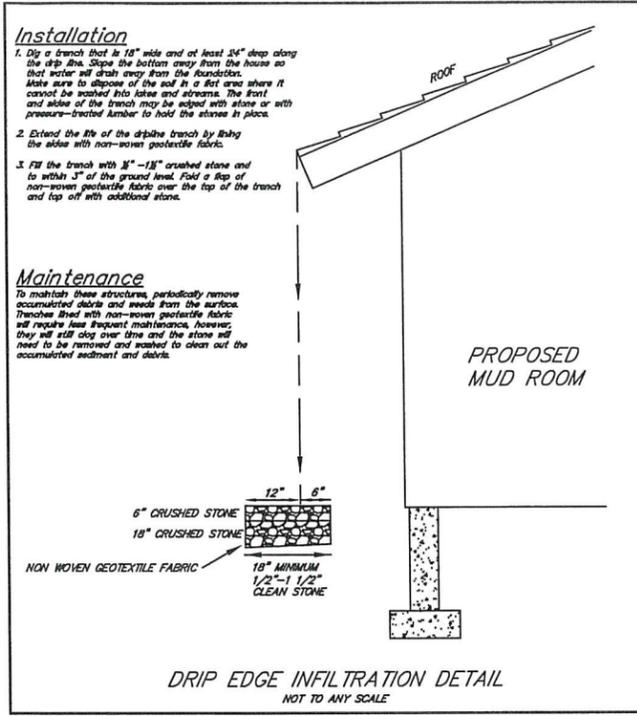
S 08°21'32" W



Tax Map 45/002/000

2019 OBSERVED
MAGNETIC

- KEY**
- ⊙ Iron Rod (found) or as noted
 - Iron Pipe (found) or as noted
 - Edge Road/ Drive
 - △ Survey Control Point
 - - - Town Building Setback
 - - - Proposed Drip Edge
 - Proposed 8" Silt Sock



NOTES

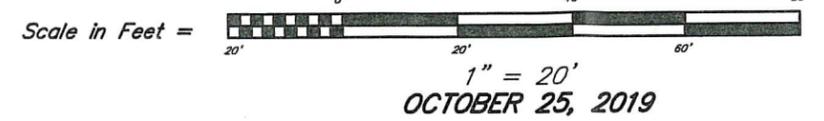
1. This plan is the result of a Leica Robotic total station survey, JULY 11, 2019, having a control traverse relative error of closure greater than 1:5,000 (NH LAN 503.04 Category 1, Condition 2, Rural)
2. Deed reference to parcel is MCR Book 3452 Page 1330, AUGUST 22, 2014.
3. This property is located in the R-2 Residential Zoning District. Structure setbacks are Front yard 25 Feet, Rear yard 15 Feet, Side yard is Min. 20 Feet for one side and an Aggregate of 50 Feet for both sides. Minimum Lot size is 2 Acres.
4. Existing brick walkway to be replaced with permeable pavers or similar permeable technology.

REFERENCE PLANS

1. Unrecorded Plan, Titled "Property of Marjorie A.C. Young..." By Robert S. Bristol, R.L.S. 41 (N.H.) North Sutton, N.H. and dated November 1972.
2. M.C.R. Plan # 12518, Titled "Plan of Lands Owned by Harry M. Snow III and Paul S. Snow..." By Wayne McCutcheon Associates, Dated October 28, 1987.
3. M.C.R. Plan # 2114, Titled "Land being Surveyed by Marvin Murray to EVERGREEN POINT, INC..." Recorded 10-25-1966. By Wayne McCutcheon Associates, Dated October 28, 1987.
4. M.C.R. Plan # 17731, Titled "PLAN OF LAND EVERGREEN POINT..." By This Office, Dated January 19, 2006.

PLAN OF LAND

PROPERTY OF
QUINN FAMILY REVOCABLE TRUST
CO TRUSTEES
MICHAEL W. and FRANCES H. QUINN
PO BOX 1519, NEW LONDON, N.H. 03257
LOCATED IN
NEW LONDON, NEW HAMPSHIRE



PREPARED BY PIERRE J. BEDARD, and ASSOCIATES, P.C., P.O. BOX 632, NEW LONDON, N.H. 03257.
LAND SURVEYING, SEWAGE DISPOSAL DESIGN, and NATURAL RESOURCE CONSULTANTS.