



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION
Zoning Board of Adjustment (ZBA)
Thursday, November 20, 2014

The Zoning Board of Adjustment made the following decision(s) at the Thursday, November 20, 2014 meeting. Refer to the agenda, public hearing notice and meeting minutes for additional details of the discussion.

- **Variance Application for Elizabeth Kent Property.** Located at 101 Lamson Lane. Tax Map 049-015-000-000. Zoned Residential (R-2). Parcel is approximately 1.5 +/- acres. Applicant proposes to replace the existing cottage which straddles the Shoreland Overlay District waterfront buffer and which is an existing nonconforming structure, and replace it with a new house in the same footprint. Plan prepared by Pierre Bedard and CLD Consulting Engineers. Variances requested:
- Variance to Article XVI, Shoreland Overlay District, G 2.b.
 - Variance to Article XVI, Shoreland Overlay District, J. 1 & 2
 - Variance to Article XX, Nonconforming, B 1
 - Variance to Article XX, Nonconforming, B.3. b. 2

Variances granted with conditions:

1. That some mechanism to minimize runoff such as the use of drip edges be utilized consistent with the recommendation of Pierre Bedard.
2. That the areas disturbed during the construction be replanted with native planting per the publication- NHDES Native Shoreland Riparian Buffer Plantings for New Hampshire.

- **Variance Application for New London Wood Products owned by Dean and Pamela Larpenr.** Tax Map 129-015-000. Zoned Residential ARR. Parcel is approximately 3.1 +/- acres. Applicant proposes to construct a barn, which is an expansion of the nonconforming use of the site. The barn is proposed to be utilized for horses. Variances requested:
- Variance to Article XX, Nonconforming Uses, A, 2- Change or Expansion.
 - Variance to Article II, General Provision, 1 (e) Grazing, Care, Raising, or Keeping of Livestock.

Variances granted with conditions:

1. Find that the new building (horse barn) is not an expansion of a nonconforming use, however to ensure that is the case, the horse barn can only be used for livestock and is not be used for any use associated with the New London Woods Products business.
2. That the variance appears to be in compliance with the recommended guidelines of the Zoning Ordinance, and meets the relevant criteria for outside enclosure areas and shelter areas for the keeping of the horses. The pasture requirements are not relevant for the keeping of Draft Horses because the draft horses will receive their nutritional

needs per a feeding regimen developed by a horse nutritionist and will not derive their feeding requirements by grazing in a pasture.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Lucy A. St. John". The signature is written in black ink and is positioned above the typed name.

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

Per RSA 674:33 (as may be amended) the concurring vote of 3 members of the board shall be necessary to reverse any action of the administrative official or to decide in favor of the applicant on any matter on which it is required to pass. Persons who are aggrieved by the decision of the ZBA are advised to seek legal counsel as they deem appropriate and to review applicable laws including but not limited to RSA 677 Rehearing and Appeal Procedures, RSA 674:33 Powers of the Zoning Board of Adjustment, RSA 676:3 Issuance of Decision and other NH State Statutes and Laws which may apply. This notice is for general informational purposes and in no way shall convey any legal advice.