



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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ZONING BOARD OF ADJUSTMENT (ZBA)  
**NOTICE OF DECISION**

You are hereby notified that on Tuesday December 15, 2020 the New London Zoning Board of Adjustment (ZBA) held a Public Hearing and considered the following case(s):

Case #ZBA20-06  
Owner/Applicant: William H. Mitchell, James H. Mitchell, Mary A. Hayward Rev. Trust, et al  
New Parcel ID 078-006-0-0-0  
Address: 77 Wilmot Center Rd  
Zone(s) R2 (Residential) w/ Shoreland Overlay  
Summary of Case: Application for Variance from Article V, Section B2 to permit a lot line adjustment to change the lot size from 1.7 +/- acres (current) to 0.73 acres (proposed), whereas 2 acres is normally required.

Case #ZBA20-07  
Owner/Applicant: William H. Mitchell, James H. Mitchell, Debra B. Mitchell, Mary A. Hayward Rev. Trust, et al  
New Parcel ID 064-001-0-0-0  
Address: 73 Wilmot Center Rd  
Zone(s) R2 (Residential) w/ Shoreland Overlay  
Summary of Case: Application for Variance from Article V, Section B2 to permit a lot line adjustment to change the road frontage from 0-feet (current) to 50.03 +/- feet (proposed), whereas 150-feet is normally required.

Case #ZBA20-08  
Owner/Applicant: William H. Mitchell, James H. Mitchell, Debra B. Mitchell, Mary A. Hayward Rev. Trust, et al  
New Parcel ID 064-001-0-0-0  
Address: 73 Wilmot Center Rd  
Zone(s) R2 (Residential) w/ Shoreland Overlay  
Summary of Case: Application for Variance from Article V, Section B5 to permit a lot line adjustment to a) change the lake frontage from 90 +/- feet (current) to 189 +/- feet (proposed), whereas 200 feet is normally required; and b) change the lot size from 0.37 acres (current) to 1.34 acres (proposed), whereas 2 acres is normally required.

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**Decision: Having found that the appeal met the five (5) criteria, the four (3) Variances were GRANTED unanimously in a vote 5-0 with the following condition(s):**

- 1) Approval is subject to the Planning Board approval of the lot line adjustment as it was presented to the ZBA.**
- 2) The driveway will meet the current driveway regulations of the town, to the satisfaction of the Planning Board.**
- 3) Nothing in this decision changes the status that the three (3) lots are still nonconforming.**

Please refer to the meeting minutes for additional details of the discussion.

Nicole Gage, Zoning Administrator  
Town of New London  
*Wednesday, December 16, 2020*

Variances and Special Exceptions shall be valid if exercised within two (2) years. Refer to RSA 674:33, Powers of the Zoning Board of Adjustment, for the specific language. 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 676:5 Appeals to Board of Adjustment; RSA 676:3.