



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## ZONING BOARD OF ADJUSTMENT (ZBA) MEETING MINUTES Tuesday, March 16, 2021 Digital – only meeting via Zoom 6:30 PM

**Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. The public has access to contemporaneously listen and participate in this meeting through the video conferencing platform Zoom.us.**

**MEMBERS PRESENT:** Michael Todd (Vice Chair, voting), Katharine Fischer (voting), Steve Root (voting), Ann Bedard (voting) Heidi Lauridsen (voting)

**MEMBERS ABSENT:** Lauren Chadwick, Stan Bright, Frank Anzalone, Douglas Lyon

**OTHERS PRESENT:** Adam Ricker, Zoning Administrator, Erin Darrow, Right Angle Engineering

1. **Call to Order**– Michael Todd called the meeting to order at 6:45pm and read the zoom authorization information. Mr. Todd called the roll. Michael Todd: here. Katharine Fischer: here, Steve Root: here, Heidi Lauridsen: here. Ann Bedard: here.

### 2. **Continued Public Hearing:**

Case #: #ZBA21-01 & #ZBA21-02  
Owner/Applicant Bragg-Brown Living Trust (Susan & Michael)  
Applicant: Erin Darrow, Right Angle Engineering  
New Parcel ID 065-009-0-0-0  
Address: 1041 Lakeshore Drive  
Zone(s): R-2 (Residential 2) & ARR (Agricultural Rural Residential) with Wetlands Conservation and Steep Slope Overlay

### Summary:

- #ZBA21-01 – Application for special exception per Article XIII, Section E(1) of the Zoning Ordinance to permit maintenance and improvements to the existing driveway in the Wetlands Conservation Overlay District.
- #ZBA21-02- Application for a Special Exception per Article XIV, Section C(2) of the Zoning Ordinance to permit maintenance and improvements to the existing driveway in the Steep Slopes Conservation Overlay District.

Erin Darrow of Right Angle Engineering is requesting a continuance to April 6, 2021. Since the last meeting, there has been extensive discussion regarding the driveway setback. The driveway setback is at the very top of the driveway where the abutter's property line comes very close to the driveway. This is only a concern at the top of the driveway. The boundary line was located by a licensed land surveyor who went back to the original Bristol Sweets subdivision that created this lot in the 1980's. He located a few other pins that had been in

the general vicinity of the work but did not locate the pin in the northwest corner. The other pins lined up with the property lines and matches the metes and bounds from the subdivision. This process took over a month.

After this information was gathered, Ms. Darrow revisited options with the landowners. Ms. Darrow does not want to make the property less conforming and would like to improve the conditions as much as possible. They have come up with a layout that will move the driveway over, maintain the width and not cause any further encroachment. That being said, they are still holding that driveway where it is now but the widening is going downhill. The landowners are looking into the cost of doing a retaining wall. Updated drawings will be submitted. Fire Chief Jay Lyon reviewed the site again and requested the addition of a few pull offs. Ms. Darrow has identified these locations that work well with the grade, which will increase the impact slightly.

**IT WAS MOVED (Heidi Lauridsen) and SECONDED (Michael Todd) to continue the public hearing until Tuesday, April 6, 2021. THE MOTION WAS APPROVED UNANIMOUSLY. Michael Todd: yes, Heidi Lauridsen: yes, Steve Root: yes, Katharine Fischer: yes, Ann Bedard: yes**

**3. Review of Minutes of February 2, 2021**

**IT WAS MOVED (Heidi Lauridsen) and SECONDED (Michael Todd) to approve the minutes of the February 2, 2021 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY. Michael Todd: yes, Heidi Lauridsen: yes, Steve Root: yes, Katharine Fischer: yes, Ann Bedard: yes**

**4. Motion to Adjourn**

**IT WAS MOVED (Steve Root) AND SECONDED (Ann Bedard) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY. Michael Todd: yes, Ann Bedard: yes, Heidi Lauridsen: Yes, Katharine Fischer: yes, Steve Root: yes.**

The meeting was adjourned at 6:59PM

Respectfully submitted,

Trina Dawson

Recording Secretary  
Town of New London