



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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**ZONING BOARD OF ADJUSTMENT (ZBA)**

**MEETING MINUTES**

**Tuesday, September 17, 2024**

**Whipple Town Hall, 6:30pm**

**MEMBERS PRESENT:** Chair Michael Todd (voting), Frank Anzalone (voting), Heidi Lauridsen (voting), Lauren Snow Chadwick, Steve Root (voting), Conrad Bolton, and Peter Theroux (voting).

**MEMBERS ABSENT:** Ann Bedard, Julia LeMense.

**OTHERS PRESENT:** Adam Ricker, Zoning Administrator, Rich Epstein, Karen Epstein, Budget Committee member, and Peter Nichols, Chair of Housing Commission, Charlene Baxter, John and Cynthia Canaday.

1. **Call to Order:** Michael Todd called the meeting to order at 6:30pm and call the roll regarding voting members. Only one of the two alternates are allowed to participate in discussion, this will be Lauren Snow Chadwick.

Public Hearing(s): Application for a Variance

<b>Case #</b>	<b>ZBA 24-03</b>
<b>Applicant</b>	<b>Kenneth J &amp; Carrie Ann Woods</b>
Address	232 Old Main Street
Parcel ID	107-015-0-0-0
Zone(s)	Agricultural Rural Residential

Summary: The applicant is applying for two variances to utilize an existing garage as a detached accessory dwelling unit. The variances required are from Article II, Section 18.e.iii to meet all applicable setbacks (as defined in Article VI, C. 1) and Article II, Section 18.b that defines accessory dwelling units as within or attached to the single-family dwelling. The existing garage proposed to be converted to an accessory dwelling unit is within the front yard setback and detached from the single-family home.

Ken Woods stepped up to introduce him and his wife Carrie. He described the lots on Old Main to be sub-standard and nonconforming regarding its size and layout. They are predated to today's zoning standards. The construction will be a modification of the existing garage that is currently nonconforming with a setback of 35'. The home was built in 1940, and later an addition was added to the best the topography of the land allowed. To attach an attached dwelling unit (ADU) to the home is not possible as there is ledge. It is our proposal to attach the garage with its own septic system. A previous variance was granted in 2012 for a dormer on the front of the home for care of elderly living parents of the previous homeowners.

The Woods family have a disabled daughter who needs continuous care 24 hours a day, every day. Currently, she is her only caregiver.

Summarization of the five criteria is as follows: Mr. Woods feels the ADU will not affect the public interest or alter the character of the neighborhood. He does not think it will change the look of the overall property as there is already a garage in place with a driveway. It will not be in direct view of the neighbors across the street nor the neighbor to the east as there is a buffer of woods between them. It also does not affect their view either.

The spirit of the ordinance is observed as the new construction and location of the ADU is within setbacks. Use of the ADU will assist in the necessary supply of much-needed housing in the New London area. The benefit to the Woods is greater than the harm to the neighborhood. Denial will limit housing options to the general population as well. By granting the variance, it would allow for long-term options for a caregiver who will assist in the care of our daughter and allow relief for Ms. Woods from the care of her daughter but time with extended family as well. Ms. Woods spends her day as the permanent caregiver of her daughter as opposed to just her parent. Having a care giver close by would allow relief for Ms. Woods throughout the day and/or as time is needed.

Value to the community would be evident by offering the much-desired housing to those in need. The property values range from roughly \$247,000.00 to \$1,100,000.00. With regard to the building layout of the current home, it has several areas of small steps. There are ramps being built to assist in some areas of the home but ideally, she should have single floor living. The daughter does not need a traditional bedroom but rather an area for her feeding equipment, seizure machines and necessary medical equipment. Transferring from the ADU to the home via a wheelchair.

Frank Anzalone posed questions about the building of the ADU. Mr. Woods stated it would be a single level living area of 1000 square feet with two bedrooms and a bathroom. Direct entrance would be from the garage to the ADU. There would be no decrease in the front or side yard of the property related to the setbacks. There is a deck that spans over an existing ledge, but unsure of how water would be put at that part of the home as all water is on the other end of the house. Also, there were parking considerations if it were attached to the house at that spot. The garage driveway would be further away from the entrance/exit of the ADU. The roof line of the house would drastically change if the ADU were attached to the current home.

Discussions were open to the public where Peter Nichols, Chairman of the Housing Committee but attending the meeting as a resident of New London said this situation was an “ideal poster for a detached ADU - this case would be one of them” and would encourage the board to allow its approval. John Canaday spoke that he was in favor of the building of the detached ADU for the family.

Mr. Anzalone requested that a more detailed drawing be made available showing the location of the septic, ledge and its physical characteristics and topography of the property. Ms. Chadwick also agrees that this would be helpful to have as background evidence. The company who services the septic system, or a septic inspector for the Woods can visually attest to where the system and leach field is. There was also discussion about the height of the proposed ADU. It cannot be any higher than the existing garage.

Chair Todd proposes a more detailed drawing and view of the septic system. He also proposed a site visit on October 1, 2024, at 4:00 p.m. then meet again later in the evening at our regularly scheduled meeting. The board felt a site visit was not necessary.

Mr. Roots feels the criteria of the hardship has been met.

Preliminary conditions were summarized as follows:

1. Conditional use permit to the Planning Board must be sought for the ADU.
2. The existing ridge height is to be no higher than what is currently used for the garage.
3. A waiver will be needed regarding parking in front of the garage.
4. Evidence of location of the existing septic system for the main house hinders.

Janet Kidder, Selectmen member, spoke and feels the importance of the all diagrams, and necessary paperwork for this variance in order.

Continuation of this ZBA meeting to September 24, 2024, 5:30 p.m. at Whipple Hall.

**IT WAS MOVED (Steve Root) AND SECONDED (Heidi Lauridsen) to continue the hearing to September 24, 2024. THE MOTION WAS APPROVED UNANIMOUSLY.**

**Approval of Minutes:** June 4, 2024.

**IT WAS MOVED (Steve Root) AND SECONDED (Frank Anzalone) to accept the minutes as written. THE MOTION WAS APPROVED UNANIMOUSLY.**

**Motion to Adjourn:**

**IT WAS MOVED (Michael Todd) AND SECONDED (Steve Rood) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting was adjourned at 7:50 PM

Respectfully submitted,

Jennifer M. Sweet

Recording Secretary  
Town of New London

Note: RSA 91-A:2, II provides that “*Minutes of all such meetings, including nonpublic sessions, shall include the names of members, persons appearing before the public bodies, and a brief description of the subject matter discussed and final decisions.*” A video of the entire meeting may be available for viewing on the town website, New London.NH.gov, if more than the brief description contained in these meeting minutes is desired.