



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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**ZONING BOARD OF ADJUSTMENT (ZBA)
MEETING MINUTES
Tuesday, September 24, 2024
Whipple Town Hall, 5:30pm**

MEMBERS PRESENT: Chair Michael Todd (voting), Heidi Lauridsen (voting), Lauren Snow Chadwick, Conrad Bolton (voting), and Peter Theroux (voting) Ann Bedard, Julia LeMense and Frank Anzalone (voting).

MEMBERS ABSENT: Steve Root.

OTHERS PRESENT: Adam Ricker, Zoning Administrator, Kenneth J. Woods.

1. **Call to Order:** Michael Todd called the meeting to order at 6:30pm and called 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):

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

Continuation of Public Hearing that began September 17, 2024, where Kenneth J. & Carrie Ann Woods Application for two variances for a front setback and allowing a detached accessory dwelling unit (ADU).

IT WAS MOVED (Peter Theroux) AND SECONDED (Conrad Bolton) to continue discussion of the meeting from September 17, 2024. THE MOTION WAS APPROVED UNANIMOUSLY.

Chair Todd began the meeting clarifying that the septic diagram provided by the Department of Environmental Services (DES) from 1971 correctly identified the location of the leach field of the residence as well as the location of the ledge, and noted it was prior to the addition of three bedrooms and two and a half baths.

Adam Ricker said that the property owner would still be required to obtain approval from the Planning Board for a Conditional Use Permit which must include the approval septic systems for the main house and the ADU by NY DES.

Conditions for approval were read by Mr. Ricker:

1. Applicant must apply to the Planning Board for a conditional use permit for an ADU.

2. The height of the structure that falls within the 50' front setback may not be vertically expanded any higher than the existing ridge.
3. The detached ADU shall be attached to or located partially within the footprint of the existing garage.

Board members discussed the criteria for the variances and whether the application met them. Mr. Anzalone spoke of the ledge the property has. Ms. Chadwick expressed concerns of the hardship criteria and it being based on the hardship of the physical characteristics of the property: the location of the existing septic and the limiting front setback; and not the familial hardship the family has with their disabled child. Mr. Ricker clarified for the board the conditions of the land being the reasons the variance was being asked for, it would apply for anyone who lives at the residence regardless of the occupants who will live there. Mr. Anzalone summarized that the uniqueness of the land with ledge and septic location created a hardship for the property, and feels the application meets the five criteria for a variance.

IT WAS MOVED (Frank Anzalone) AND SECONDED (Heidi Lauridsen) to grant the applicant the two variances to utilize an existing garage and construct an attached accessory dwelling unit to it, with three conditions. THE MOTION WAS APPROVED UNANIMOUSLY.

Review of Minutes: For the meeting minutes of June 4, 2024 and July 2, 2024.

IT WAS MOVED (Julia Lamense) AND SECONDED (Heidi Lauridsen) to accept the minutes as written. THE MOTION WAS APPROVED UNANIMOUSLY.

Approval of Minutes: Approval of the minutes for September 17th meeting

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

New Business:

The board discussed the items submitted in applications. Information needs to be specific and in support of their application to allow the board to make better informed decisions.

Mr. Ricker provided examples of when material was provided when requested from the board, i.e. surveys on shoreland buffers. The board discussed the uniqueness of applications and agreed that some materials may be required in certain scenarios while not in others. It is the applicant's responsibility to ensure that they meet the criteria of the variance requested.

Next meeting scheduled for October 15, 2024

Motion to Adjourn:

IT WAS MOVED (Frank Anzalone) AND SECONDED (Ann Bedard) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 7:35 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, NewLondon.NH.gov, if more than the brief description contained in these meeting minutes is desired.