



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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ZONING BOARD OF ADJUSTMENT (ZBA)

MEETING MINUTES

Tuesday, September 6, 2022

Whipple Town Hall, 6:30pm

MEMBERS PRESENT: Doug Lyon, Chair, Michael Todd, Ann Bedard, Steve Root

MEMBERS ABSENT: Katharine Fischer, Frank Anzalone, Heidi Lauridsen, Lauren Chadwick

OTHERS PRESENT: Adam Ricker, Zoning Administrator, Stephen Wright

1. **Call to Order**– Doug Lyon called the meeting to order at 6:34pm.

2. **PUBLIC HEARING(S):**

WITHDRAWN

Case # ZBA 22-07

Owner Mark J & Hilary L Hammond

Applicant Erin Darrow, Right Angle Engineering

Address 67 Hayfield Lane

Parcel ID 128-018-000-000-000

Zone(s) Agricultural Rural Residential (ARR)

Summary:

• #ZBA 22-07– The applicant is applying for a variance to Article VI, Section C.1, to construct a covered porch at the front door that encroaches nine feet four inches into the fifty-foot front yard setback.

Case # ZBA 22-08

Owner Stephen & Christine Wright 2014 Trust

Applicant Stephen Wright

Address 72 Checkerberry Lane

Parcel ID 044-026-000-000-000

Zone(s) Residential (R-2)

Overlay Shoreland Overlay District

Summary:

• #ZBA 22-08– The applicant is applying for a variance to Article V, Section C. 2, to expand the single-family home into the side yard setback for a total of 16 square feet.

Steven Wright attended the meeting and shared that he purchased this home in 2014 from his in-laws. He is now a full-time resident, and his focus is on being able to age in place at this home. Only 1% of homes in the United States are ready for aging in place even though about 75% of people in America want to do this as long as possible. Middle age is the perfect time to start thinking about aging in place especially for people that are building a new home. Fundamentally it is an opportunity to make a change to the existing footprint and it is increasing the overall size of the house. He supplied a letter of support from Jim Sheehan, President of the Checkerberry

Landowners Association along with other letters of support from abutters. There is no visible impact of the addition from the street side or the lake and none of the abutters see it.

Mr. Wright has submitted the Department of Environmental Services (DES) request for shoreline protection compliance and has received approval. A variance is requested to permit an expansion of impervious surfaces by 100 square feet and expand the second floor by 16 square feet within the existing side setbacks.

1. **The variance will not be contrary to public interest:** There will not be a fundamental change to the character of the neighborhood as a result of this.
2. **The spirit of the ordinance is observed:** the proposed project will respect all ethical considerations. Mr. Wright understands the importance of setbacks and respects them, and he is only asking for a very small impact. Again, the changes will not change the character of the neighborhood. There is also nothing that is being proposed that will affect water quality.
3. **Substantial justice is done:** This is a small lot so there are limitations in terms of what can and cannot be done. If this variance is denied, there would be no appreciable gain to the public.
4. **The values of surrounding properties are not diminished:** It was stated in the letter from the abutters that they do not believe value will be diminished and in fact, one abutter thinks the value of their property will be improved as a result of this enhancement.
5. **Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:** The hardship for Mr. Wright is that he will need to leave the property if he became immobile or in a wheelchair. He would be prevented from practical and reasonable use of his property.

IT WAS MOVED (Michael Todd) AND SECONDED (Ann Bedard) to discuss. THE MOTION WAS APPROVED UNANIMOUSLY

Michael Todd noted that this hardship is not characterized as an economic plight of the owner, it is related to lifestyle. Chair Lyon also stated he would argue it is a safety issue and the absence of this change would create a substantial hardship if a wheelchair was needed or someone had a disability.

IT WAS MOVED (Doug Lyon) AND SECONDED (Steve Root) to approve the application having found that the five criteria have been met. THE MOTION WAS APPROVED UNANIMOUSLY

3. **Review of Minutes – May 17, 2022**

IT WAS MOVED (Michael Todd) AND SECONDED (Steve Root) to approve the minutes of the May 17, 2022 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

4. **Motion to Adjourn**

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

The meeting was adjourned at 7:35PM

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London