

ZBA-25-07

MAY 27 2025



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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APPLICATION FOR A SPECIAL EXCEPTION

To: Zoning Board of Adjustment,
Town of New London

Name of applicant: Christopher & Meghan Scarpa

Mailing Address: 358 Stoney Brook Rd State: NH Zip 03257

Home Telephone: _____ Work: _____ Cell: (603) 568-2569

Email address: chris@colby-group.com

Owner of property: Same
(if same as applicant, write "same")

Location of property 358 Stoney Brook Road

Tax Map Number: 137 Lot Number: 10 Zone: ARR

The applicant is applying for a Special Exception use, structure or activity that is permitted with the review and approval of the ZBA, as specified in the Zoning Ordinance by Article: XXII Section: G.3., and can best be described as follows; XIII E.3.

Reduction of Streams and Wetland Buffers to allow an addition onto an existing house that pre-dates the Streams and Wetlands Conservation Overlay Districts.


Explain how the proposal meets the special exception criteria as specified in Article: _____, Section: _____ of the zoning ordinance [list all criteria from ordinance]


Criteria 1 - See Attached

Criteria 2 - See Attached

Criteria 3 -

See Attached

Applicant(s) signature:  Date: 5/26/2025

Applicant(s) signature:  Date: 5/26/25

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

For questions or assistance in completing these forms, please contact:

Zoning Administrator
603-526-1246
Email: zoning@nl-nh.com

Or

Land Use and Assessing Coordinator
603-526-1243
Email: landuse@nl-nh.com

BLAKEMAN ENGINEERING, INC.

P.O. BOX 4 92 POOR FARM RD
NORTH SUTTON, NEW HAMPSHIRE 03260
(603) 927-4163
blakemaneng@tds.net

ENGINEERING: PLANNING
DESIGN
PERMITTING

SEPTIC SYSTEM DESIGN
SITE PLANNING and DESIGN
SUBDIVISION DESIGN

May 26, 2025

Town of New London
375 Main Street
New London, NH 03257

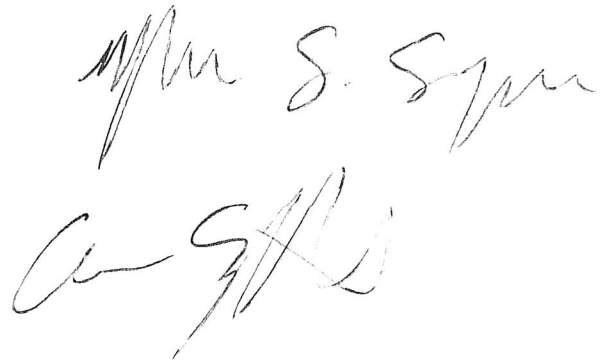
RE: Scarpa property
Zoning Representation

To Whom It May Concern,

Please be advised that we have designated the following individuals to represent us and/or act on our behalf for matters relative to the Special Exception Application submitted to New London Zoning Board and extending through to the Boards decision:

1. Peter Blakeman, Blakeman Engineering, Inc, North Sutton, NH
2. Robert Stewart, RCS Design, Newbury, NH
3. Paul Snow, Snow Building Construction, New London, NH

Very Truly Yours,
Christopher & Meghan Scarpa

Handwritten signatures of Christopher and Meghan Scarpa. The top signature is in cursive and appears to read 'Mr. S. Scarpa'. The bottom signature is also in cursive and appears to read 'Ms. M. Scarpa'.

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CHRISTOPHER & MEGHAN SCARPA

358 Stoney Brook Road (Map/Lot 137/10)

Application for Special Exception

Christopher and Meghan Scarpa (hereafter the “Scarpa’s”) own a ±4.1 acre parcel of land located at 358 Stoney Brook Road in New London (identified as Tax Map 137, Lot 10; the “Property”). As shown on the site plan included with this application, the Property is subject to two Zoning Overlay Districts, the Streams Conservation Overlay District (SCOD) and the Wetlands Conservation Overlay District (WCOD). The Property is located in the ARR District, Agriculture & Rural Residential

Jurisdictional wetlands on the property have been delineated by Robert Stewart, CWS of RCS Designs, Newbury, NH and were subsequently located by Clayton Platt, Pennyroyal Hill Land Surveying & Forestry, Croydon, NH. The survey also located the subject house and stream flowing generally along its’ southern border. These jurisdictional wetlands are further broken out as poorly-drained (pd) and very poorly-drained (vpd) wetlands with the vpd wetland shaded blue on the plan. The vpd wetlands appear to match wetlands depicted by USF&W NWI (National Wetland Inventory) map for the area. The NWI maps are what the New London Wetlands Overlay District were originally based on. The WCOD boundaries have also been enlarged by including ‘associated’ wetlands that are connected to vpd areas. These associated wetlands are also jurisdictional and are shown on the project site plan as the non-shaded wetlands.

The Scarpa’s home was constructed in 1991, prior to the adoption of the two Overlay Districts. These Overlay Districts require 100’ buffers from both the wetlands and the stream. These buffers are shown and labeled on the plan. The Scarpa’s intend to add an approximately 18’ x 24’ great room addition off the southwesterly corner of their house. They also plan to vertically expand the southerly-most +/-8’ x 14’ portion of the house by adding a second floor above it.

With the adoption of the Overlay Districts, the Scarpa’s home became non-conforming. Both buffer areas include the house, primarily the southern half where the majority of the living space exists. The proposed addition will be located approximately 83’ from the nearest point of the stream and 91’ from the vpd wetlands. The adjacent pd wetlands extend to approx.. 40’ from the addition.

The area where the addition extends into is all developed lawn and yard, as shown with the treeline symbol on the plan. The general site disturbance for construction will all stay within boundaries of existing lawn and yard. Erosion control will be managed with silt fence and/or 8” diam silt sock staked into the ground in the location depicted on the plan. All temporary disturbance of the lawn and yard will be stabilized with loam and seed as provided for within the plan notes and details.

The additional proposed roof area will have minimal impact on the site stormwater runoff and will be mitigated with the installation drip-edge drainage trench beneath the eavelines. The drip edge trenches are sized to handle the Water Quality Volume (WQV), which is the typical standard for small residential projects.