



May 2, 2022

Mr. Eric Schultz
148 Old Main St
New London, NH 03257

Dear Mr Schultz,

Per your request I have reviewed your proposed accessory building location at your residence, 148 Old Main Street, with specific regard to your zoning setback request to the Town of New London. I appreciate the opportunity to assist and trust my over 35 years of professional residential design and construction gained while working with Consigli Construction Co. Inc. useful and relevant towards this request.

I agree with your proposed location for this structure, 13+/- feet from the street side property line in the northerly direction of the existing structure as the best location to site this structure, despite the zoning setback infraction, considering the following:

- Location the proposed structure anywhere other than to the north of the existing structure would render the proposed structure far less useful (for loading/unloading), and far more costly due to the sites overall topography. It also would position the proposed structure much closer to your south neighbor's property line, and would visually "crowd" your existing structures.
- Locating the proposed structure location further to the west (increasing the setback to zoning requirements) will place the structure too close to your existing septic leach field, potentially requiring you to use this structure with doors/bays facing the street. This defeats one key reason for constructing the proposed structure - to provide storage away from the general public's view.
- Locating the proposed structure location further to the west would also infringe on your future septic field replacement location.

Sincerely,

Mike Murphy

Michael Murphy
MM Woodworks
PO Box 97
Elkins, NH 03233