



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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Date: December 1, 2020 (for December 15th hearing)
To: Zoning Board of Adjustment (ZBA)
From: Nicole Gage, Zoning Administrator
Re: Case #ZBA20-06, #ZBA20-07, #ZBA20-08

The Mitchell’s are seeking a total of three (3) variances across two (2) different lots, to allow for a lot-line adjustment. This was reviewed conceptually by the Planning Board on September 22nd. Should the variances be granted, the Mitchell’s would go back to Planning Board for a Lot Line Adjustment approval, and then the new lots would be recorded at the Merrimack County Registry of Deeds.

I have one concern: New London Driveway Regs require 10-feet between property lines and driveways in the R2 for the purpose of “snow removal, general maintenance, and protection of abutters.” Will this proposal allow for that? (per New London Driveway Regulations, Section III - R)

Reference to Zoning Ordinance:

Page	Article	Section	Part
33	V*	B*	2*
	Residential Districts	Lot Area Requirements	
34	V*	B*	5*
	Residential Districts	Lot Area Requirements	

*Appeal for Current Applications

Description of Property - 73 Wilmot Center Rd: Single-family house/cottage on approximately 0.44 acres with approximately 90-foot of frontage on Pleasant Lake. The house is straddling the 50-foot waterfront buffer. Originally built in 1935. No road frontage; access to lot is through 77 Wilmot Center Road. Zoned R-2 (Residential) with FEMA Flood Hazard Area A and Shore Land Overlay. Formerly known as lot #064-001-000; now known as lot #064-001-0-0-0. [Source: Town tax maps and tax card]

Description of Property - 77 Wilmot Center Rd: Single-family house and boat shed on approximately 1.67 acres with road frontage on Wilmot Center Road, a town tarred road, and frontage on Pleasant Lake. Originally built in 1820. Shared driveway or easement on the lot gives access to other abutting lot(s). Zoned R-2 (Residential) Shore Land Overlay. Formerly known as lot #078-008-000; now known as lot #078-006-0-0-0. [Source: Town tax maps and tax card]

Land Use History (may be incomplete):

- 9/22/2020 Conceptual meeting with Planning Board
- 9/16/2020 Boundary Line agreement recorded at Registry of Deeds (77 Wilmot Center Rd)
- 7/24/2020 Building Permit #20-071 for repair/replace floor of boatshed (77 Wilmot Center Rd)
- 6/2016 Tree cutting (77 Wilmot Center Rd)
- 7/22/2013 Building Permit #13-070 for wellhouse damaged by storm (77 Wilmot Center Rd)
- 8/2012 Building Permit #12-079 issued to demolish shed and build new shed on existing footprint (98’ x 102’) (73 Wilmot Center Rd)
- 5/2008 Building Permit #08-52 issued to renovate home office to new bathroom (77 Wilmot Center Rd)