



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NOTICE OF DECISION
New London Zoning Board of Adjustment

RE: TODD & INGRID QUILLEN

FEBRUARY 27, 2012

MAP 118, LOT 015-000

You are hereby notified that on this date, the New London Zoning Board of Adjustment held a public hearing at the request of Todd and Ingrid Quillen, represented by David Fidler, the general contractor for the project, and Frank Anzalone, the architect for the project.. The applicants requested a Variance to the terms of Article XVI, Section J, 1, b of the New London Zoning Ordinance in order to permit a portion of an existing screen porch that lies within the Waterfront Buffer to be enclosed and converted to a master bedroom.

1. Granting variance would not be contrary to the public interest.

The Board concluded that since there is no change in appearance or footprint of the structure and no appreciable disturbance at the site, except for the installation of a new, Clean Solutions sewage disposal system, approval of the proposed Variance would not be contrary the public interest.

2. The spirit of the ordinance is observed.

The Board concluded that because the footprint of the building and the total number of bedrooms in the structure remains unchanged, the spirit of the ordinance is observed.

3. Substantial justice is done.

The Board agreed that justice was done by permitting the property owners to accomplish their goals without compromising the environmental objectives of the ordinance.

4. The values of surrounding properties are not diminished.

The Board determined that because the proposed changes in the appearance and use of the structure were minimal, and that a new, improved septic system was being installed, that property values of surrounding properties would not be diminished in any way.

.5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardship.

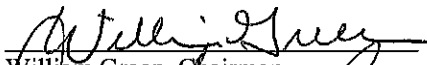
- a. The Board concluded that because the lot is small, narrow and rises steeply from the existing structure to the road, any expansion of the building toward the road, though permitted, would have a far more significant impact on long-term water quality than the proposed improvements.

Board of Selectmen P: 603-526-4821 x 10 F: 603-526-9494	Town Administrator P: 603-526-4821 x 13 F: 603-526-9494	Town Clerk-Tax Collector P: 603-526-4821 x 11 F: 603-526-9494	Finance P: 603-526-4821 x21 F: 603-526-9494	Assessing P: 603-526-4821 x 20 F: 603-526-9494
Planning/Zoning P: 603-526-4821 x 16 F: 603-526-9494	Fire Department P: 603-526-6073 F: 603-526-6079	Police Department P: 603-526-2626 F: 603-526-2782	Public Works P: 603-526-6337 F: 603-526-9662	Recreation P: 603-526-4821 x 14 F: 603-526-9494

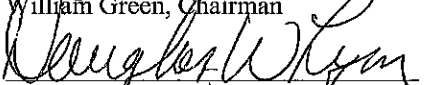
In addition, the new Clean Solutions septic system, though not required, will help to prevent any degradation in lake water quality resulting from the change from seasonal to year-round use.

- b. The Board also concluded that the proposed alternative of utilizing the existing screen porch, rather than to adding onto the structure was reasonable one, given the topography of the lot.

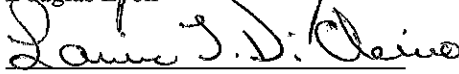
After hearing testimony, it was determined that the requirements for the Variance had been met. **By unanimous vote, the Zoning Board of Adjustment APPROVED the application for a Variance to allow the petitioners to construct a master bedroom in the existing screen porch, as requested.**



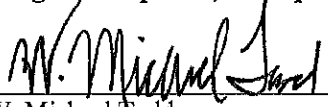
William Green, Chairman



Douglas Lyon



Laurie DiClerico



W. Michael Todd

Sue Andrews