



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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\$ 100 for Applicant
\$ 50 for notice
\$ 4.75 per Abutter

**CONDITIONAL USE PERMIT (CUP) APPLICATION
FOR AN ATTACHED ACCESSORY DWELLING UNIT (ADU)
SUBJECT TO PLANNING BOARD REVIEW AND APPROVAL**

Property Address: 654 WILMOT CENTER RD

Tax Map and Lot Number: 040 / 003

Owner's Name: MICHAEL + JENNIFER MURPHY

Agent's Name (Acting on behalf of the owner, if applicable): —

Please submit:

- ✓ See attached separate page -General Contact Information.
- ✓ Completed Conditional Use Permit Application signed by the owner/agent.
- ✓ Written statement indicating the applicant's intent and or purpose for the creation of the ADU.
- ✓ Abutters per RSA 672:3 and RSA 676:4 (d) (1), and abutters within two-hundred (200) feet
- ✓ Fees (\$100)
- ✓ Information showing compliance with water supply and sewer/septic requirements.
- ✓ Plan drawn to scale. Indicate on the plan, the scale- for example 1 inch equals 20 feet. Minimum plan size (11 x 17 inches). If a larger paper plan is submitted, please also send a pdf file to the Planning & Zoning Administrator. Plan to include all details:
 - Setbacks
 - Label bedroom(s), kitchen and bathroom; entrance(s) and exit (s); and connecting interior door
 - Exterior dimensions
 - Total square footage of ADU unit
 - Show all off-street parking- label parking spaces
 - Label the domicile of the property owner

By signing this application, I/We acknowledge and grant permission for the Town of New London staff to access the property for review and inspection; that I am authorized to sign the application on behalf of any and all property owners of this property; that the information submitted for review included in this application is true and accurate; and that I have submitted the required information per the provisions of the New London Zoning Ordinance pertaining to an Accessory Dwelling Unit (ADU) for review by the Planning Board. I understand that the ADU unit will be provided a separate 9-1-1 address.

Owner/Agent Signature: *Michael Murphy*

Date Signed: 5.2.2023

Town of New London
Selectmen's Office

MAY 02 2023

RECEIVED

TOWN OF NEW LONDON
CONDITIONAL USE PERMIT (CUP) – FOR AN ATTACHED ACCESSORY DWELLING UNIT (ADU)

The Planning Board may grant a Conditional Use permit to allow an attached ADU per the following provisions of the New London Zoning Ordinance, as amended March 14, 2017. The full text of the Zoning Ordinance is available on the Town's website, and or you can purchase or review a copy of the Zoning Ordinance in the Town Office.

18. Accessory Dwelling Unit

1. Purpose: The purpose and intent of an Accessory Dwelling Unit is to address the need and desire for more diverse, independent and affordable housing. These units will improve the inventory of smaller housing without significantly altering the rural character of the community.
2. Definition of ADU: A residential living unit that is within or attached to a Single-Family Dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.
3. Administration: This section is enacted pursuant to RSA 674: 71 to 73 and the Planning Board shall have exclusive authority for the administration of this section of the ordinance, including granting of a Conditional Use Permit and the adoption of regulations implementing the provisions of this section of the ordinance.
4. Creation of an Accessory Dwelling Unit in accordance with the provisions of this section is permitted through a Conditional Use Permit administered by the Planning Board.
 - i. A Conditional Use Permit Application shall contain the following:
 - a. A complete application for review that addresses all requirements of this article and any article referenced within
 - b. A written statement indicating the applicants intent and/or purpose for the creation of the Accessory Dwelling Unit
 - c. List and mailing address of all abutters and the applicant
 - d. Fees for notifying abutters and the applicant
 - e. Written requests for waivers from any of the requirements or standards
5. Accessory Dwelling Units (ADU) shall conform with the following:
 - i. Only one ADU per Single-Family Dwelling
 - ii. To the fullest extent permitted by law, (i) there shall be no conveyance of an Accessory Dwelling Unit separate from the principal Dwelling unit, (ii) the Accessory Dwelling Unit shall not have ownership separate from the owner of the Lot on which the principal Dwelling unit is located, and (iii) the Lot and the Structure containing the Accessory Dwelling Unit shall not be converted to a condominium or any other form of legal ownership distinct from the ownership of the principal Dwelling unit.
 - iii. All applicable setbacks shall be met
 - iv. An ADU shall have a separate 9-1-1 address
 - v. One of the dwellings shall be the domicile of the property owner
 - vi. An ADU shall have independent sleeping, cooking and sanitation facilities (bedroom, kitchen and bathroom)
 - vii. An ADU shall have no more than two bedrooms
 - viii. An ADU shall not exceed 1,000 square feet
 - ix. An ADU shall conform to the requirements of a Single- Family Dwelling including provisions for water supply and sewage disposal meeting the requirements of this ordinance and applicable state regulations
 - x. Off street parking shall be provided; one space per bedroom
 - a. Garage space(s) meet this requirement
 - b. Off street parking shall not be within the front yard setback
 - xi. Attached Accessory Dwelling Units:
 - a. Shall have entrances/exits facing the side or rear property lines
 - b. Shall have an interior door connecting the units
 - c. Shall not be considered an additional Dwelling Unit for the purposes of determining minimum lot size or density

5-2-2023

Written Statement Re: ADU Request

The Owners intent is to construct an addition to the existing barn/dwelling unit and thusly create an ADU in the process:

- The ADU space will be the current habitable space in the second floor of the existing barn (owner's current domicile)
- The Addition will serve as the owner's domicile once completed
- The creation of the ADU allows us the flexibility for in-law or rental in the future
- One (1) ADU is requested
- The ADU will be one (1) bedroom, complete with full bath and kitchen, and is 450 square feet (see building permit application dated 5-6-2020 for floor plan, etc)
- Separate off street parking is available and designated for the ADU for two (2) spaces
- The septic design from the original 5-6-2020 permit/build is designed for 2 kitchens - see attached email from Pierre Bedard regarding same.

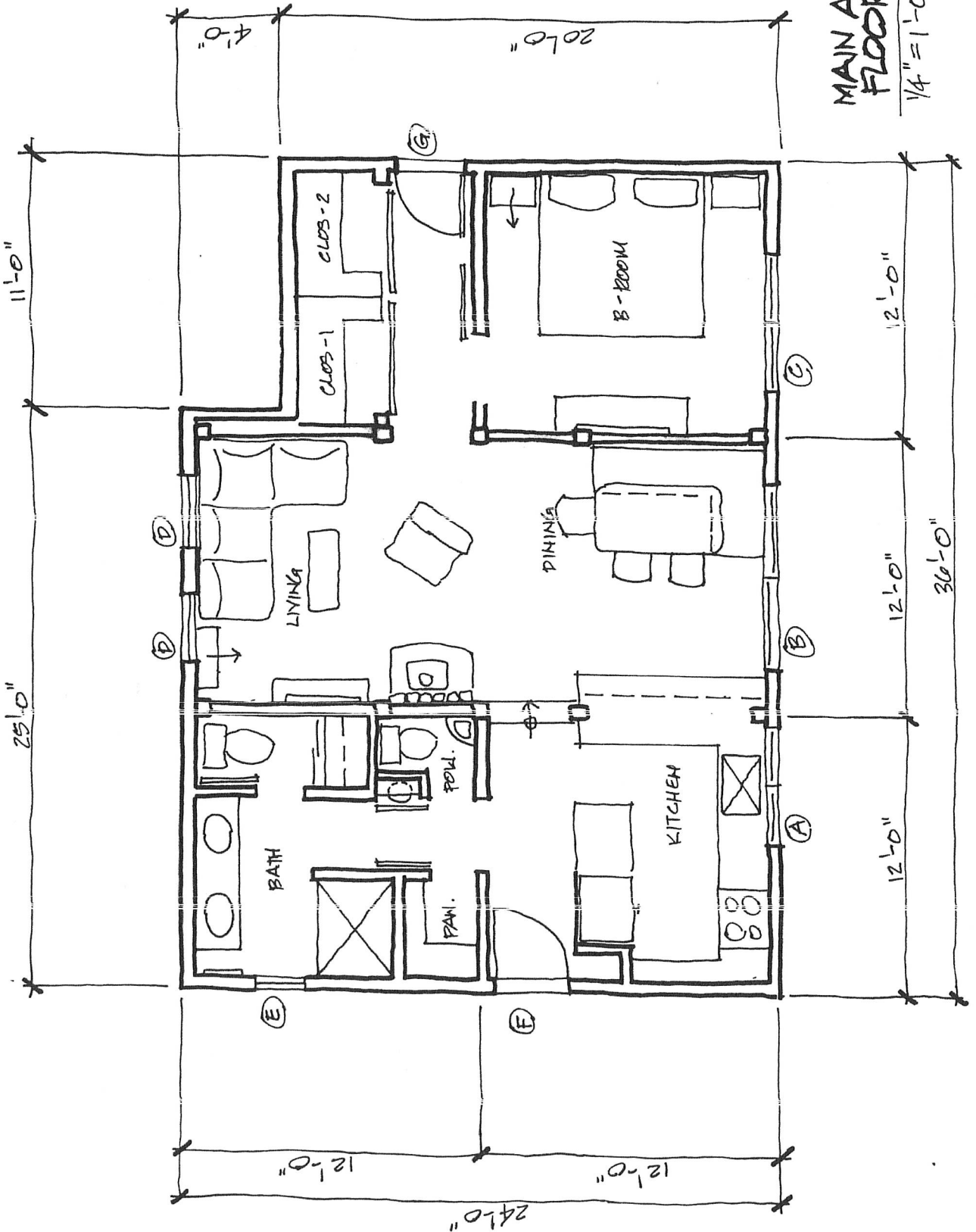
Owners:

Michael + Jennifer Murphy

Town of New London
Selectmen's Office

MAY 02 2023

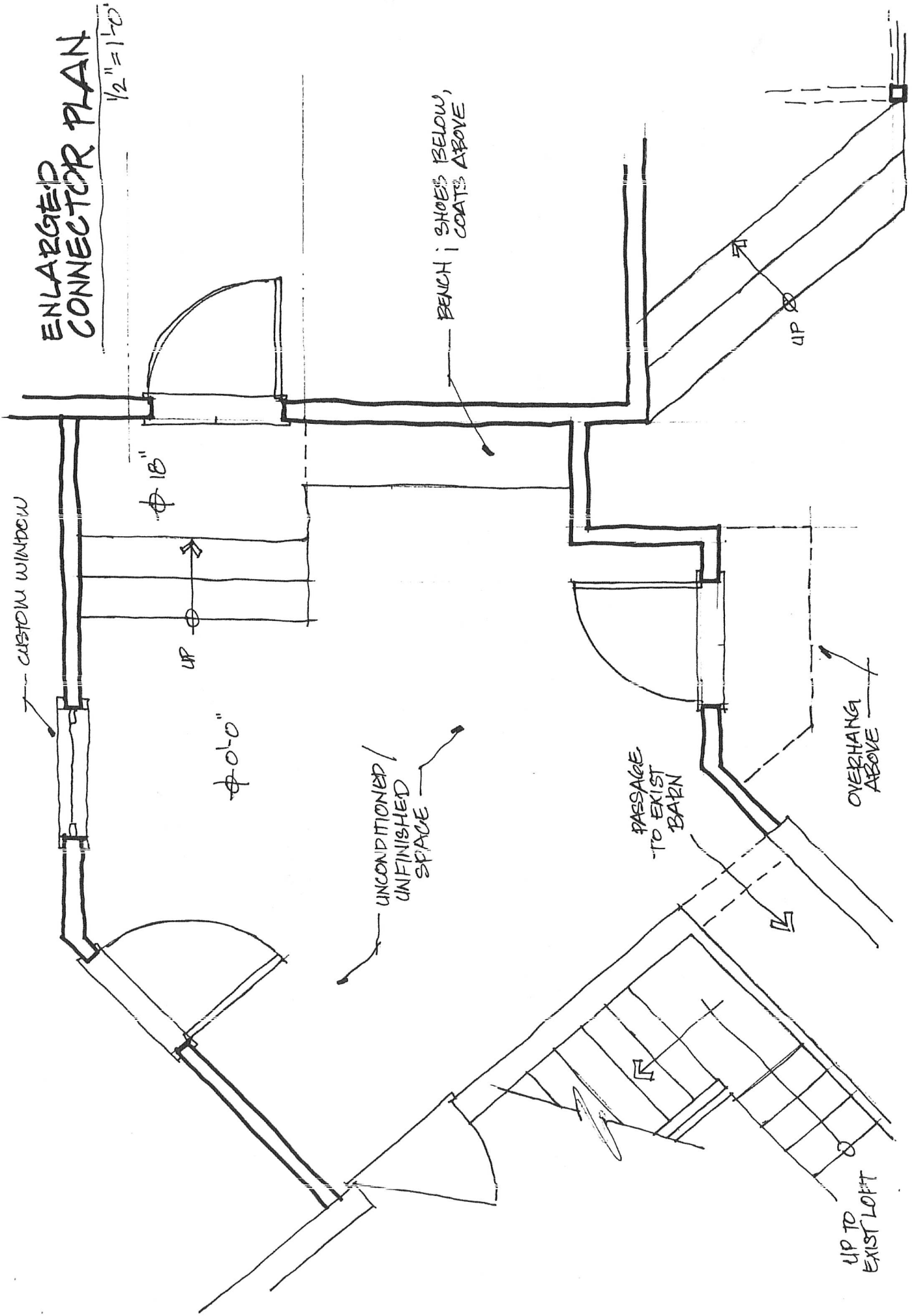
RECEIVED



MAIN ADDITION
 FLOOR PLAN
 1/4" = 1'-0"

ENLARGED CONNECTOR PLAN

1/2" = 1'-0"



CUSTOM WINDOW

φ 18"

UP

φ 0'-0"

UNCONDITIONED UNFINISHED SPACE

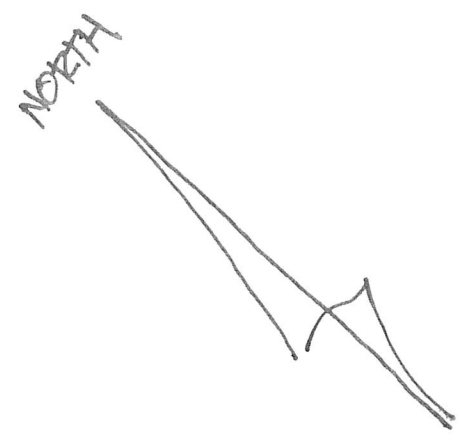
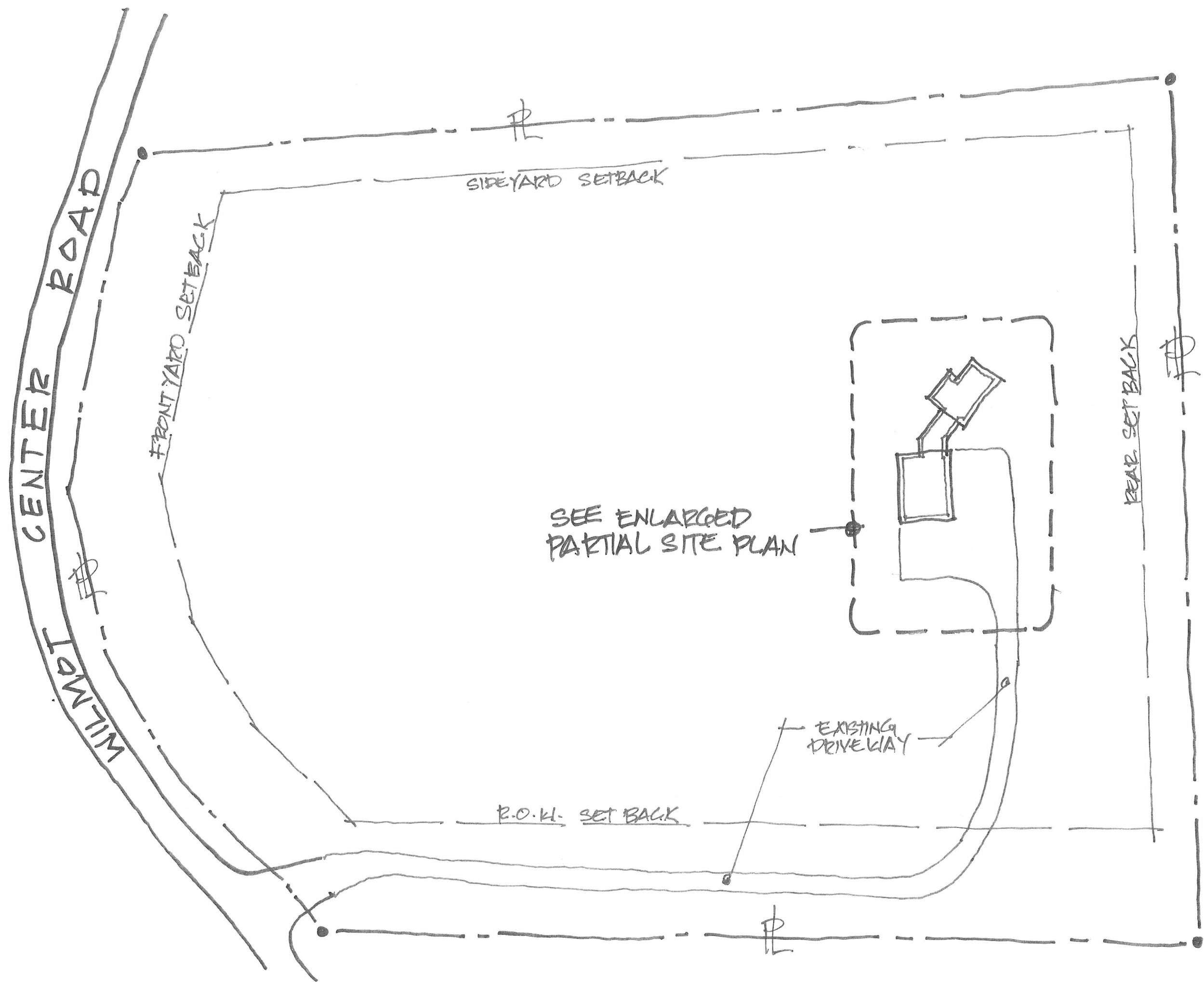
BENCH | SHOES BELOW, COATS ABOVE

PASSAGE TO EXIST BARN

UP TO EXIST LOFT

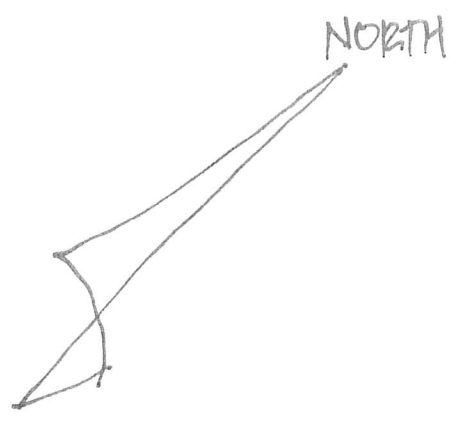
OVERHANG ABOVE

UP



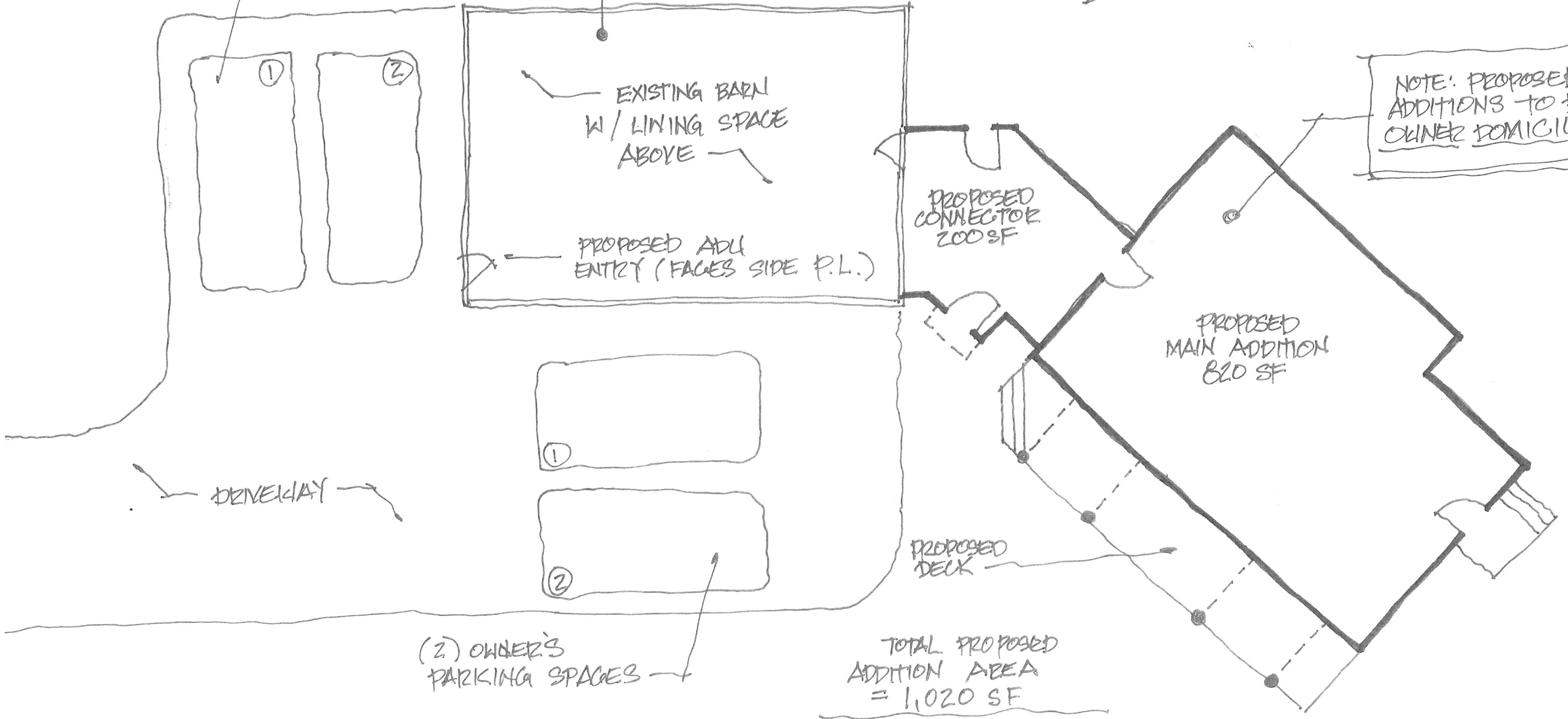
SITE PLAN
1" = 50'-0"

NOTE: EXISTING LIVING SPACE IN BARN 2ND FLOOR TO BE PROPOSED ADU



(2) PARKING SPACES FOR ADU

NOTE: PROPOSED ADDITIONS TO BE OWNER'S DOMICILE



EXISTING BARN W/ LIVING SPACE ABOVE

PROPOSED ADU ENTRY (FACES SIDE P.L.)

PROPOSED CONNECTOR 200 SF

PROPOSED MAIN ADDITION 820 SF

PROPOSED DECK

DRIVEWAY

(2) OWNER'S PARKING SPACES

TOTAL PROPOSED ADDITION AREA = 1,020 SF

SITE PLAN

1/8" = 1'-0"



Michael Murphy <mmurphy7667@gmail.com>

RE: Murphy

1 message

Pierre Bedard <pjbedard1@hotmail.com>
To: Michael Murphy <mmurphy7667@gmail.com>

Tue, May 2, 2023 at 9:43 AM

Hi Mike,

Your approval was for two separate living units. The two bedroom house and the studio apartment. The approval is still valid for just under a year. The interesting thing is that the updated Presby Manual (Enviro Septic pipe) requires a 300 gallon per day sewage load for studio apartments. Using that criteria the required pipe length for an updated design would require 280 linear feet of pipe. We oversized our design to 275 linear feet where 253 linear feet was required at that time. I just checked your approval status and you received your operational approval for when you built the system and received the current construction approval for the addition of the house. You will need to get an operational approval once you make the connection to the house. If need be, I think you could get a 90 day extension to the approval when the current approval expires next April.

I left you a message to call me to discuss it before I had the whole picture. You can still call me if you like.

I will call Adam and talk to him about it.

Regards,

Pierre

Pierre J. Bedard & Associates, P.C.

P.O. Box 632

New London, NH 03257

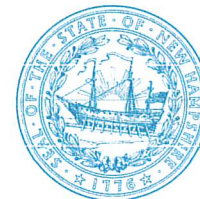
603 526-4928

pjbedard1@hotmail.com

www.pierrejbedard.com



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 10/28/2021

APPROVAL NUMBER: eCA2021102818

I. PROPERTY INFORMATION

Address: 654 WILMOT CENTER RD
654 WILMOT CENTER ROAD
NEW LONDON NH 03257
Subdivision Approval No.: 5 PLUS ACRES
Subdivision Name:
County: MERRIMACK
Tax Map/Lot No.: 40/003-000

II. OWNER INFORMATION

Name: MICHAEL J MURPHY
Address: POB 97
ELKINS NH 03233

III. APPLICANT INFORMATION

Name: PIERRE J BEDARD
Address: PO BOX 632
NEW LONDON NH 03257

IV. DESIGNER INFORMATION

Name: PIERRE J BEDARD
Address: PO BOX 632
NEW LONDON NH 03257
Permit No.: 00641

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

Please read **VI. General Terms and Conditions** on the reverse side of this approval.

A. TYPE OF SYSTEM: COLLECTION

B. NO. OF BEDROOMS: 2

C. APPROVED FLOW: 525 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. Approved for a connection of a 2-bedroom dwelling connection to a shared EDA in accordance with prior state approved plan #ECA2020050130.
2. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
3. No waivers have been approved.

Taylor L. Walter
Subsurface Systems Bureau

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 10/20/2025, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. **This system must be installed by an installer holding a valid permit. An owner may install the system for his or her domicile. Env-Wq 1002.18 defines "Domicile" as that place where an individual has his or her true, fixed, and permanent home and principal establishment, and to which, whenever he or she is absent, he or she has the intention of returning. An individual might have more than one residence, but has only one domicile. Accordingly, an owner may only install a replacement system and may not install the system at a property he or she intends to make their future domicile. A person's domicile is considered to be at the address listed on his or her driver's license and/or where he or she is registered to vote.**
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

VII. ADDITIONAL OWNERS

JENNIFER MURPHY
POB 97
ELKINS NH 03233

WORK NUMBER: 202106186
APPROVAL NUMBER: eCA2021102818
RECEIVED DATE: October 26, 2021
TYPE OF SYSTEM: COLLECTION
NUMBER OF BEDROOMS: 2