



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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Date: January 19, 2020 (for February 2, 2021 hearing)  
To: Zoning Board of Adjustment (ZBA)  
From: Nicole Gage, Zoning Administrator  
Re: Case #ZBA 21-01 and 21-02

Criteria for Special Exceptions are located in Chapter XXI, page 80.

The Bragg-Brown Living Trust is seeking two (2) Special Exceptions for work within the Steep Slope Overlay district and in the Wetland Conservation Overlay district, so they can modify, maintain and adjust their steep driveway at 1041 Lakeshore Avenue. A State of NH Wetland has been obtained. Erin Darrow, a licensed engineer of Right Angle Engineering, will present the cases. Site visits are welcome and encouraged to see the unique challenges of this driveway.

**Reference to Zoning Ordinance:**

Page	Article	Section	Part
47	XIII* Wetlands Conservation Overlay District	E* Special Exceptions	(1)* “Any proposed crossing of a wetland...”
53	XIV* Steep Slope Overlay District	C* Permitted Uses	(2)* “Land with slopes in excess...”
80-81	XXI* Board of Adjustment	G* Special Exceptions	(1) Requirements and Standards (2) Conditions and Safeguards

\*Appeal for Current Applications

**Description of Property – 1041 Lakeshore Drive:** Single-family house built in 1997 on approximately 11.70 acres with frontage on Lakeshore Drive, a town tarred road. The lot is intersected by two (2) zones, R2 & ARR with Steep Slope and Wetland overlays. [Source: Town tax maps and tax card]

**Land Use History (may be incomplete):**

Oct. 1984 Lot line adjustment recorded at Registry of Deeds.  
Aug. 2019 Building Permit #19-116 issued for “roof mounted solar 10.4 kw”  
Feb. 2020 After-the-fact Building Permit #20-011 issued for “interior remodel & 8x15 deck”