

APPENDIX E
APPLICATION FOR SITE PLAN REVIEW
MULTI-FAMILY RESIDENTIAL & NON-RESIDENTIAL USES

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: 2/12/19

APPLICATION FOR:

- Phase I: Concept Site Plan Review
- Phase II: Preliminary Site Plan Review
- Phase III: Final Site Plan Review

NAME OF APPLICANT: Colby-Sawyer College

ADDRESS: 541 Main Street, New London, NH 03257

DAYTIME PHONE NUMBER: 526-3491 or 526-3748 FAX: 526-3614

NAME OF PROPERTY OWNER: Same
(If other than applicant)

ADDRESS: Same

DAYTIME PHONE NUMBER: Same FAX: Same

LOCATION OF PROPERTY: 541 Main Street, New London NH 03257

TAX MAP/Lot: 085-033-000 ZONE DISTRICT: Institutional - College

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: _____

WATER SERVICE: New London/Springfield Water Precinct On-site Water Well
Other: _____

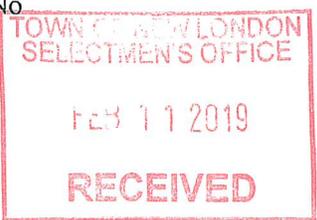
SEWER SERVICE: New London Wastewater On-site Septic System

ROAD(S) PROVIDING ACCESS: Town Road _____
State Highway Rt. 114 (Main Street)

The Zoning Administrator or Land Use Coordinator can assist applicants to identify whether the following natural resource areas will be affected and in which sub-watershed the property is located.

SHORELAND OR SHORELAND BUFFER IMPACTED? Yes No

WETLAND OR WETLAND BUFFER IMPACTED? Yes No



STEEP SLOPE AREA IMPACTED? ___ Yes No

PROTECTED STREAM(S) OR STREAM BUFFER(S) IMPACTED? ___ Yes No

LOCATED OVER AN AQUIFER? ___ Yes No

CURRENT USE:
Does the proposed Site Plan affect land held in Current Use? ___ Yes No

CONSERVATION EASEMENT:
Does the Site Plan affect land held in a Conservation Easement? ___ Yes No

SURFACE WATER B SUB-WATERSHED:

<input type="checkbox"/> Pleasant Lake - Blackwater River	<input type="checkbox"/> Lake Sunapee
<input type="checkbox"/> Little Lake Sunapee/Murray Pond	<input type="checkbox"/> Lyon Brook/Kezar Lake
<input type="checkbox"/> Goose Hole Pond	<input type="checkbox"/> Messer Pond/Clark Pond/Kezar Lake
<input type="checkbox"/> Otter Pond	

CERTIFICATION BY APPLICANT

I certify that this Site Plan Review Application, including the supporting plan and documents, has been completed in accordance with the Site Plan Review Regulations of the Town of New London.

I certify that this Site Plan Review Application, including the supporting plan and documents, complies with the standards specified in the New London Site Plan Review Regulations, unless a specific waiver has been applied for and granted by the Planning Board.

I certify that I will continue to comply with the standards specified in the New London Site Plan Review Regulations on an on-going basis.

I understand and agree that if I propose to change the use or layout of the site from the approved site plan that I will contact the Planning Board, or its designee, to see if a new application for an amended Site Plan Review is required.

I agree to obtain all the subsequent Town permits needed for this Site Plan Review Application including the required Certificate of Occupancy Permit before the property can be used.

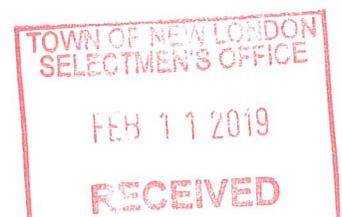
Further, I agree to comply with all required inspections during construction and to pay for all required inspection services.

In making this application, I agree to permit the members of the Planning Board and its agents to enter upon the subject property for the purpose of inspecting the property for the application.

DATE: 2/11/19

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER



Town of New London
Site Plan Review Regulations
As Amended December 1, 2015

(Need letter of authorization from property owner)

RDZ Kael Bond

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
Feb 11 2019
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Colby·Sawyer
College

Colby-Sawyer College
541 Main Street
New London, NH 03257-7835
t: 603.526.3000
f: 603.526.2135

February 11, 2019

Town of New London
375 Main Street
New London, NH 03257

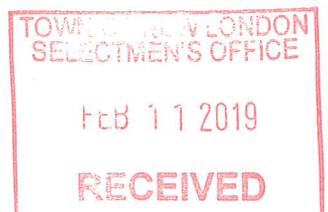
Letter of Authorization

It is my intention to attend the March 5^m 2019 Zoning and Planning Board meetings to discuss the college's request for a special exception.

In the event, I am unable to attend this meeting, I hereby authorize Karen Bonewald, VP of Finance/Treasurer to represent and act on behalf of Colby-Sawyer College.

Sincerely,

Susan D. Stuebner, President



Executive Summary

The college is requesting a special exception to an existing small building of approximately 2,500 square feet known as (Caretaker's Cottage) to World Clinic, a company that provides health care coordination services to its clients and that serves as an internship site for Colby-Sawyer students (see attached memorandum of understanding (MOU)).

There will be no change to the building, no expansion on the site, no external or internal changes or renovations of the building or the site, other than general maintenance and the college has more than adequate parking for the expected 6-10 additional cars on campus of which 6 spaces will receive designated parking.

World Clinic will use the space as clerical office space for 7-8 employees on a daily basis and an additional 2-3 employees that are on site occasionally. The office staff will be on site during traditional business hours from 8-5 Monday – Friday with occasional night and weekend use. Given the college is currently housing 6 office staff (who will be relocated to other on campus space) in the location already, we do not anticipate any unusual demand for utility service. World Clinic's customers are not located locally so there will be no increase in traffic or need for additional parking to accommodate their customers.



MEMORANDUM OF UNDERSTANDING

Between

WorldClinic, Inc.

And

Colby-Sawyer College

This Memorandum of Understanding (MOU) sets forth the terms and understanding between WorldClinic, Inc. and Colby-Sawyer College.

Background

A partnership between WorldClinic (WC) and Colby-Sawyer College (CSC) will be mutually beneficial in that WC is in a position to provide experiential opportunities for college students in the form of special projects, job shadowing and internships that will allow students to apply their academic experience in both a clinical and business setting in support of the student's career goals. CSC has the ability to provide resources to WC in the form of access to business and medical resources through their academic library and faculty expertise and to potential employees who have interest in either the business platform or medical care capabilities of WC.

Purpose

This MOU provides each partner with an opportunity to optimize their business goals by providing a unique reciprocal academic and business channel. This unique relationship will be accomplished by undertaking the following activities:

- 1) Collaborating among WC and CSC leadership to identify mutually beneficial activities
- 2) Provision of short and long-term student learning experiences in the form of special projects, internships and even part-time employment in the areas of public health, nursing, business development, marketing and communications
- 3) Provision of potential career paths for CSC students to entry level positions at WC
- 4) Access to WC leadership for presentations on telemedical business development and management
- 5) Access to CSC academic resources to enhance services for WC members

Reporting

Leadership of WC and CSC will meet regularly to assess the effectiveness of this partnership and to make adjustments/enhancements as opportunities present themselves.

Duration

This MOU is at-will and may be modified by mutual consent of authorized representatives from WC and CSC. This MOU shall become effective upon signature by the authorized representatives from WC and CSC and will remain in effect until modified or terminated by either of the partners by mutual consent.



Signature Page

WorldClinic, Inc.

Daniel J. Carlin, MD
Chief Executive Officer
603-526-9003
dcarlin@worldclinic.com



Signature

February 8, 2019

Date

Colby-Sawyer College

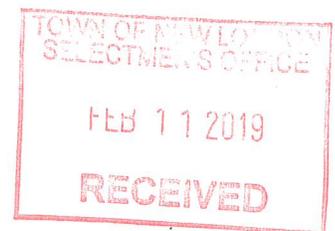
Susan D. Steubner
President
603-526-3451
sue.steubner@colby-sawyer.edu

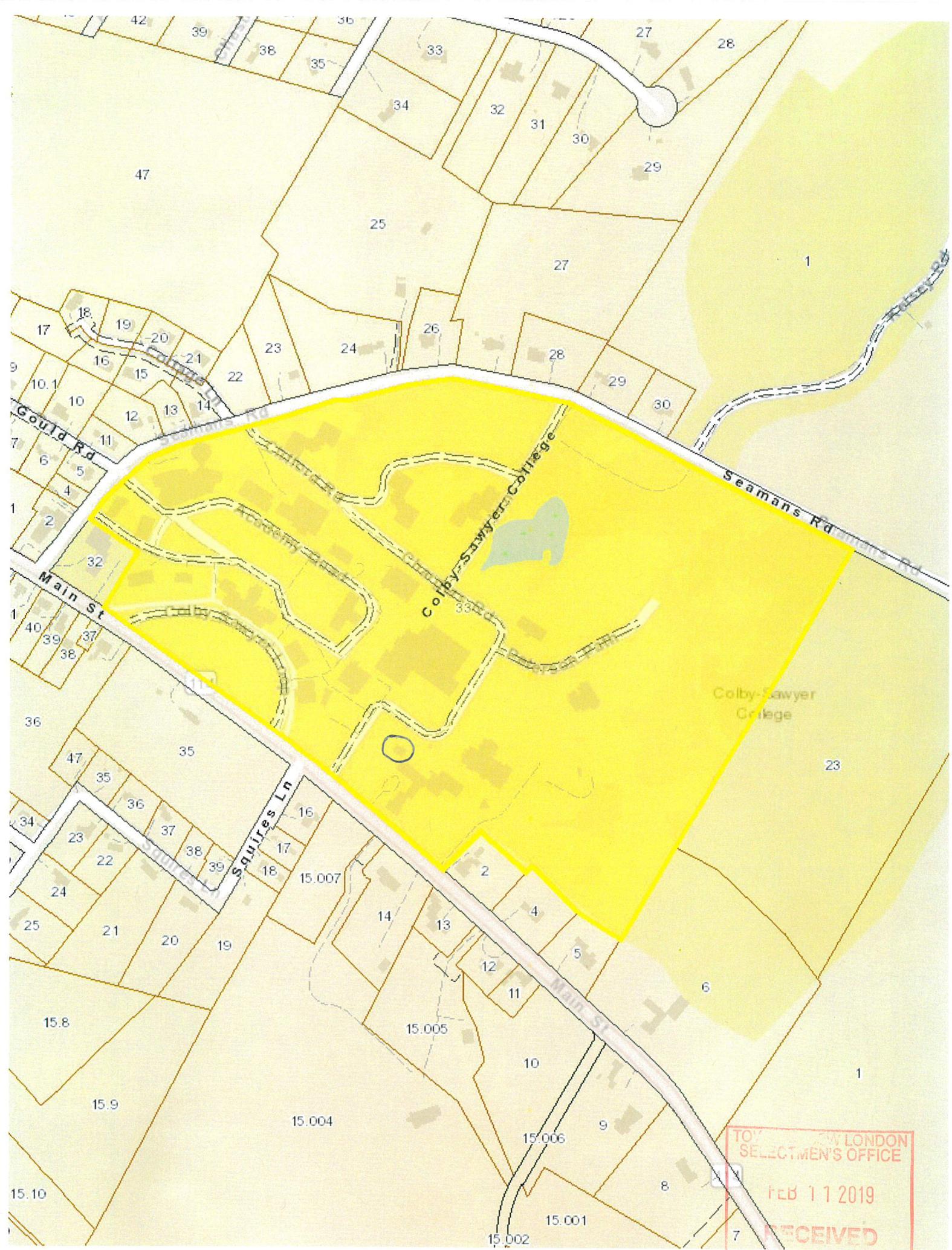


Signature

2/11/19

Date

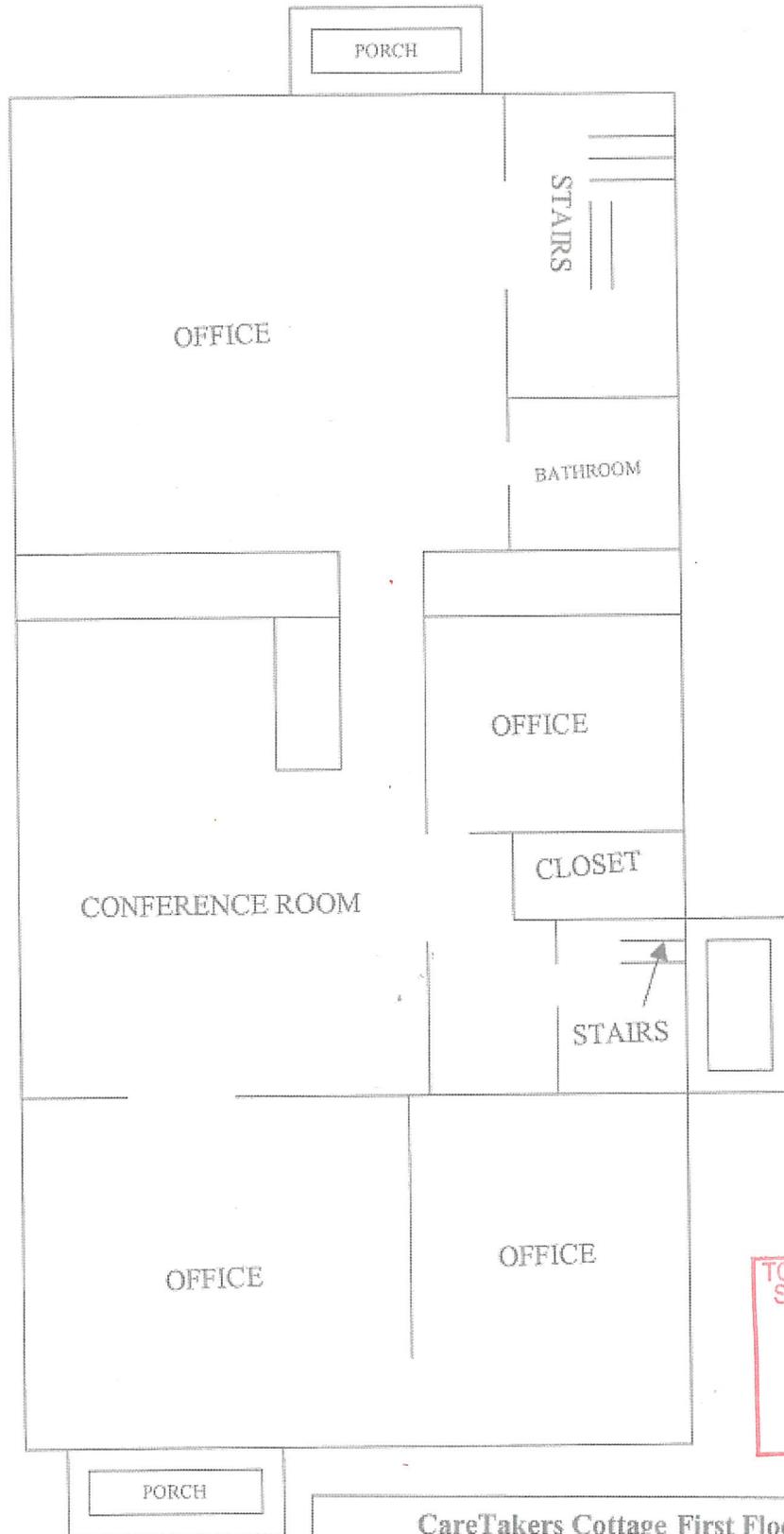




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Emergency Exit



TOWN OF FREDERICKSON
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CareTakers Cottage First Floor



Emergency Exit



CARETAKERS COTTAGE
SECOND FLOOR

TOWN OF NEWLONDON
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CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
COLBY-SAWYER COLLEGE		4 Rolling	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised Value	Assessed Value
541 MAIN STREET			3 Public Sewer			EXEMPT	9040	32,434,100	32,434,100
NEW LONDON, NH 03257						EXM LAND	9040	9,572,100	9,572,100
Additional Owners:						EXEMPT	9040	15,800	15,800
SUPPLEMENTAL DATA									
Other ID: 00085 00036 00000		Septic Infor							
ZONE		MP							
UTILITY		WF							
Ward		CONSERVA1							
Prec.									
ROADFF									
GIS ID: 085-033-000		ASSOC PID#							
Total								42,022,000	42,022,000

2119
NEW LONDON, NH

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
COLBY-SAWYER COLLEGE				U		0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2018	9040	32,434,100	2017	9040	31,149,200	2017	9040	31,149,200
								2018	9040	9,572,100	2017	9040	9,572,100	2017	9040	9,572,100
								2018	9040	15,800	2017	9040	15,800	2017	9040	15,800
Total:								42,022,000	Total:	40,737,100	Total:	40,737,100	Total:	40,737,100		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
							0
							0
							0
							0
Total:							0

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
0001/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	108,900
Appraised XF (B) Value (Bldg)	1,800
Appraised OB (L) Value (Bldg)	1,400
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	42,022,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	42,022,000

NOTES									
COUNCILORS SERVICE									
8/00 100% EXEMPTION THIS									
BLDG									
HARRINGTON CENTER									
COMMUNITY SERVICE									
SHED IS FIELD STONE									
HARRINGTON CNTR #7									

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result
										04/25/2018			NB	BP	BUILDING PERMIT
										03/21/2017			NB	ML	MEASURE & LIST
										04/05/2016			NB	BP	BUILDING PERMIT
										08/31/2014			NB	FR	IN FIELD REVIEW
										04/25/2013			NB	BP	BUILDING PERMIT

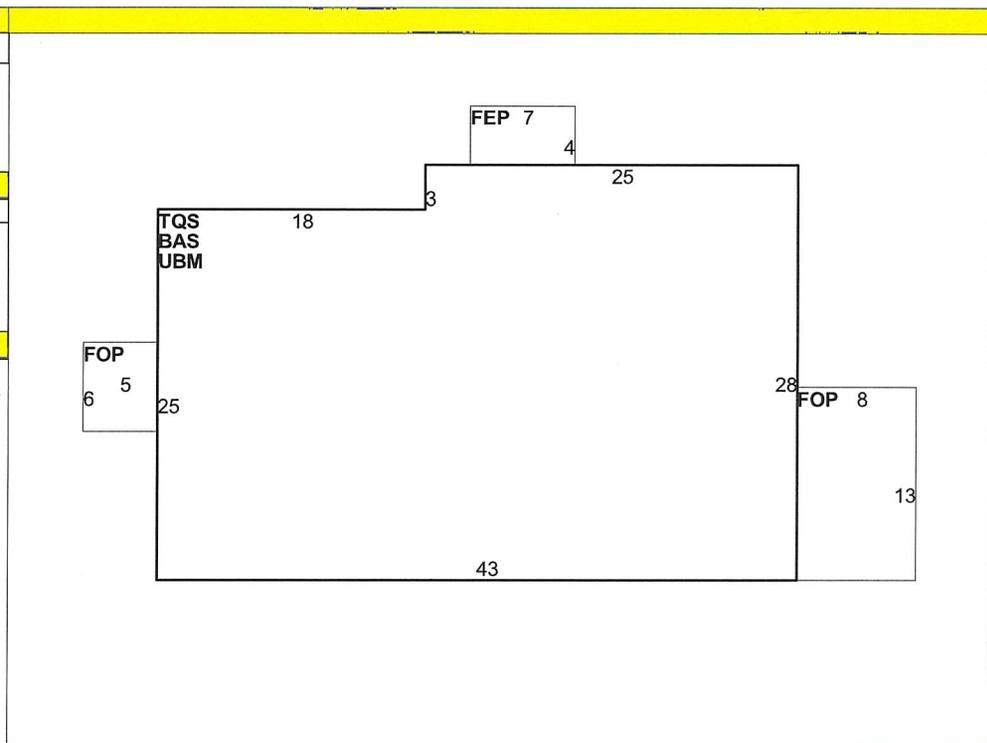
LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S A	Acre Disc	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value
4	9040	PRI SCHOOL MDL-94	I			0 SF	15.00	1.0000	4	1.0000	0.00	46	1.00		N	0.000		0.00	0

Total Card Land Units: 0.00 AC Parcel Total Land Area: 74.35 AC

Total Land Value: 0



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	18		Office Bldg				
Model	94		Commercial				
Grade	03		Average				
Stories	1.75						
Occupancy							
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Floor 1	14		Carpet				
Interior Floor 2							
Heating Fuel	02		Oil				
Heating Type	06		Steam				
AC Type	01		None				
Bldg Use	9040		PRI SCHOOL MDL-94				
Total Rooms							
Total Bedrms	00						
Total Baths	0						
Heat/AC	00		NONE				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	06		CEIL & WALLS				
Rooms/Prtns	02		AVERAGE				
Wall Height	8						
% Conn Wall							



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED FRAME			L	120	20.00	2003		0		60	1,400
FPL3	2 STORY CHIM			B	1	4,000.00	1986		2		100	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,150	1,150	1,150		120,946
FEP	Enclosed Porch	0	28	18		1,893
FOP	Open Porch	0	134	34		3,576
TQS	Three Quarter Story	863	1,150	863		90,762
UBM	Unfinished Basement	0	1,150	288		30,289
Ttl. Gross Liv/Lease Area:		2,013	3,612	2,353		247,465



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GENERAL SERVICES OFFICE