



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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**NEW LONDON PLANNING BOARD
&
ZONING BOARD OF ADJUSTMENT (ZBA)
JOINT MEETING MINUTES**

**Whipple Memorial Hall Room, 25 Seamans Road
March 5, 2019
6:30 PM**

PLANNING BOARD PRESENT: Bill Dietrich, Janet Kidder, Jeremy Bonin, Elizabeth Meller, Tim Paradis, Paul Vance, Joseph Kubit (Alt), Marianne McEnrue (Alt), David Royle (Alt)

MEMBERS ABSENT: Paul Gorman

ZBA MEMBERS PRESENT: Douglas W. Lyon (Chair), W. Michael Todd, Frank Anzalone, Ann Bedard, Katharine Fischer, Bruce Hudson (Alt), Stan Bright (Alt)

MEMBERS ABSENT: Heidi Lauridsen (Alt)

OTHERS PRESENT: Town Planner Adam Ricker, Zoning Administrator Nicole Gage
President Sue Stuebner & Vice-President Karen Bonewald of Colby-Sawyer College
Founder/CEO Dan Carlin & Vice-President Andi Steel of WorldClinic
Residents &/or abutters: Bill Helm, Andy & Carol Schmidt, Mary Lou & Larry Dufault

Call to Order – Vice-chair Dietrich called the meeting to order at 6:30 pm. He gave an introduction of both board's members.

ZBA PUBLIC HEARING – Colby-Sawyer College – Special Exception
Tax Map 085-033-000, 541 Main Street, Zoned I (Institutional, College)

Chair Lyon noted that ZBA alternate Stan Bright was sitting in the audience and asked to be recused because his wife is a board member of the college. The applicant is applying for a Special Exception use, structure or activity that is permitted with the review and approval of the ZBA, as specified in the Zoning Ordinance by Article X Section 1.A.1, and can best be described as follows: to rent an existing small building of approximately 2,500 SF known as Caretaker's Cottage to a company that provides health care coordination serves to its clients and that serves as an internship site for students.

President Stuebner gave an introduction to the board, sharing with them the importance of partnership and the future of Colby-Sawyer College with New London and the other organizations in the region which are critical to their success. They are not in the business of looking to lease properties regularly at the college, however, when they were approached by WorldClinic it was an opportunity and brings synchrony with their mission. The college is an institution with a special focus on health science.

WorldClinic, could help the college stand out among other colleges and give their students an internship on site. They are a New London institutional organization that focuses on medicine and cutting edge technology in terms of health care. Partnering with them will enable data informatics, lectures in the classroom and help nursing students get incredible academic experiences.

Vice-President Bonewald reviewed the criteria that must be met in order to be granted a special exception. She stated that the special exception conforms to all the requirements because there are no changes therefore conforming to all the rules. Nor is there any change to the characteristics to the neighborhood. And this won't increase vehicular or pedestrian traffic.

She expressed that they are looking for a partnership to increase the synergy for their students and access to local companies that enhance their educational opportunities. This is the first time they had a business interested in being located on the campus. Partnering would help them differentiate them from other colleges in the market place that is known to be critically at risk.

Board questions and concerns:

- Give more detail as to what WorldClinic does.

Founder & CEO Carlin gave more details explaining how this telemedicine practice began and how the global family medical infrastructure has grown. He has been in town for 18 years. They practice medicine at a distance using connectivity via the internet. They have become experts in informatics; leveraging the iPhone to do examinations. They have a team that looks at technology to use in their practice.

- How do eight people provide the medical care for all around the world?

99% is on the internet. There are work stations here along with the controller. There are other work sites in Dartmouth, New York & San Francisco. They have three employees that were interns that were recruited. The world of clinical medicine is changing very quickly. To keep up they need to recruit and motivate young people around this model. How much time will be devoted to the students?

One employee is assigned to one intern for the duration.

- If they were located elsewhere, how would it impact the intern students?

There are not many places here for an operation of their size to grow. They were considering going to Concord. It would be more effective to support the students here.

- How many students do you have in a semester or year?

One to two per year.

- How much parking is needed and where would it be located?

Parking will be minimal (6) six spaces and they feel they can accommodate this in various areas.

- How long will the lease agreement be?

One year lease with the option to renew the second year.

- Will the interior be renovated and where will the people who are there now go?

They will only be painting the interior. The Department of Communication will be moving to the second floor of Colgate.

- Will they tie into the network at Colby?

No, they will be separated.

- How are they licensed and will Colby need additional licenses to accommodate?

Founder & CEO Carlin is licensed in 19 states and wherever the patient lives one of the doctors have a license. Colby will not need additional licenses.

- If this partnership doesn't work, how will the Town know and what will happen to the building?

President Stuebner said if it doesn't work out they are not looking to lease it again and they will give notice of any changes.

- What kind of volume do you anticipate from visitors, clients, patients and how much traffic will this generate?

In five years there has been one.

Public Comments:

Mr. Schmidt, an abutter, noted most of his concerns have been answered and he supports the endeavor and thinks it's a great idea. One concern is relative to parking, is there enough space? Another concern, will there be any commercial signs?

Yes there is enough space and there will not be any additional signs.

Chair Lyon explained the procedure for approving special exceptions:

Special Exceptions are easier to deal with than variances because there's less subjectivity to the answers to the question. There are three criteria. If the board decides the criteria is true then the board must grant the special exception. It's not a question to whether they chose to or not.

IT WAS MOVED (Ann Bedard) AND SECONDED (Frank Anzalone?) to discuss. THE MOTION WAS APPROVED UNANIMOUSLY.

The board discussed what use was allowed for special exceptions in an institutional zone from the zoning ordinance. Key point: the district was made to protect a major asset in the community; Colby-Sawyer College. This district should reserve the area for institutional expansion consistent with the needs of the College and the preservation of the rural charm of the area. The issue is whether this constitutes an expansion consistent with the College. This is the first time this has come before the board.

Chair Lyon reiterated what the president of the College has communicated to the board; the ability to differentiate itself from other institutions by doing a major expansion of their program. It is important and critical for them to do so.

1. For recruitment; which is critical to the health of the institution.
2. For provisions of job opportunities; which every student is interested in and asking about.

He also pointed out, whether the college has allowed a commercial enterprise on the campus is a decision the college makes initially.

The board deliberated over applying conditions with the approval that will not attach itself to the building.

In a unanimous vote, 5-0, the Board voted to GRANT the Special Exceptions as presented to the building known as the Caretaker's Cottage to be used by a health care coordination business as a Professional Office that also serves as an internship site.

PUBLIC HEARING – Colby-Sawyer College – Final Site Plan Review

Tax Map 085-033-000, 541 Main Street, 74.35 +/- acres. Zoned I (Institutional, College)

The applicant is applying to change the use of the Caretaker's Cottage from an administrative office of the college to a professional office space that would be rented to a private tenant. The tenant would have a collaborative relationship with Colby-Sawyer, including offering student internships and potential part-time employment. There will be no construction or physical change to the building. The application was received by the town on February 12, 2019.

IT WAS MOVED (Liz Muller) AND SECONDED (Janet Kidder) that the application is complete. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (Paul Vance) AND SECONDED (Tim Paradis) to approve the proposal as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

Other Business - None

Mr. Ricker announced that Liz Meller is not seeking re-appointment and this is her last meeting. He thanked her for all her years of service.

Motion to Adjourn

IT WAS MOVED (Tim Paradis) AND SECONDED (Janet Kidder) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 7:23 pm.

Respectfully submitted,

Dianne Bottari
Administrative Assistant
Town of New London