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F. Graham McSwiney (Retired)
Paul C. Semple (Retired)

September 21, 2016

Ms. Lucy St. John
New London Zoning Administrator
375 Main Street
New London, NH 03257

Re: New London Barn Playhouse, Inc.
84 & 88 Main Street, New London, NH
Application for Variance

Dear Lucy,

Enclosed are the following:

1. Application For a Variance with Addendum
2. Check in the amount of \$307.79 (27 certified mailings @ \$3.77; \$150 filing fee; \$56 advertising cost)
3. List of Abutters within 200 feet of the subject premises
4. Tax Map
5. Tax Cards for 84 and 88 Main Street
6. Aerial photo with subject property identified
7. Color Rendering of proposed project
8. Floor plans for all buildings, although 2nd floor of rehearsal barn is the only area which requires a variance
9. Site Plan showing existing structures and proposed structures within applicable set backs

We look forward to having this matter scheduled in October. Thank you for your assistance.

Sincerely,

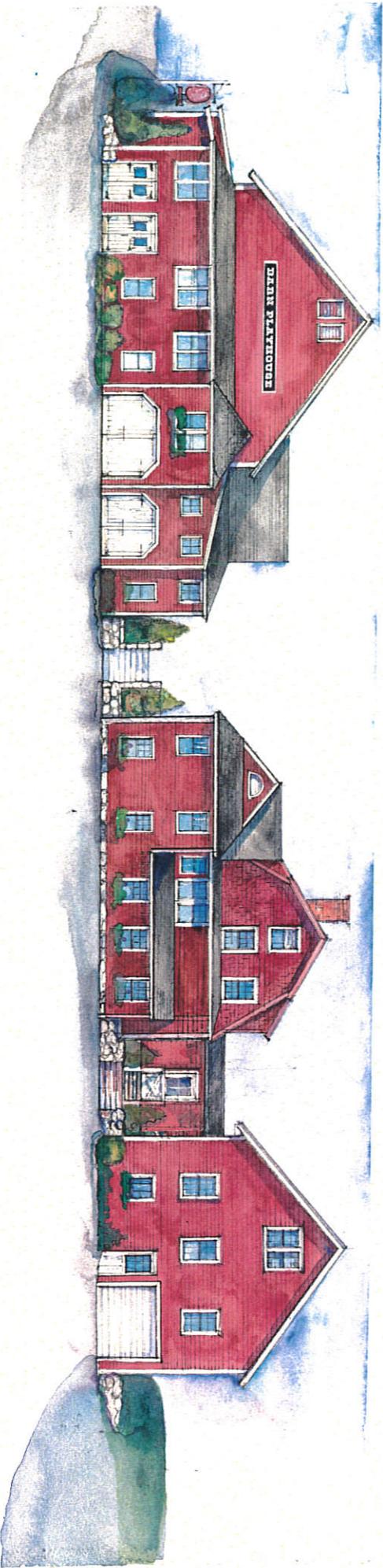


Susan Hankin-Birke

SHB/arc

Cc: Tom DeMille
Milena Zuccotti

F:\Clients\NL Barn\Zoning\ltrSt.John.docx



APPLICATION FOR A VARIANCE

To: Zoning Board of Adjustment, Town of New London

Name of owner/applicant: New London Barn Playhouse, Inc.

Mailing Address: PO Box 9, New London State: NH Zip 03257

Home Telephone: _____ Work Telephone: 526-6710 Cell: _____

Email address: milena@nlbarn.org

Owner of property: same
(if same as applicant, write "same")

Location of property 84 & 88 Main St. (Williams and Main Street)

Tax Map Number: 73 Lot Number: 42 Zone: R

A variance is requested from the provisions of Article: XX Section: B(5)(b)⁽²⁾ of the Zoning Ordinance to permit alterations to a legal non-conforming structure, known as the "Red House" resulting in a square footage increase in excess of 50%.

Facts supporting this request:

1. The variance will not be contrary to the public interest:

See Attached

2. The spirit of the ordinance is observed: _____

3. Substantial justice is done: _____

4. The values of surrounding properties are not diminished; and: _____

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

RECEIVED
SEP 21 2016

A. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

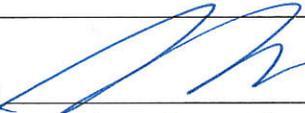
(1) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property;

_____ and

(2) The proposed use is a reasonable one;

B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Owner/applicant(s) Signature:



Date: Sept 13, 2016

Thomas W. DeMillo, 107 President

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

For questions or assistance in completing these forms, please contact:

Lucy St. John, Zoning Administrator
603-526-4821, ext. 16
Email: zoning@nl-nh.com

Or

Amy Rankins, Assessing Coordinator
603-526-4821, ext. 20
Email: landuse@nl-nh.com

Town of New London Zoning Board of Adjustment

Property of New London Barn Playhouse, Inc.

88 Main Street, New London, NH

Tax Map 073-042-000

ADDENDUM TO VARIANCE APPLICATION

Introduction

There are two buildings constituting the New London Barn Playhouse, Inc. campus, both of which are contained on the above-noted tax map parcel. There is the 1820 Barn (in which the productions occur) and the adjacent former Nurse's Residence, now known as the "Red House" (residence for theatre staff and performers, office, theatrical operation including rehearsals, set and costume work).

All of the operations on the lot predate the establishment of zoning in New London. Initially, the subject parcel was zoned commercially and theatrical operations were a permitted use. The property was then rezoned to residential in March of 1969. At that point, the property was deemed a nonconforming use. See letters dated 7/31/1978 and 1/28/2016 attached.

The applicant is planning a substantial renovation of the existing buildings, particularly the Red House. The Red House expansion will incorporate an el, or connector, and a rehearsal area built to replicate the size of the performance stage and wings. The overall renovation will provide more weatherproof areas for production efforts to proceed in a more secure, safe and less visible and audible setting for the operation of the theatre.

Upon reviewing the proposal to renovate the existing structures in a preliminary consultation with the Planning Board, it became clear that one aspect of the proposal would require a variance prior to completing site plan review with the New London Planning Board. The Red House is a pre-existing, non-conforming structure as it does not meet the current front yard set-back requirements. However, the proposal otherwise meets the other applicable zoning regulations and does not render the structure more non-conforming. The proposed renovation of the Red House includes a connector and rehearsal "barn". The pitch of the roof of the rehearsal barn is designed to be

aesthetically consistent with a New England barn and the pitch of the roof is consistent with the size of the structure. The calculation of the increase in the square footage of the non-conforming red house comes to 49% of the existing square footage and therefore would not require a variance. However, if the area above the rehearsal space and under the pitched roof is utilized, it would increase the square footage of the proposed renovation to 65% of the existing structure. Accordingly, this aspect of the 2nd floor of the rehearsal barn requires a variance pursuant to Ordinance Article XX, B (5)(b)(2). The proposal warrants a variance from the terms of the square footage limitation as more particularly set forth below in the section entitled, "Variance Criteria".

It might be helpful to the board to also have information relative to the other facets of the proposal which **are** allowed by right under the terms of the New London Zoning Ordinance. The other facets are: 1) The proposal does not constitute a change in the use of the property; 2) The proposed changes to the existing Barn structure do not require a variance. These two issues will be discussed first, followed by the criteria met by the proposal for a variance with respect to requested second floor above the new rehearsal area, a portion of the proposed renovation to the existing Red House.

1. The proposal does not constitute a change in the use of the property.

The use of the property has been theatrical production and housing of staff and actors, business office and theatre with snack bar and restroom facilities as well as parking. The proposal does not increase the number of seats in the theatre. The proposal does not enlarge the number of performances, nor are there any plans to extend the operation of the theatre beyond the summer months.

Citing 3 A. H. Rathkopf & D. A. Rathkopf, Rathkopf's The Law of Zoning & Planning, The NH Practice series, Land Use and Planning, Section 24.03, Fourth Edition, points out that when distinguishing between a "use" v. "area" variance, it is helpful to look at whether the proposal is one that "changes the character of the neighborhood". The proposal in this instance, is for the purpose of upgrading the Barn Playhouse campus facility. It will allow for the sets to be constructed inside a building with adequate ceiling height of 9 feet, rather than 6 1/2 feet, and better protection from the elements, thus eliminating the building of sets outside and within the view and hearing of, neighbors and the public passing on Main Street. It will allow for bathrooms to be more accessible from the theatre with indoor access. It will allow for indoor spaces for rehearsals where presently, some rehearsals necessarily occur outside of the Red House.

The determination that there is not a use change in the instant matter is best illustrated in the context of *Harborside Associates, L.P. v. Parade Residence Hotel*,

LLC, 162 N.H. 508 (2011). The NH Supreme Court found that a pre-existing, non-conforming hotel sign could be enlarged, as the non-conforming property use continues to exist; the conference center and hotel in a residential area was not changing. The analogy here is that the pre-existing, non-conforming use of the property as a theatre with housing for performers, etc., in a residential area is not changing. However, the buildings need to be enlarged and reconfigured for optimal use and to limit, if not eliminate many of the theatre activities of theatre production that cannot presently occur within the existing buildings. In *Harborside*, the hotel needed a larger sign for advertising and to allow the public to more easily locate the hotel. In the instant matter, a larger building has long been needed to provide a better functioning facility such that there are adequate areas within a building for set construction and break down, costuming and to provide additional rehearsal rooms. The nature of summer theatre requires that each new show begins rehearsing while the current production is playing. This means that the sets, including stage modifications of alternate flooring/staging heights and scenery and props make rehearsing on the same stage dangerous and impractical. The theatre company has made due with using exterior spaces, some off-site rehearsals and inadequate existing interior spaces within the existing campus buildings.

2) The proposed changes to the existing Barn do not require a variance.

The Barn is also a pre-existing, non-conforming structure as it does not meet the current front set-back requirements of the Ordinance. The proposed renovation to the Barn falls under the analysis of Ordinance Article XX, B (5) (b) (2), and necessitates the calculation of the increase in the square footage of useable floor area. The attached Exhibit A, Playhouse Project Area Calculations for the Barn, demonstrates that the proposed renovation is permitted as it represents only a 17% increase in square footage of that building. Since the increase is less than 50 % of the existing square footage, no variance is required. The proposed change to the Red House and specifically, the implementation of a second floor in the new rehearsal barn is more substantial. The proposed renovation, without the second floor in the new rehearsal barn is 49% of the existing square footage of that building, accordingly, no variance would be required. However, the applicant seeks to make use of the available space by installing a second floor above the rehearsal theatre, primarily to allow a separate space for the music rehearsals for the upcoming show. The addition of the second floor containing 1196 square feet brings the percentage increase of the overall renovation to 65% of the old square footage; accordingly, the applicant is requesting a variance from this section of the Ordinance. The criteria for a variance to install a

second floor in the rehearsal barn are met by the proposal as set forth in the immediately following section.

Variance Criteria

The proposed renovation to the Red House meets the variance criteria for relief from the application of Article XX, B (5) (b) (2) of the Ordinance as follows:

1.) Granting the variance will not be contrary to the public interest.

The general public purpose of limiting the expansion of the square footage of a legal nonconforming building would perhaps be to better maintain open spaces on a pre-existing, non-conforming structure and to have non-conforming structures maintain their relative appearance alongside conforming lots and structures within a particular neighborhood. However, in the circumstances of this proposal, there is no fair or substantial relationship between the general public purposes of maintaining “open space”. The existing green space in front and to the south side of the building will be maintained. The proposed barn structure is set back, and is consistent with current ordinance provisions. The proposal to allow a second floor in the proposed addition, from a public standpoint, would promote a better use of available space without detracting from the aesthetics of the design. The public interest in not being distracted when driving, and not seeing or hearing rehearsals, will be served by the proposal. It will actually be a safety benefit to the public to have less distraction for drivers on Main Street. *Harborside Associates v. Parade Residence Hotel*, 162 N.H. 508, 514(2011), *Hannaford Bros. Co. v Town of Bedford*, 164 N.H. 764, 770 (2013).

Additionally, it almost goes without saying, that the Barn Playhouse has been an integral part of the New London summer season for visitors and residents alike. It is of historical, cultural and recreational benefit to the public. The design honors the two distinct buildings, but addresses the somewhat unsightly elevation changes between the two buildings, resulting in the appearance of a narrow and cluttered alleyway between them. By granting the requested variance, the rehearsal barn addition to the old nurse’s residence would allow the use of an additional indoor space for music and other rehearsals separate and apart from the ensemble rehearsing in the stage-sized rehearsal area. Keeping the New England house and barn aesthetic will be in keeping with the general residential aesthetic of the Main Street area in which the campus is located. Furthermore, the proposed expansion beyond the 49% of the existing red house will not alter the essential character of the neighborhood. The view of the

campus from Main Street will still include green space and a pastoral, residential setting. *Harborside Associates v. Parade Residence Hotel*, 162 N.H. 508, 514(2011), *Hannaford Bros. Co. v Town of Bedford*, 164 N.H. 764, 770 (2013).

The overall project provides a significant upgrade to the appearance of the theatre campus and in no way is contrary to the public interest in upgrading this historical and cultural asset. The health, safety, and welfare of the public will be better served by moving the sound and activity distractions from along Main Street and into campus buildings.

2.) By granting the variance, the spirit of the ordinance is observed.

The New London Zoning Ordinance provides as follows:

**ARTICLE II
GENERAL PROVISIONS**

The following provisions shall apply to all districts: Any Use that may be obnoxious or injurious by reason of production or emission of odor, dust, smoke, refuse matter, fumes, noise, vibration or similar conditions including Junk yards, or that is dangerous to the comfort, peace, enjoyment, health or safety of the community or lends to its disturbance or annoyance is prohibited.

Clearly, the requested increase in the square footage of the Red House is directly in keeping with the spirit of the Ordinance. The additional second floor above the show rehearsal area would allow for another rehearsal space to minimize the need to rehearse outside of the building. The spirit of the ordinance to minimize noise and vibration from affecting abutters as well as the public.

3.) By granting the variance, substantial justice would be done.

The granting of a variance to allow the proposed renovation to the Red House to include a second floor above the larger show rehearsal area will promote substantial justice as it will protect both abutters and the public from noise, and distraction of Barn Playhouse actors and musicians by moving their activities indoors, rather than continuing to utilize so much of the outdoor space, especially from Main Street. The proposal is appropriate for the size of the lot since the additions meet the current set-backs. Additionally, the public will realize no appreciable gain from the Board denying the requested variance. *Harborside Associates v. Parade Residence Hotel*, 162 N.H. 508, 515(2011) (citing *Malachy Glen Associates v. Town of Chichester*, 155 N.H. 102,109 (2007)).

4.) There will be no diminution in value of surrounding properties.

The proposed renovation will incorporate a portion of the alleyway between the existing buildings. As we all have likely observed, staff and actors and musicians often rehearse outside of the existing buildings on the campus in view and within hearing of abutters.

The proposed renovation of the Red House includes the much needed set-building area with 9 foot ceilings, rather than the 6 ½ foot ceiling in the existing building. The barn design of the addition is in keeping with the aesthetics of the Barn and the residential appearance of the campus. The 1196 square feet available in the upper portion of the barnlike structure will add additional rehearsal space. Providing adequate space for production efforts will allow better sound barriers for abutters.

The aesthetic improvements to the green space in front of the buildings and the insulation of the sounds of the rehearsals, previously audible to the abutters, would not create a diminution in value of surrounding properties.

5.) Literal enforcement of the prohibited increase in square footage of the Red House would result in an unnecessary hardship.

NH RSA 677:33, I (b) (5), as well as the Ordinance, provides further that “unnecessary hardship” means that owing to special conditions of the property that distinguish it from other properties in the area:

- i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property.
- ii) The proposed use is a reasonable one.

The special conditions of the property are that it is highly visible, being located right on Main Street and contains 2 buildings and a parking lot. Since existing buildings were repurposed for the summer theatre, the old Nurse’s Residence has always been lacking in the necessary space for rehearsals, set building and meetings of staff, actors and the set builders, costumers and musicians away from the public eye and outside of public hearing, or that of the abutters. The purpose of the zoning ordinance is to maintain a harmony of uses, aesthetic considerations and protection of the value of the abutting homes within the neighborhood. The specific general public purpose of the limitation of square footage is to prohibit substantial expansion of pre-existing, non-conforming structures. However, the general public is more significantly affected by the operation of

the theatre if the variance is not permitted due to the emission of noise, vibration and distraction that may negatively affect the comfort, peace and enjoyment of the public regularly walking or traveling by car along Main Street.

The proposed use of the upper area of the rehearsal barn is reasonable, given that the operation of the theatre will continue. The alternative to not using the upper space for an additional and separate rehearsal space is to have the various efforts required for theatrical performances continue to occur, in full view and hearing of the public and abutters. Using the interior area of the lot, while being in compliance with the sideline setback, and maintaining the exterior charm of this historic summer theatre is reasonable.

The hardship to the owner is that the production quality, especially given the quick turn-around between the opening and closing of each production can easily be hindered or compromised when the weather is uncooperative and there is not adequate indoor space. Similarly, the staff and actors should be able to pursue their mission without having to curtail or plan various rehearsals subject to the ever-changing New England weather.

Conclusion

The proposed renovation to the Red House meets the criteria for a variance to allow the square footage increase in excess of 50% of the existing square footage as there will be no diminution in the value of surrounding properties; it will not be contrary to the public interest as it will not alter the essential character of the neighborhood, nor will it threaten the public health safety or welfare. Literal enforcement of the ordinance will result in an unnecessary hardship for the applicant when smaller groups require separate rehearsal space that it otherwise in use by larger overall rehearsals by cast members and for choreography. There is no fair and substantial relationship between the general public purpose of keeping the expansion of the pre-existing non-conforming Red House under to 50% of its existing square footage, rather than increasing its size by 65% of the existing square footage since the additional 6% increase in the square footage by installing a second floor to be accessible as a smaller rehearsal space for musical numbers, or smaller rehearsal groups will benefit the public and abutters by reducing the noise, vibration and visual distraction of such rehearsals taking place outside of the buildings. Additionally, given the existing permitted use, there will be no impact on the general character of the neighborhood and the proposed use for the additional space is reasonable. The

proposal is consistent with the spirit of the Ordinance as the Red House expansion will benefit the theatre going public, as well as both the abutters and the public by reducing distractions of set building along Main Street and the noise and vibrations of set construction and rehearsal efforts which do not currently take place inside a building. Substantial justice will be done by granting the requested variance which will have a positive effect on abutters and the public by incorporating the regular and necessary work of theatre production to inside of a building, rather than continuing to occur within the narrow alleyway between the Red House and the Barn and the front and side yard of the Red House. Furthermore, the public will realize no appreciable gain from the Board denying the requested variance for the 1196 sq. foot, second floor rehearsal space.

Respectfully submitted,
New London Barn Playhouse, Inc.
By and through their attorneys,
MCSWINEY, SEMPLE, HANKIN-BIRKE &
WOOD, P.C.

Date: _____

9/21/2016

By: _____



Susan Hankin-Birke, Esq.
NH Bar. No. 1082
280 Main Street
P.O. Box 2450
New London, NH 03257
603-526-6955

EXHIBIT A

Playhouse Project Area Calculations

BARN:

Existing:	Main Floor	4279 square-feet
	Balcony	1240 square-feet
	<u>Lower Floor</u>	<u>2331 square-feet</u>
	Total	7850 square-feet

New Addition:	Total	1348 square-feet
	Percentage Changed	$\frac{1348 \text{ square-feet}}{7850 \text{ square-feet}} = 17\%$

RED HOUSE:

Existing:	Main Floor	2474 square-feet
	2 nd Floor	1660 square-feet
	3 rd Floor	644 square-feet
	<u>Lower Floor</u>	<u>2736 square-feet</u>
	Total	7514 square-feet

New Addition:

	Main Floor/	1882 square-feet	(incl. 80 sq. ft. connector)
	2 nd Floor	1196 square-feet	
	<u>Lower Floor</u>	<u>1802 square-feet</u>	
	Total	4880 square-feet	
	Percentage Changed	$\frac{4880 \text{ square-feet}}{7514 \text{ square-feet}} = 65\%$	

$$\text{New addition w/o 2}^{\text{nd}} \text{ floor: } 4880 - 1196 = \frac{3684 \text{ sq. ft.}}{7514 \text{ sq. ft.}} = 49\%$$



Zoning Board of
Adjustment

Town of New London

New London, New Hampshire

03257

July 31, 1978

Dr. Alf Jacobson, Chairman
Board of Selectmen
New London, N. H. 03257

Dear Mr. Chairman:

This letter is in response to two questions in your letter of June 6, 1978 concerning the Barn Players property (Williams, Jones, Andrews), Leger House and expansion of a nonconforming use as related to additional performances by the Barn Players. The questions were dealt with at a special meeting of the Zoning Board of Adjustment on July 26, 1978.

Concerning the general question; expansion of time with respect to the expansion of a nonconforming use, the Board believes that each situation should be considered on its own merits. Concerning the specific situation of the expansion of calendar (time) by the Barn Players, the Zoning Board concludes as follows:

1. The Barn Players Playhouse was in the Commercial Zone until March 10, 1969. Theaters are permitted uses in this Zone. Furthermore, the Playhouse was in existence prior to the inception of Zoning by the Town of New London. Therefore, the Players were a conforming use until 1969.

- a. The area encompassing the Playhouse was rezoned to Residential in March 1969. The Barn Players then became a nonconforming use, but maintained a vested interest in the use permitted in the prior zone.

2. According to the minutes of a special meeting of the Selectmen on December 1, 1977, seven night per week performances have been customary since 1967 when such use was permitted. Thus there has been a reasonable and ordinary continuation of this use for eleven years.

3. The limited extension of the calendar year back to mid-June from July seems to be a reasonable extension of use by the Barn Players.

The Zoning Board concludes that at this time the New London Barn Players do not violate the spirit or intent of the Zoning Ordinance in the category of expansion of a nonconforming use.



Zoning Board of
Adjustment

Town of New London

New London, New Hampshire

03257

-2-

With respect to the second question, the zoning status of the (Williams, Jones, Andrews) Leger property, the Board finds that:

1. The main structure (residence) is almost entirely in the Commercial Zone.
2. The property does not front on Main Street but rather on the Green which is owned by the Town of New London. Access to the property in question is via Whipple Court.
3. Article VI, Section B-2 states "All commercial uses shall front only on the following streets, as shown on the Zoning Map: Gould Road, Newport Road, Main Street, Pleasant Street, County Road, New London Road (Elkins), Main Street (Elkins)".
4. The property in question had been used as a single family residence by the next previous owner (Andrews) until 1977.

Since the property does not front on any of the streets mentioned in Article VI it can not have commercial utilization. Therefore use as a rooming house would be a violation of the Zoning Ordinance.

It is regretted that answers to these questions could not be established before this date.

Sincerely yours,

Boyd H. Carr
Chairman

Zoning Board of Adjustment

Lucy A. St. John, AICP
Planning & Zoning Administrator
Town of New London, NH
375 Main Street
New London, NH 03257

January 28, 2016

Dear Lucy:

I am writing as a follow up to our discussion this past Tuesday concerning the zoning status of the New London Barn Playhouse, Inc. campus located at Williams Road & Main Street, Tax Map 073-042-000. Buildings on the Lot include the 1820 Barn Playhouse, the adjacent former Nurse's Residence (now called the "Red House"), together with public parking behind both structures. This is the same Lot that was the subject of a Conceptual Site Plan discussion with the New London Planning Board on January 26th.

The New London Barn Playhouse is a community treasure. The only theater listed on the New Hampshire Register of Historic Places, our organization has produced plays and other entertainments during the late spring and summer months continuously since July 1934. For almost this entire time the Red House and surrounding land has provided space for the manufacture of sets & costumes, as a residence for theater staff and performers, as an office for theater business and as an area to rehearse plays before being performed on the Barn stage. In short, it is as much an integral part of our theatrical operation as the theater itself. We could not produce anything without the activities conducted therein.

All of the operations on the Lot predate the establishment of Zoning in New London. When the Ordinance was first adopted the Lot was located in a Commercial Zone in which theatrical operations were a permitted use. The property was rezoned to Residential in March 1969 at which point, according to a letter from Mr. Boyd H. Carr, Chair of the New London Board of Adjustment to the then Chair of the Board of Selectmen, Dr. Alf Jacobson dated July 31, 1978 (the "Zoning Letter", copy attached), "the Barn Players then became a **nonconforming use**, but maintained a vested interest in the **use** permitted in the prior zone". Note that the vested interest in the **use** ran to the Barn Players, the predecessor in name to the non-profit New London Barn Playhouse, Inc., the owner and operator of both the theater space and all the production facilities on the Lot essential to produce plays.

That the ZBA considered theatrical productions with its attendant set, costume manufacture and rehearsal activities the **legal nonconforming use** is evident from the conclusion reached in the Zoning Letter, which concerned the question as to whether plays could be presented as early as mid-June. It wrote that moving the start of the Season a bit earlier did not "*violate the spirit or intent of the Zoning Regulations in the category of expansion of a nonconforming use*". We open our main

production Season this year with Brigadoon on June 15th and end with Don't Dress for Dinner on September 4th.

We are **not seeking an expansion of a Legal Nonconforming Use**, which in all events is prohibited under Article XX A. 2. Our intent is to produce and present plays on our campus in the same manner and within the general time frame which has existed for 83 years.

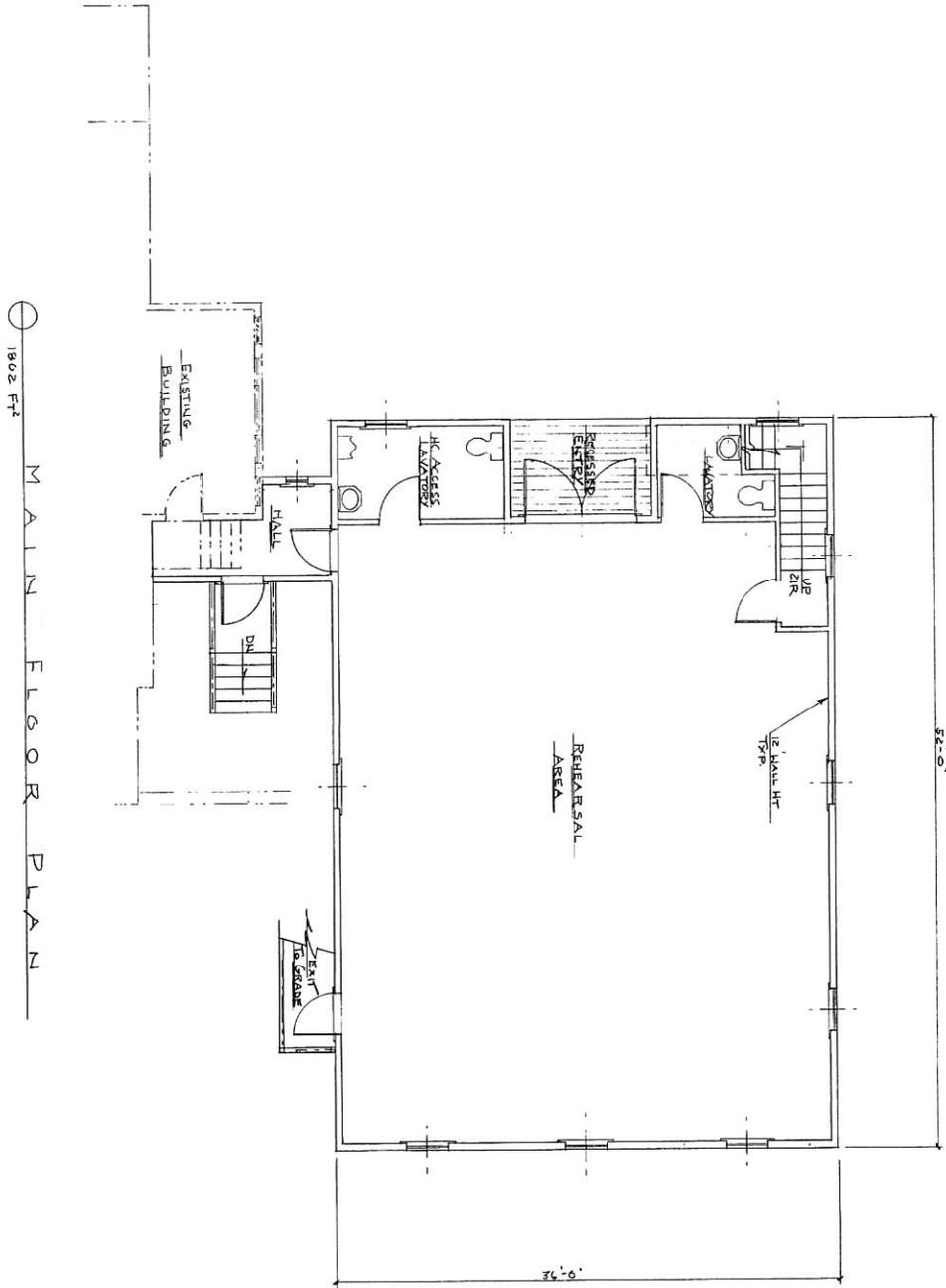
It is the operation of a theater company with all its attendant and subsidiary tasks, which *is* the Legal Nonconforming Use, not any one of the many ancillary and necessary functions required to achieve that goal. The same number of sets and costumes will be required for our shows whether or not they are built in clean, safe and efficient space or in inadequate and crumbling sheds. The same rehearsal time will be required whether or not the cast will have well lit air-conditioned space or continue to rehearse in cramped space below the theater and in the basement of the Red House. There is no "expansion" of these tasks that are required to produce our shows.

We are in need of physical improvements to our plant; much of this necessitated by public safety and patron convenience matters. Items such as improved and accessible toilets; sprinklers in the Red House; an organized parking lot, safer porch access; better rehearsal space, and safer and more adequate set and costume shops. The rezoning which occurred in March 1969 made the structures on our campus Legal Nonconforming Buildings. Article XX B. 2 permits the alteration and expansion of such structures provided that such alteration or expansion does not make the structure more nonconforming. We believe the Conceptual Site Plan discussed with the Planning Board meets that standard and that it will be in compliance with the 50% limitations of Article XX B3 b.2.

Thank you for the opportunity to clarify our purpose in seeking to upgrade our facilities without an expansion of the nonconforming use status of the theatrical operations on the Lot.

Sincerely yours

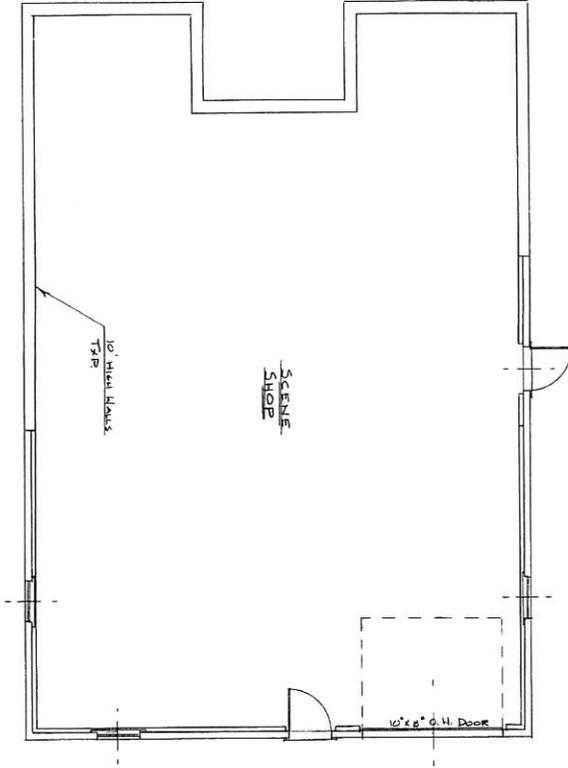
Tom DeMille
President
New London Barn Playhouse, Inc.



NOTE:
 CONCEPTUAL ONLY
 NOT FOR CONSTRUCTION

2	Snow Building Construction			REHEARSAL HALL
	New London, N.H.			
DRAWN BY:	DATE:	SCALE:	REVISED:	

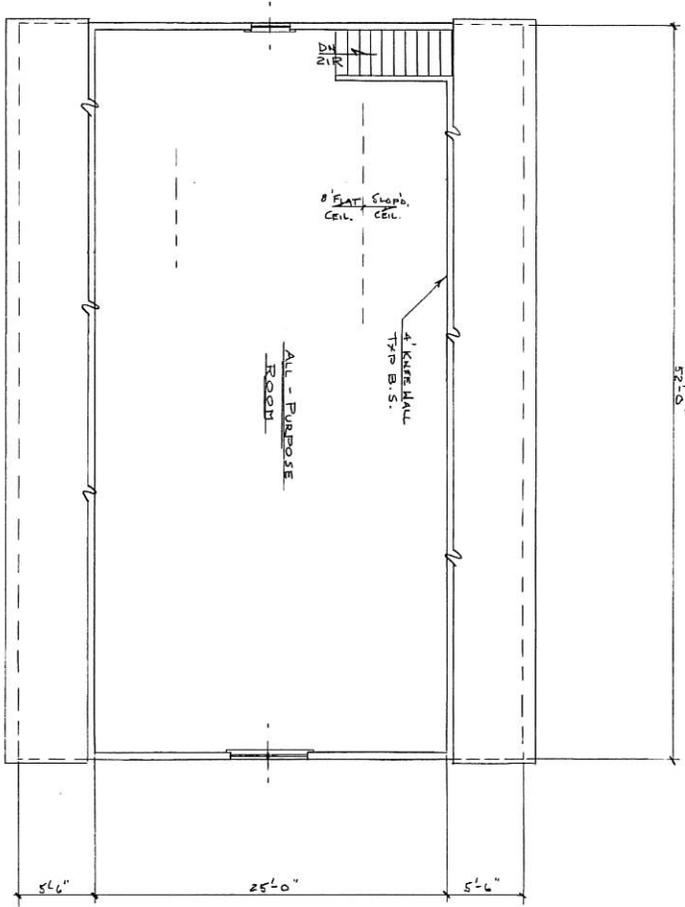
1802 Ft² LOWER FLOOR PLAN



NOTE:
CONCEPTUAL ONLY
NOT FOR CONSTRUCTION

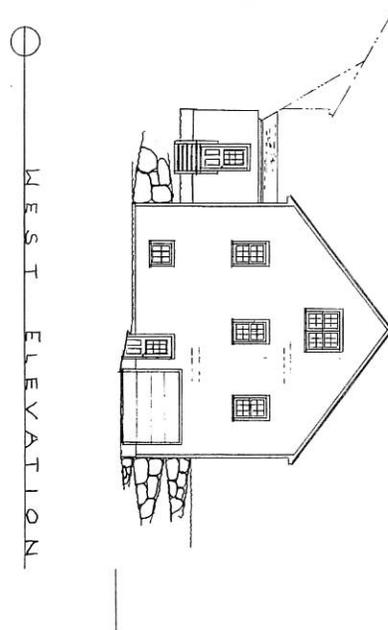
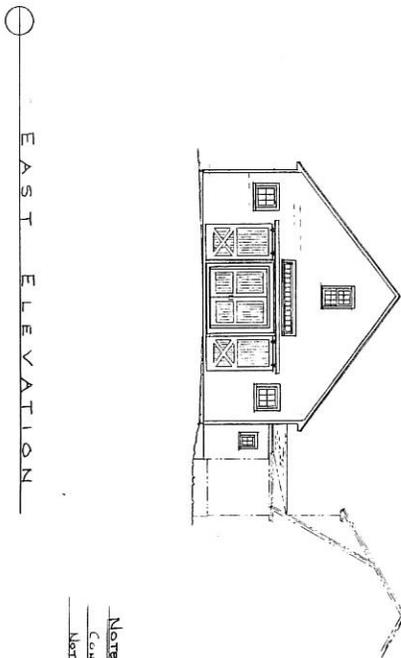
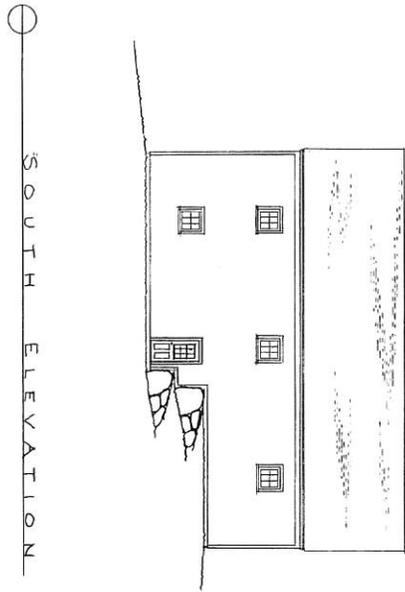
4	Snow Building Construction		REHEARSAL HALL
	New London, N.H.		
LOWER FLOOR PLAN			REVISED
DRAWN BY: D. SNOW	DATE: 9-10-15	SCALE: 1/4" = 1'-0"	

1196 FT² U P P E R F L O O R P L A N



NOTE
 Conceptual Only
 Not For Construction

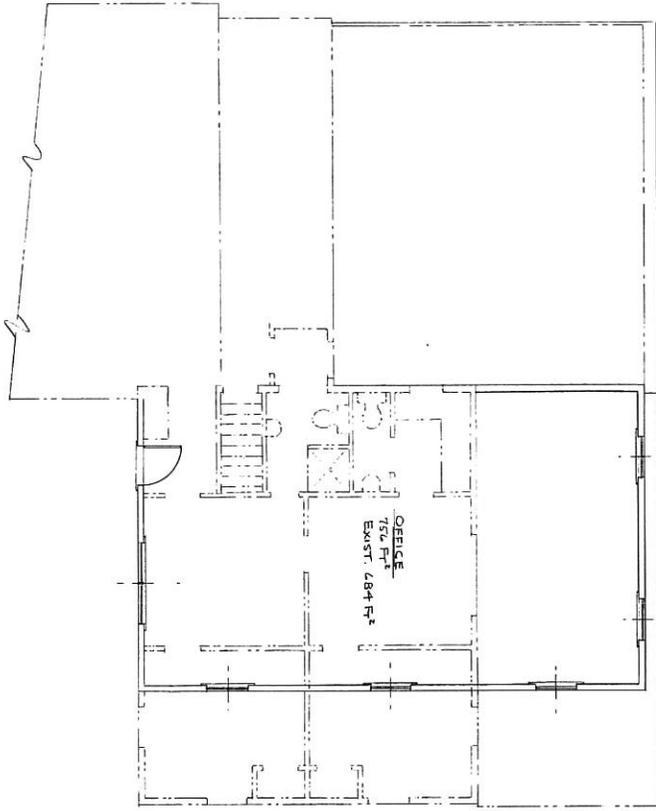
3	Snow Building Construction			REHEARSAL HALL	
	New London, N.H.				
UPPER FLOOR PLAN				REVISED	
DRAWN BY:	P. SNOW	DATE:	9-10-15	SCALE:	1/4" = 1'-0"



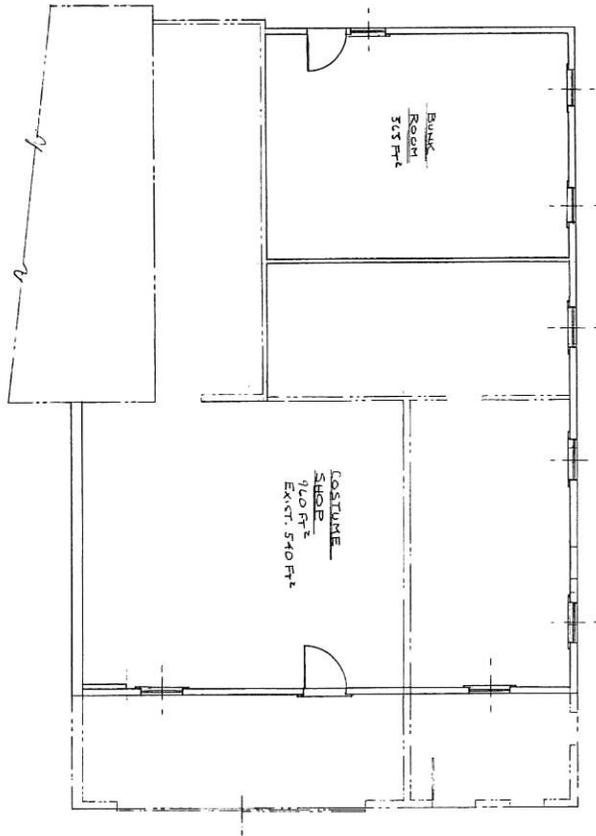
NOTE
 CONCEPTUAL ONLY
 NOT FOR CONSTRUCTION

1	Snow Building Construction New London, N.H.		REHEARSAL HALL	
	ELEVATIONS		REVISED	
DRAWN BY: P. SNOW	DATE: 9-10-15	SCALE: 1/8" = 1'-0"		

MAIN FLOOR PLAN



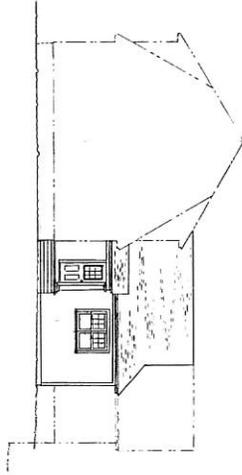
LOWER FLOOR PLAN



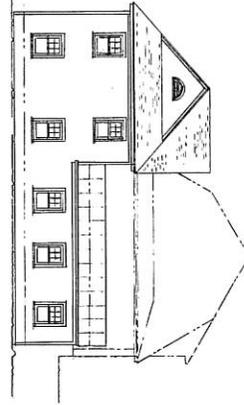
NOTE
CONCEPTUAL ONLY
NOT FOR CONSTRUCTION

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	FLOOR PLANS		REVISIONS	
DRAWN BY:	DATE:	SCALE:		
	9-10-15	1/4" = 1'-0"		

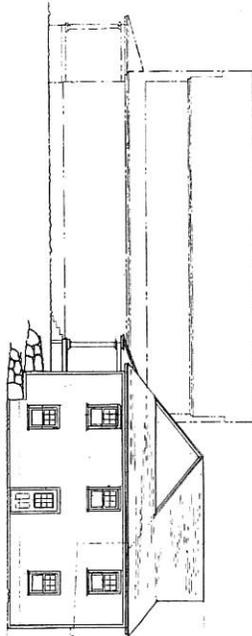
EAST ELEVATION



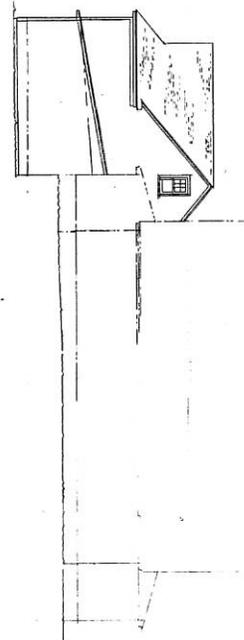
WEST ELEVATION



NORTH ELEVATION



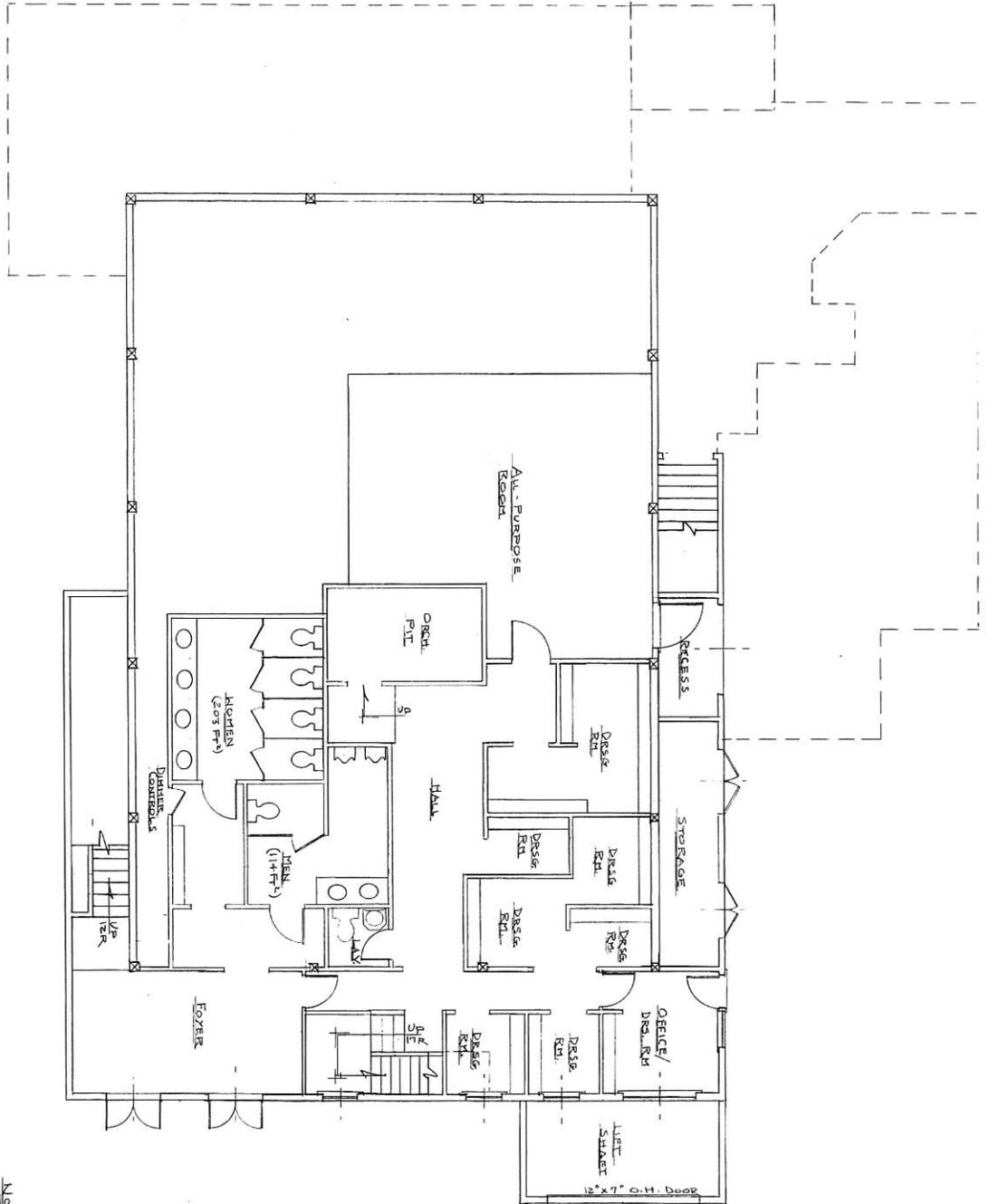
SOUTH ELEVATION



NOTE:
CONCEPTUAL ONLY
NOT FOR CONSTRUCTION

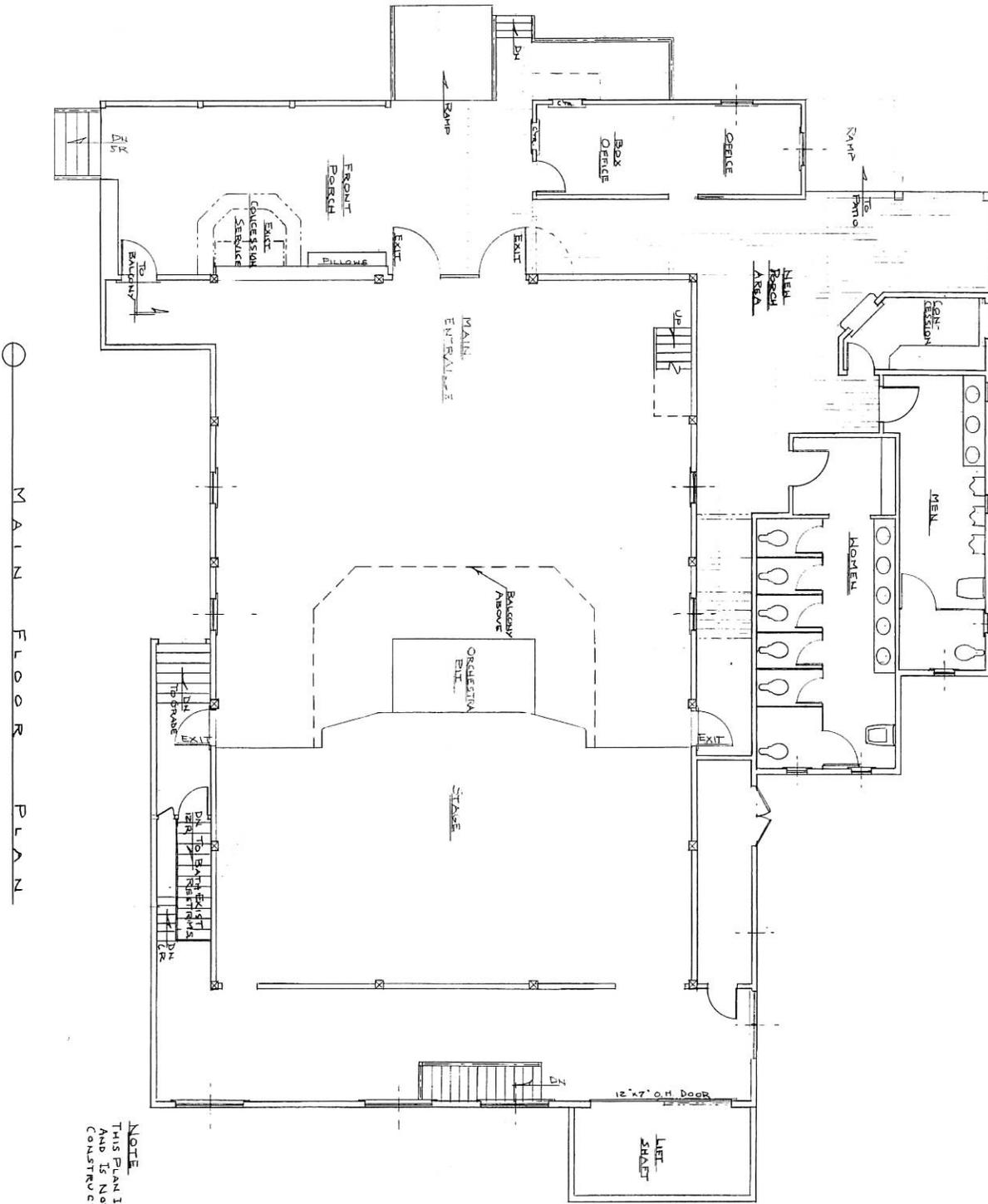
1	Snow Building Construction		RED HOUSE
	New London, N.H.		
	ELEVATIONS		
DRAWN BY:	DATE: 9-10-15	SCALE: 1/8" = 1'-0"	REVISED:

LOWER FLOOR PLAN



NOTE
THIS PLAN IS CONCEPTUAL
AND IS NOT FOR
CONSTRUCTION

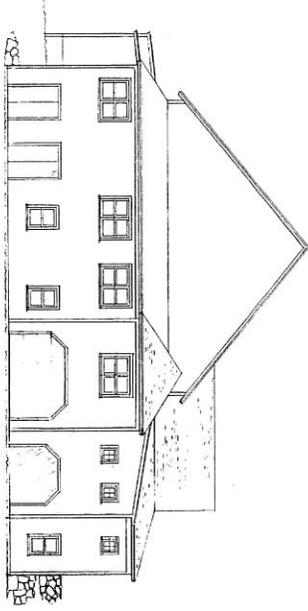
3	Snow Building Construction			N.L. BARN CONCEPTUAL
	New London, N.H.			
LOWER FLOOR PLAN				REVISED
DRAWN BY:	DATE:	SCALE:		
PAUL SNOW	4-29-15	1/4" = 1'-0"		



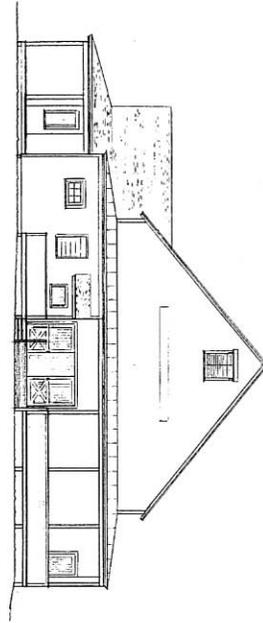
NOTE
THIS PLAN IS CONCEPTUAL
AND IS NOT FOR
CONSTRUCTION

<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 2 </div>	Snow Building Construction New London, N.H.		N.L. BARN CONCEPTUAL <small>REVISED</small>	
	MAIN FLOOR PLAN		<small>SCALE: 1/4" = 1'-0"</small>	
DRAWN BY:	DATE:	SCALE:		
PAUL SNOW	4-29-15	1/4" = 1'-0"		

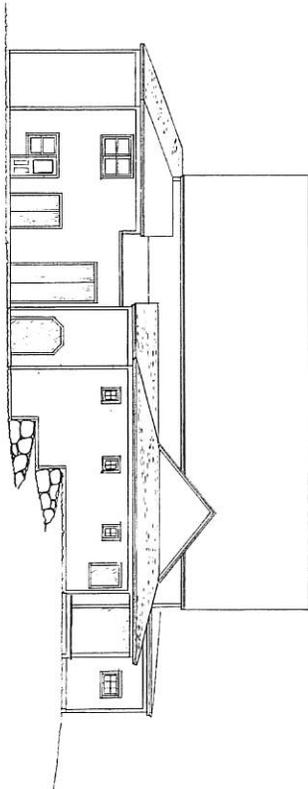
WEST ELEVATION



MAIN ST. ELEVATION



NORTH ELEVATION



NOTE
THIS PLAN IS CONCEPTUAL
AND IS NOT FOR
CONSTRUCTION.

1

Snow Building Construction
New London, N.H.

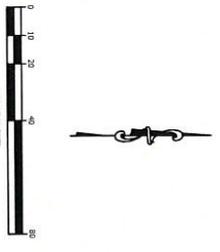
ELEVATIONS

DRAWN BY: P. SNOW

DATE: 4-29-15 SCALE: 1/8" = 1'-0"

REVISED

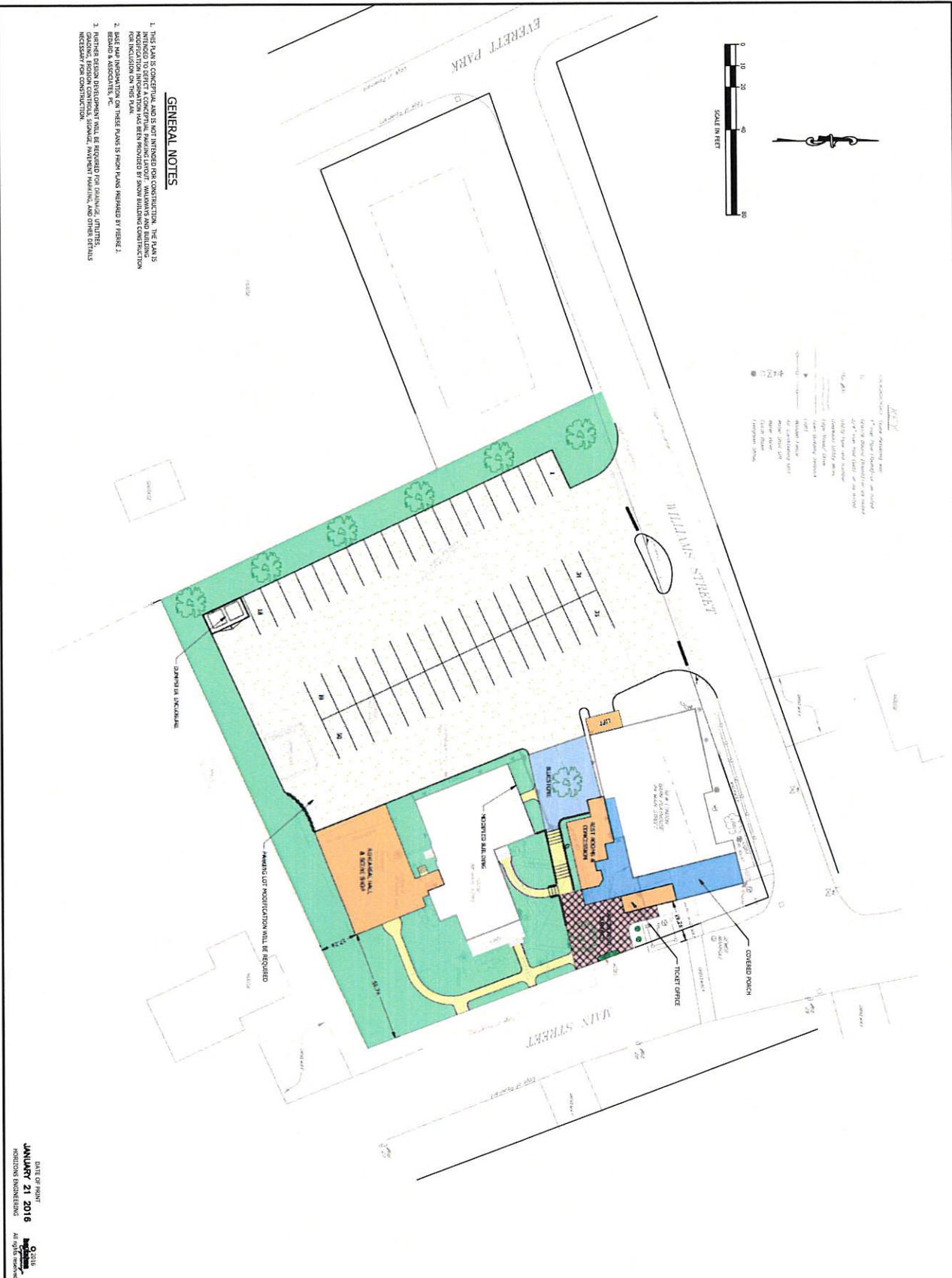
N.L. BARN CONCEPTUAL



CONSTRUCTION SYMBOLS

1/4" DIA. CIRCLE	CONCRETE
1/4" DIA. CIRCLE WITH CENTER	IRON
1/4" DIA. CIRCLE WITH CENTER AND CROSS	STEEL
1/4" DIA. CIRCLE WITH CENTER AND DIAGONAL	WOOD
1/4" DIA. CIRCLE WITH CENTER AND WAVE	ASPHALT
1/4" DIA. CIRCLE WITH CENTER AND DOTTED	GRAVEL
1/4" DIA. CIRCLE WITH CENTER AND HATCH	LANDSCAPE
1/4" DIA. CIRCLE WITH CENTER AND STIPPLE	PAVING
1/4" DIA. CIRCLE WITH CENTER AND CROSSHATCH	CONCRETE
1/4" DIA. CIRCLE WITH CENTER AND WAVE	ASPHALT
1/4" DIA. CIRCLE WITH CENTER AND DOTTED	GRAVEL
1/4" DIA. CIRCLE WITH CENTER AND HATCH	LANDSCAPE
1/4" DIA. CIRCLE WITH CENTER AND STIPPLE	PAVING
1/4" DIA. CIRCLE WITH CENTER AND CROSSHATCH	CONCRETE

- GENERAL NOTES**
1. THE PLAN IS CONCEPTUAL AND IS NOT INTENDED FOR CONSTRUCTION. THE PLANS INTENDED TO OBTAIN A CONCEPTUAL PLANNING LAYOUT. VARIATIONS AND BUILDING MODIFICATIONS IN CONSULTATION HAVE BEEN PROVIDED BY SNOW BUILDING CONSTRUCTION INC. IN THE FIELD.
 2. USE AND PROVISIONS OF THESE PLANS IS FROM PLANS PREPARED BY PAPER 1 BROAD & ASSOCIATES, INC.
 3. FURTHER DESIGN DEVELOPMENT WILL BE REQUIRED FOR DRAINAGE, UTILITIES, GRADING, EROSION CONTROL, SIGNAGE, PAVEMENT FINISHING, AND OTHER DETAILS NECESSARY FOR CONSTRUCTION.



DATE OF PRINT
JANUARY 21 2016
 HORIZONS ENGINEERING

Horizons Engineering

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SNOW BUILDING CONSTRUCTION
 NEW LONDON
 BARN PLAYHOUSE
 NEW LONDON, NEW HAMPSHIRE

CONCEPTUAL DESIGN

NO.	DATE	REVISION DESCRIPTION	INITIALS

DATE:	JAN 2016	PROJECT #	
ENGINEER BY:	OSWALD BRT	ISSUED	
CHECKED BY:	OSWALD BRT	DATE	
DATE:		PROJECT #	

SHEET 1 OF 1



CONSTRUCTION DETAIL / **CONSTRUCTION DETAIL (CONTINUED)**

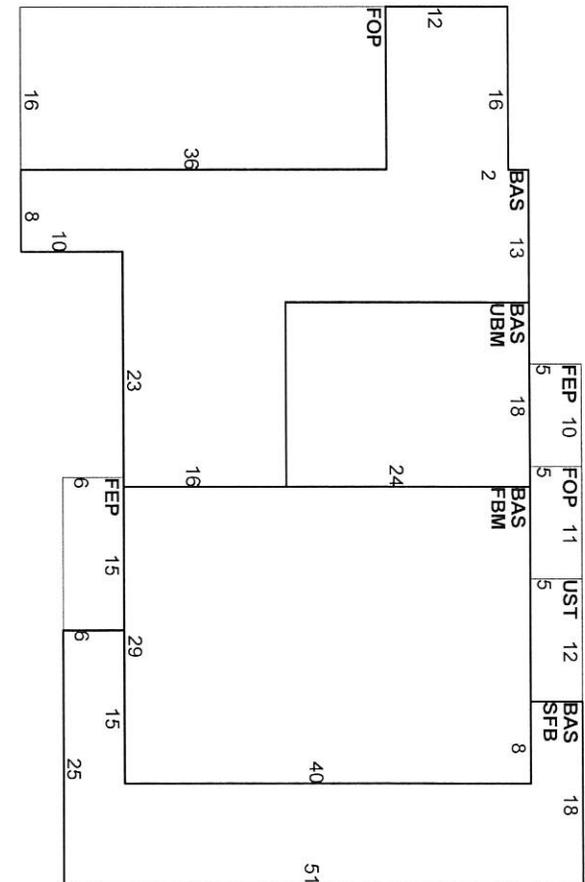
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	32		Theaters Encl.				
Model	96		Industrial				
Grade	04		Average +				
Stories	1						
Occupancy							
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	01		Minimum/Masonry				
Interior Wall 2	05		Drywall/Sheet				
Interior Floor 1	09		Pine/Soft Wood				
Interior Floor 2							
Heating Fuel	01		Coal or Wood				
Heating Type	01		None				
AC Type	01		None				
Bldg Use	3640		THEATER				
Total Rooms	00						
Total Bedrms	00						
Total Baths	0						
Heat/AC	00		NONE				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	04		CEIL & MIN WL				
Rooms/Prms	02		AVERAGE				
Wall Height	16						
% Conn Wall	0						

OB-UT/BUILDING & YARD ITEMS(C) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr.	Gde	Dp	Ri	Cnd	%Cnd	Apr Value
PAV1	PAVING-ASPH	L			1,300	1.50	2003		0			50	1,000
MEZ2	FINISHED	B			1,200	18.00	1989		2			100	10,800
SPR1	SPRINKLERS-	B			2,440	2.50	1989		2			100	3,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	3,312	3,312	3,312		248,612
FBM	Basement, Finished	0	1,160	696		52,245
FEP	Enclosed Porch	0	140	91		6,831
FOP	Open Porch	0	631	158		11,860
SFB	Finish Walkout Bsmnt	640	640	544		40,835
UBM	Unfinished Basement	0	432	108		8,107
UST	Utility, Storage, Unfinished	0	60	18		1,351
Ttl. Gross Liv/Lense Areas:		3,952	6,375	4,927		369,840



CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENT (HISTORY)
NEW LONDON BARN PLAYHOUSE INC	4 Rolling	2 Public Water	1 Paved	4 Bus District	RESIDENTL RES LAND	Code 1010 Appraised Value 1010	Code 1010 Appraised Value 121,400 Code 1010 Appraised Value 27,800
NEW LONDON, NH 03257							Code 1010 Appraised Value 121,400 Code 1010 Appraised Value 27,800
Additional Owners:							

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
NEW LONDON BARN PLAYHOUSE INC	3081/1202	08/08/2008	U	1	0	IN	2016	1010	121,400	2015	1010	121,400	2015	1010	121,400
							2016	1010	27,800	2015	1010	27,800	2015	1010	27,800
Total:									149,200			149,200			149,200

EXEMPTIONS	Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
OTHER ASSESSMENTS									
ASSESSING NEIGHBORHOOD									
NOTES									
PART OF 073-042-000 THIS IS TAXABLE PART SINGLE FAMILY FOR PLAYERS/CAST TAXABLE PORTION = 34% OF LAND & BLDG									

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
APPRAISED VALUE SUMMARY								
Appraised Bldg. Value (Card) 121,000								
Appraised XF (B) Value (Bldg) 400								
Appraised OB (L) Value (Bldg) 0								
Appraised Land Value (Bldg) 27,800								
Special Land Value 0								
Total Appraised Parcel Value 149,200								
Valuation Method: C								
Adjustment: 0								
Net Total Appraised Parcel Value 149,200								

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
BUILDING PERMIT RECORD														
VISIT/CHANGE HISTORY														

B Use Code	Use Description	Zone	D Front	Depth	Units	Unit Price	I. Factor	S.A.	Acres	C. Factor	ST. Idx	Adj.	Notes-Adj	S Adj Fact	Adj. Unit Price	Land Value
1	1010 Single Fam MDL-01	R-1	2	136	32,300	SF	2.53	1.0000	4	1.0000	0.34	0.00		1.00	0.86	27,800
LAND LINE VALUATION SECTION																
Total Card Land Units: 0.74 AC Parcel Total Land Area: 0.74 AC Total Land Value: 27,800																



CONSTRUCTION DETAIL

Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	63		Century +				
Model	01		Residential				
Design/Appeal	06		Above Avg				
Stories	2		2 Stories				
Occupancy	1		Clapboard				
Exterior Wall 1	11						
Exterior Wall 2	07		Gambrel				
Roof Structure	03		Asph/F Gls/Comp				
Roof Cover	03		Plastered				
Interior Wall 1	03		Wall Brd/Wood				
Interior Wall 2	02						
Interior Flr 1	14		Carpet				
Interior Flr 2	12		Hardwood				
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	05		5 Bedrooms				
Total Baths	5						
Total Half Baths	0						
Total Xtra Fixurs	0						
Total Rooms	10		10 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				

OB-OUTBUILDING & YARD ITEMS(D) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Comment	LB	Units	Unit Price	Yr	Gde	Dp Ri	Chd	%Chd	Apr Value
KITH	KITCHEN		B	1	1,800.00	1985		1		100	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,844	1,844	1,844		207,433
FEP	Enclosed Porch	0	1,004	703		79,081
POP	Open Porch	0	236	47		5,287
FUS	Upper Story, Finished	1,148	1,148	1,148		129,140
UAT	Attic, Unfinished	0	1,148	115		12,936
UBM	Unfinished Basement	0	2,060	412		46,346
UHS	Half Story, Unfinished	0	696	174		19,573
UST	Utility, Storage, Unfinished	0	260	39		4,387
Ttl. Gross Liv./Lease Area:		2,992	8,396	4,482		504,185

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	112.49
Net Other Adj:	504,185
Replace Cost	0.00
AYB	504,185
EYB	1900
Dep Code	1985
Remodel Rating	VG
Year Remodeled	
Dep %	29
Functional Obshc	0
External Obshc	0
Cost Trend Factor	1
Condition	TL
% Complete	47
Overall % Cond	24
Apprais Val	121,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

FEP	26	55	12
UST	27	10	24
FEP	8	29	
UBM	8		
UAT	41		
FUS	16		
BAS	28		
UBM	8		
FOP	26		8



Google Maps New London Barn Playhouse



Imagery ©2016 Google, Map data ©2016 Google 200 ft



New London Barn Playhouse

4.3 ★★★★★ 7 reviews

Performing Arts Theater

Continuously operating nonprofit summer stock theater showcasing emerging artists. - Google