



Date: June 19, 2019

To: Zoning Board of Adjustment and Applicant

From: Nicole Gage, Zoning Administrator

Re: Case #ZBA19-11 – Application for **Variance**

**Description (SEE ATTACHED MAP & PROPERTY CARDS):**

059-018-000, 166 County Rd.  
Approximately 1.35 acres  
R-2 Zone (Residential District)  
Planned Unit Overlay District  
Workforce Housing Overlay District  
No structures currently on property  
Served by Public Water and Public Sewer systems

059-014-000, Newport Rd.  
Approximately 3.50 acres  
R-2 Zone (Residential District)  
Planned Unit Overlay District  
Workforce Housing Overlay District  
No structures currently on property  
Held in Current Use with Lot 018 and 013

**Land Use History:**

- 10/3/2017 - Building Permit #17-109, Demolition house and two (2) sheds on Lots -018 and -014
- 5/28/2019 – Conceptual Consultation held with Planning Board for merging the two (2) lots and creating a Workforce Housing Development as allowed in Article XXVI. See attached draft minutes, p. 2-4 (**SEE ATTACHED MINUTES**)

**Reference:**

Page 109-114 of New London Zoning Ordinance  
(Art. XXVI, Workforce Housing Overlay District)



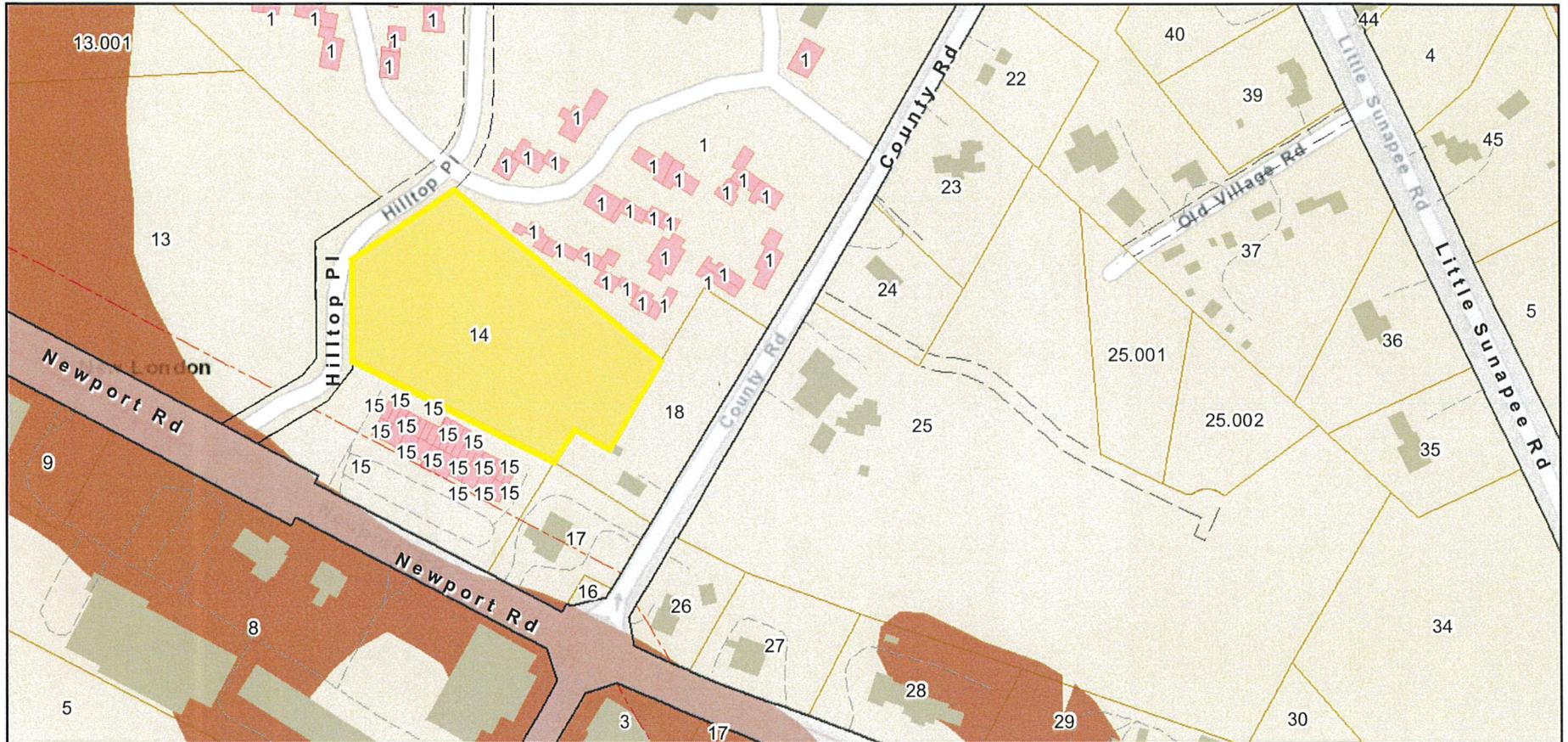
Tri Town, NH



June 19, 2019

1 inch = 268 Feet

www.cai-tech.com



Street Names	----- DW	New London Condos	Poorly Drained Soils
PROPERTYLINE	- - - - ROAD-PVT-RW	New London Buildings	
ROAD	- - - - RW	Right of Ways	
ROAD-PVT	- - - - UTILITY	X	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
BEWLEY DOROTHEA G REVOCABLE TRUST BEWLEY TRUSTEE DORNA 20 LAMAS CT 14 GRANTCHESTER ST CAMBRIDGE CB39HY, EN CB39HY Additional Owners:		4 Rolling	2 Public Water	1 Paved	3 Rural	Description	Code	Appraised Value	Assessed Value
			3 Public Sewer			RES LAND	1300	88,500	88,500
<b>SUPPLEMENTAL DATA</b>									
Other ID: 00059 00011A 00000		Septic Infor ZONE MP UTILITY WF Ward CONSERVA1 Prec. ROADFF GIS ID: 059-018-000							
						<b>Total:</b>		88,500	88,500

2119  
NEW LONDON, NH

**VISION**

RECORD OF OWNERSHIP					BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
BEWLEY DOROTHEA G REVOCABLE TRUST					3568/2612	09/01/2017	U	I		1U	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
BEWLEY DOROTHEA G REVOCABLE TRUST					3277/1927	10/18/2011	U	I		1V	2019	1300	88,500	2018	1300	88,500	2018	1300	88,500
BEWLEY DOROTHEA G REVOCABLE TRUST					1286/ 698	12/21/1976	U	I		1V									
BEWLEY DOROTHEA G									0										
											<b>Total:</b>		88,500	<b>Total:</b>		88,500	<b>Total:</b>		88,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.													
							0	0													
							0	0													
							0	0													
							0	0													
<b>Total:</b>								0	0												

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY											
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch												
0001/A																
NOTES					Appraised Bldg. Value (Card) 0											
10/17 STRUCTURES DEMO'D/ HOUSE INCLUDED					Appraised XF (B) Value (Bldg) 0											
					Appraised OB (L) Value (Bldg) 0											
					Appraised Land Value (Bldg) 88,500											
					Special Land Value 0											
					Total Appraised Parcel Value 88,500											
					Valuation Method: C											
					Adjustment: 0											
					<b>Net Total Appraised Parcel Value 88,500</b>											

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	
17-109	10/03/2017	DE	DEMO	16,000	10/06/2017	100	04/01/2018	house & two sheds	10/06/2017			KM	AC	ADMIN DATA ENTRY	
									12/15/2014			AR	AC	ADMIN DATA ENTRY	
									08/31/2014			NB	FR	IN FIELD REVIEW	
									12/12/2012			RE	M	MEASURE	
									11/01/2011			AR	AC	ADMIN DATA ENTRY	

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	1300	RES ACLNDV	R-2	2	411		43,560 SF	1.99	1.0000	4	1.0000	1.00		0.00			1.00	1.99	86,700
1	1300	RES ACLNDV	R-2	2			0.35 AC	5,000.00	1.0000	0	1.0000	1.00		0.00			1.00	5,000.00	1,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description				
Model	00		Vacant								
<b>MIXED USE</b>											
Code		Description		Percentage							
1300		RES ACLNDV		100							
<b>COST/MARKET VALUATION</b>											
Adj. Base Rate:				0.00							
				0							
Net Other Adj:				0.00							
Replace Cost				0							
AYB											
EYB				0							
Dep Code											
Remodel Rating											
Year Remodeled											
Dep %											
Functional ObsInc											
External ObsInc											
Cost Trend Factor				1							
Condition											
% Complete											
Overall % Cond											
Apprais Val											
Dep % Ovr				0							
Dep Ovr Comment											
Misc Imp Ovr				0							
Misc Imp Ovr Comment											
Cost to Cure Ovr				0							
Cost to Cure Ovr Comment											
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>											
Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value					
<b>Ttl. Gross Liv/Lease Area:</b>		0	0	0							

No Photo On Record

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
BEWLEY DOROTHEA G REVOCABLE BEWLEY TRUSTEE DORNA 20 LAMAS CT 14 GRANTCHESTER ST CAMBRIDGE CB39HY, EN CB39HY Additional Owners:		4 Rolling		1 Paved	3 Rural	Description	Code	Appraised Value	Assessed Value
						RES LAND	1060	50,000	50,000
						CU LAND	6173	16,800	540
<b>SUPPLEMENTAL DATA</b>						<b>Total</b>			
Other ID: 00059 00010 00000 ZONE UTILITY Ward Prec. ROADFF GIS ID: 059-014-000									
Septic Infor MP WF CONSERVA1 ASSOC PID#						<b>50,540</b>			

2119  
NEW LONDON, NH

# VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
BEWLEY DOROTHEA G REVOCABLE TRUST BEWLEY DOROTHEA G		3277/1927	10/18/2011	U	V	0	1V	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
								2019	1060	50,000	2018	1060	50,000	2018	1060	50,000		
								2019	6173	540	2018	6173	501	2018	6173	501		
<b>Total:</b>										<b>50,540</b>	<b>Total:</b>				<b>50,501</b>	<b>Total:</b>		<b>50,501</b>

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
							0	0
							0	0
							0	0
<b>Total:</b>							0	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)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	50,000
Special Land Value	16,800
Total Appraised Parcel Value	66,800
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>66,800</b>

NOTES	
HAS ACCESS THROUGH GALLERY 50'= CHANGE ON APPRAISED LAND VALUE =2014 10/17 BARN AND SHED DEMO'D	

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
17-109	10/03/2017	DE	DEMO	17,000	10/06/2017	100	04/01/2017	house & two sheds	01/07/2019			CL	LC	LAND CHANGE
									10/06/2017			KM	BP	BUILDING PERMIT
									08/31/2014			NB	FR	IN FIELD REVIEW
									06/11/2014			NB	AC	ADMIN DATA ENTRY
									11/01/2011			AR	AC	ADMIN DATA ENTRY

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	1060	AC LND IMP	R2	2	390		6,534 SF	10.20	1.0000	4	1.0000	0.75		0.00			1.00	7.65	50,000
1	6173	WP -UNMNGD	R2	2			2.50 AC	5,000.00	1.0000	0	1.0000	1.00		0.00		:161.22	1.00	5,000.00	12,500
1	6173	WP -UNMNGD	R2	2			0.85 AC	5,000.00	1.0000	0	1.0000	1.00		0.00		:161.22	1.00	5,000.00	4,300

Total Card Land Units:			3.50 AC	Parcel Total Land Area:			3.5 AC											Total Land Value:	66,800
------------------------	--	--	---------	-------------------------	--	--	--------	--	--	--	--	--	--	--	--	--	--	-------------------	--------

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Model	00		Vacant				
<b>MIXED USE</b>							
Code		Description		Percentage			
1060		AC LND IMP		100			
<b>COST/MARKET VALUATION</b>							
Adj. Base Rate:				0.00			
				0			
Net Other Adj:				0.00			
Replace Cost				0			
AYB							
EYB				0			
Dep Code							
Remodel Rating							
Year Remodeled							
Dep %							
Functional Obslnc							
External Obslnc							
Cost Trend Factor				1			
Condition							
% Complete							
Overall % Cond							
Apprais Val							
Dep % Ovr				0			
Dep Ovr Comment							
Misc Imp Ovr				0			
Misc Imp Ovr Comment							
Cost to Cure Ovr				0			
Cost to Cure Ovr Comment							

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

Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
<b>Ttl. Gross Liv/Lease Area:</b>		0	0	0		



result in more than 250 yards of excavation. Most of the material will be removed from the lot and some will get relocated on the lot. The excavation will take place underneath the addition.

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

- 6. Conceptual – Barton, Benjamin** – Located at 52 Main Street, Tax Map 073-045-000, +/- .90 acres. Zoned Commercial (C). The property owner would like to discuss the addition of a garage with living space above.

Benjamin Barton attended the meeting to discuss the addition of a garage with living space above on 52 Main Street. He came before the planning board two years ago with a few different ideas and for a variety of reasons decided not to move forward with the project. He presented a conceptual idea and will come before the Planning Board in July but the plans are basically the same as two years ago. The plan is to have connector off the back of office section of the building. It will be a two bay garage with an upstairs that he does not plan to finish. It will be used for storage.

Marianne McEnrue asked for an update for the board the next time as to the abutter's opinion of this project. Mr. Barton went through the process of notifying abutters two years ago but has not spoken to them recently.

Adam Ricker noted that if plan is to build the exact footprint that was approved in June, 2017 Mr. Barton still would have one month to ask the board for a six month extension. At the June 11, 2019 Planning Board meeting the board could vote to grant that extension.

- 7. Conceptual – Continuum Development – Workforce Housing Development.** Located at Newport Road and 166 County Road. Tax Map 059-014-000 (3.1 +/- acres) and 059-018-000(1.35 +/- acres). Zoned Residential (R2). Developer is discussing the proposal to merge the two lots and build a development of townhouse style Workforce Housing.

Chair Gorman stated that the workforce housing regulations that govern our town starts on page 109 of the town zoning regulations. This outlines how to proceed with a workforce housing proposal.

The history of workforce housing began in 2000 in the NH legislature due to issues with certain towns that were, essentially by their zoning, excluding people of middle and modest incomes to own property in these towns. Work was done to establish the right for workforce housing to be present in every town in New Hampshire and a law was passed in 2009.

Attorney Jim Callahan attended the meeting to represent Continuum Development. Continuum is the developer that is proposing the workforce housing project and is also building the senior living facility, New London Place. What came to light when they started the process for the Senior Living facility is the need for staffing. The formal submittal will be the merger of two lots on Newport and County Road to build 40 units of workforce housing. This is not section 8 or subsidized housing but rather housing designed to allow professional people to have affordable housing. This includes people in healthcare, law enforcement and skilled trades. Mr. Callahan read from an article that stated:

"The New Hampshire shortage of healthcare workers threatens both the health of the economy and individuals going without needed care. With roughly 2,000 job vacancies in hospitals,

community health centers, nursing homes and other health care settings across the state, advocates are pushing for the provisions of a \$110 million health care workforce bill to be included in the state budget. The lobbying is intensifying as the budget process moves from the House to the Senate, where the Senate Finance Committee will hold several public hearings later this week.”

The leadership of the state recognizes this is a huge issue and it's important to have a robust economy. We need teachers to teach our kids, nursing staff to take care of us and first responders to protect us. That is what this project is designed for. The location for a project like this is important since it needs water and sewer and should provide walkability to services and work. Close to center is best.

Wayne Morrill of Jones and Beach Engineers described the layout of the project which will be eight buildings with five units in each. It will be traditional style buildings with 2 or 3 bedrooms in each unit.

Marianne McEnrue asked who would be managing this and what percentage of staff for the hospital does the housing represent. Mike Black responded that they can't dedicate this just to New London Place and it would be open to anyone that qualifies. There would be a separate company that would manage this. These will be rental properties.

David Royle asked if a study had been done to see what the area needs for workforce housing now and in five years. Adam Ricker stated the state requires that each regional planning commission to review their regional housing needs assessment. The most recent study done by the Upper Valley Regional Planning Committee was done in 2012. Part of the law is that each community must provide their fair share although this is not defined. We are nowhere near the amount this region needs. In the 2012 report there were 32 units considered affordable in New London but all were in a 55+ community. There were zero affordable workforce units that were available to all ages. The Regional Planning Commission is planning to redo and update this plan but it won't be ready for 18 to 24 months.

David Royle asked about the boundary line between the workforce housing and Hilltop. Will planting be done so residents of Hilltop don't see this in their backyard? Mike Black stated a full landscaping plan will be done just like they did for New London Place.

Marianne McEnrue asked how they came up with 40 units and the configuration of eight buildings with five units in each. Mike Black stated the five building layout is one that is being built currently in Merrimack and seemed to work well on this site too. Adam Ricker explained the process for determining what density they are allowed to build depends on how many units are needed for the project to be viable.

Selectman Kidder asked what they envision for the recreation field. Mike Black stated they wanted some open space and possibly a playground so people could move around but this is still being discussed.

Jeremy Bonin stated there are more parking spots per unit than required and is asking if there are any that are ADA accessible. He also noted the retention pond interferes with the vegetative buffer.

Wayne Morrill replied that they tried to provide enough parking for each unit and then added visitor parking as well. There will be two visitor spots per building. The retention pond is just

there as a place holder so they remember to provide storm water treatment but doesn't mean it will be that big. Mr. Morrill stated there will be ADA accessible units.

Marianne McEnrue asked if there would be any consideration to have patios and/or balconies. Mr. Morrill stated he didn't submit a floor plan for that but next time they do a presentation he will detail that out for the board to see.

J.L. Tonner of Hilltop Place attended the meeting. She is representing several other members that are in attendance to let them know they are not happy about this proposal. They are here to learn and listen and will be at every meeting.

Sue Steubner, President of Colby Sawyer College spoke in favor of the workforce housing proposal. She noted three ways that this will help Colby Sawyer College. The first is for recent graduates to be able to work as nurses, social workers etc. at New London Place and New London Hospital. Having affordable housing to keep young graduates in town would be a great benefit. The second is for faculty and staff and having this option would be a great asset to the college. The third is for students. Keeping New London as a vibrant setting and a vibrant town with workforce development housing would help accomplish that.

Tom Maynard is also a Hilltop resident. There are several residents of Hilltop represented tonight and although they don't have any specific questions he wanted it noted that they do have concerns.

Bruce King, President of New London Hospital attended the meeting to voice his support of this project. He noted that healthcare workers are scarce, and the hospital currently has the largest number of vacancies that they are recruiting for in the 16 years he has been in this role. The vast majority of staff come from outside of New London and he thinks this would be a good program.

Steven Root, New London resident attended tonight to follow what is going on and will be reporting back to the Lake Sunapee Protective Association. He wanted to express concerns about the catchment pond and the watershed that runs to the right of that pond. Is the catchment pond catching all the water from the entire project? Wouldn't it be better to run the water in the other direction since they have a problem already with runoff from the Hannaford parking lot and other parking areas? Wayne Morrill stated this is a conceptual drawing and they have not done final engineering.

Celeste Cook is the Welfare Officer in New London and a past trustee of New London Hospital. She is in support of this plan and this is something that is necessary and needed. We need to keep people in the community and provide them with places to live.

Dan O'Halloran is a business and property owner in town. Affordable housing is a major issue statewide and he is in favor of it.

Linda Colby asked if there was another location that might be more suitable for a project this size. Mike Black stated this property is the best one they have found so far.

Rob Perkins stated that while he supports workforce housing, he does not support this project.

Chair Gorman stated they in the beginning stages of this project and thanked everyone for coming tonight and sharing their thoughts and concerns.