



TOWN OF
NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

APPLICATION FOR A SPECIAL EXCEPTION

To: Zoning Board of Adjustment,
Town of New London

Name of applicant: Colby-Sawyer College

Mailing Address: 541 Main Street, New London State: NH Zip 03257

Home Telephone: _____ Work: ^{526-3451 (Sue)} 526-3748 (Karen) Cell: _____

Email address: sue.stuebner@colby-sawyer.edu or
kbonewald@colby-sawyer.edu

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

Location of property 541 Main Street, New London NH

Tax Map Number: 085-033-000 Lot Number: 000 Zone: Institutional-College

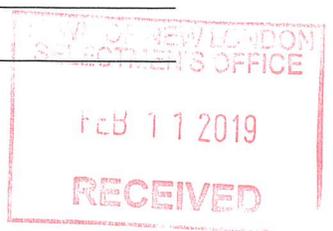
The applicant is applying for a Special Exception use, structure or activity that is permitted with the review and approval of the ZBA, as specified in the Zoning Ordinance by Article: X Section: 1.A.1., and can best be described as follows;

See attached project description

Explain how the proposal meets the special exception criteria as specified in Article: XXI, Section: G of the zoning ordinance [list all criteria from ordinance]

Criteria 1 - see attached

Criteria 2 - See attached



Criteria 3 -

See Attached

Applicant(s) signature: [Signature] Date: 2/8/19

Applicant(s) signature: [Signature] Date: 2/8/19

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:

Zoning Administrator
603-526-1246
Email: zoning@nl-nh.com

Or

Land Use and Assessing Coordinator
603-526-1243
Email: landuse@nl-nh.com



ZBA application
Caretaker's Cottage

Project Description:

The college wishes to rent 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. 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 places.

For the 3 criteria on the application itself.

Criteria 1: Commercial use in the Institutional-College zone is not permitted without a special exception.

Criteria 2: College activities not specifically enumerated may be allowed by special exception provided that the ZBA determines that the use is compatible with the spirit and intent of the ordinance. The proposed use is entirely compatible with the college's emphasis on its Health Science program.

Criteria 3: The conditions specified in the ordinance for granting the exception are clearly met in this particular case. See the attached explanation.

Attachment:

The NL Zoning ordinance lists 8 requirements and standards that must be met to grant a special exception. (Article XXI G)

1.a: There will be no change to the building or the site. No change in traffic density college roadways, or access to Main Street.



1.b.: There will be no change to the building or the site, thus no adverse impact on the environment or property values, or the orderly development of other properties in the neighborhood. There will be no change in use, thus no detrimental conditions.

1.c.: Special exceptions are allowed for college activities that are compatible with the spirit and intent of the ordinance.

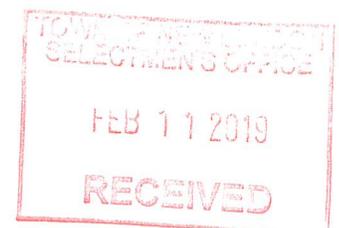
1.d.: The site is already served by town sewer and water and the college Facilities Department manages waste.

1.e.: There will be negligible additional traffic and no impact on neighborhood vehicle or pedestrian movement.

1.f.: The special exception conforms to all other requirements of the zoning ordinance.

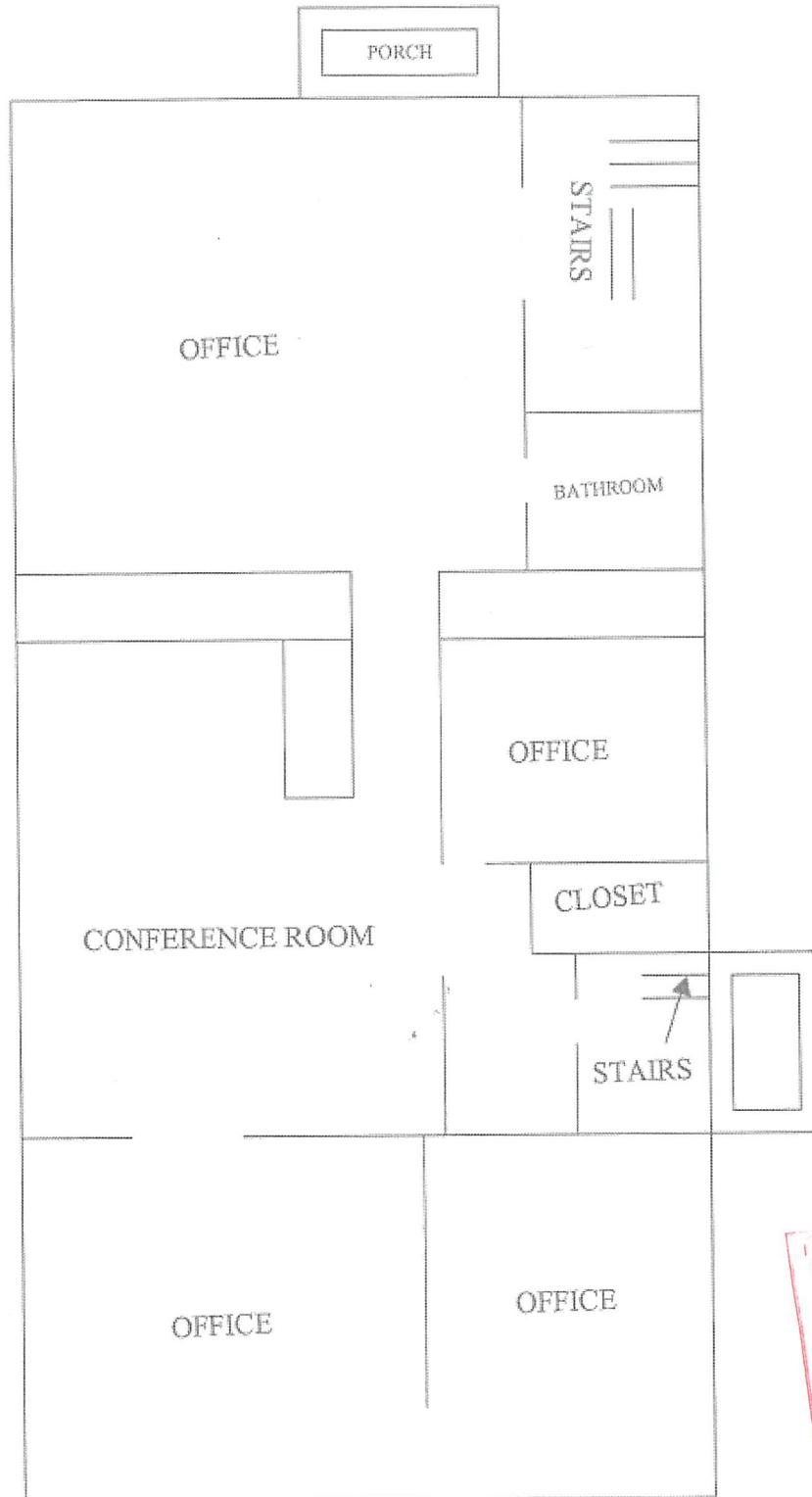
1.g.: There will be no change to the site and thus no detrimental change to the character of the neighborhood.

1h.: This use is entirely compatible with the spirit of the ordinance to allow college activities not specifically foreseen to be permitted. **The ordinance was written to “protect a major asset in the community, which is presently in an ideal location bordering on the village. The district reserves the area for institutional expansion consistent with the needs of the college and the preservation of the rural charm of the area.” (Article X)**





Emergency Exit

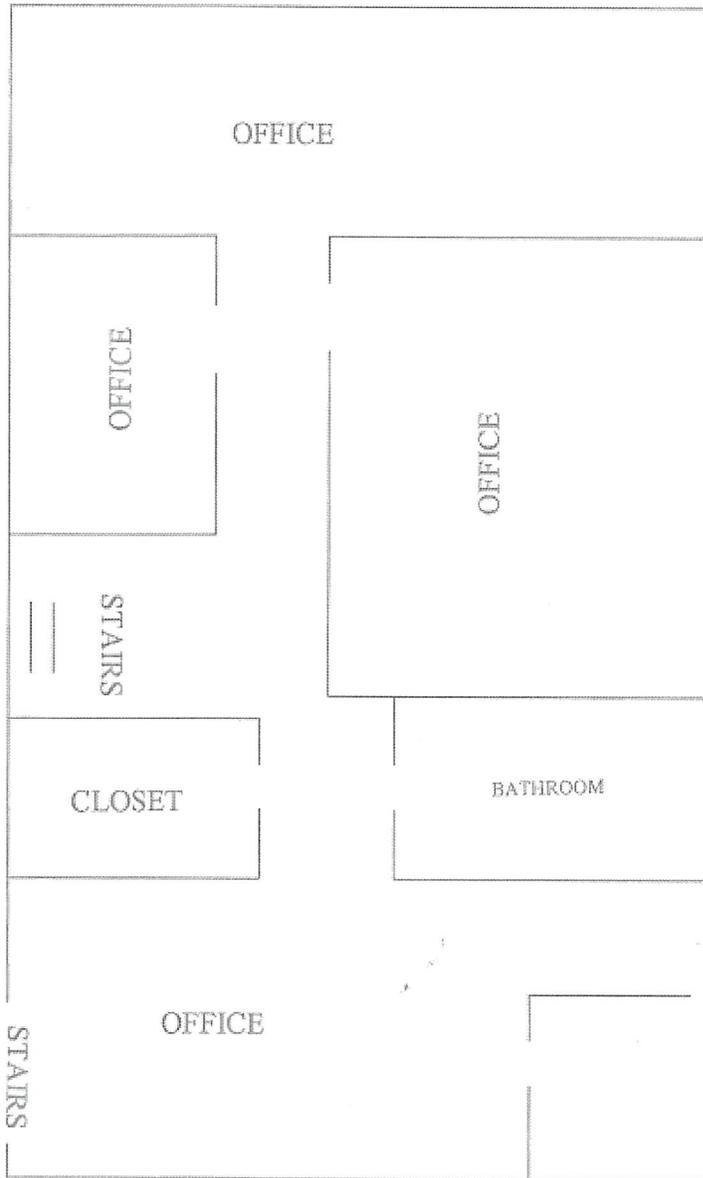


TOWN OF NEW LONDON
SELECTMEN'S OFFICE
FEB 11 2019
RECEIVED

CareTakers Cottage First Floor

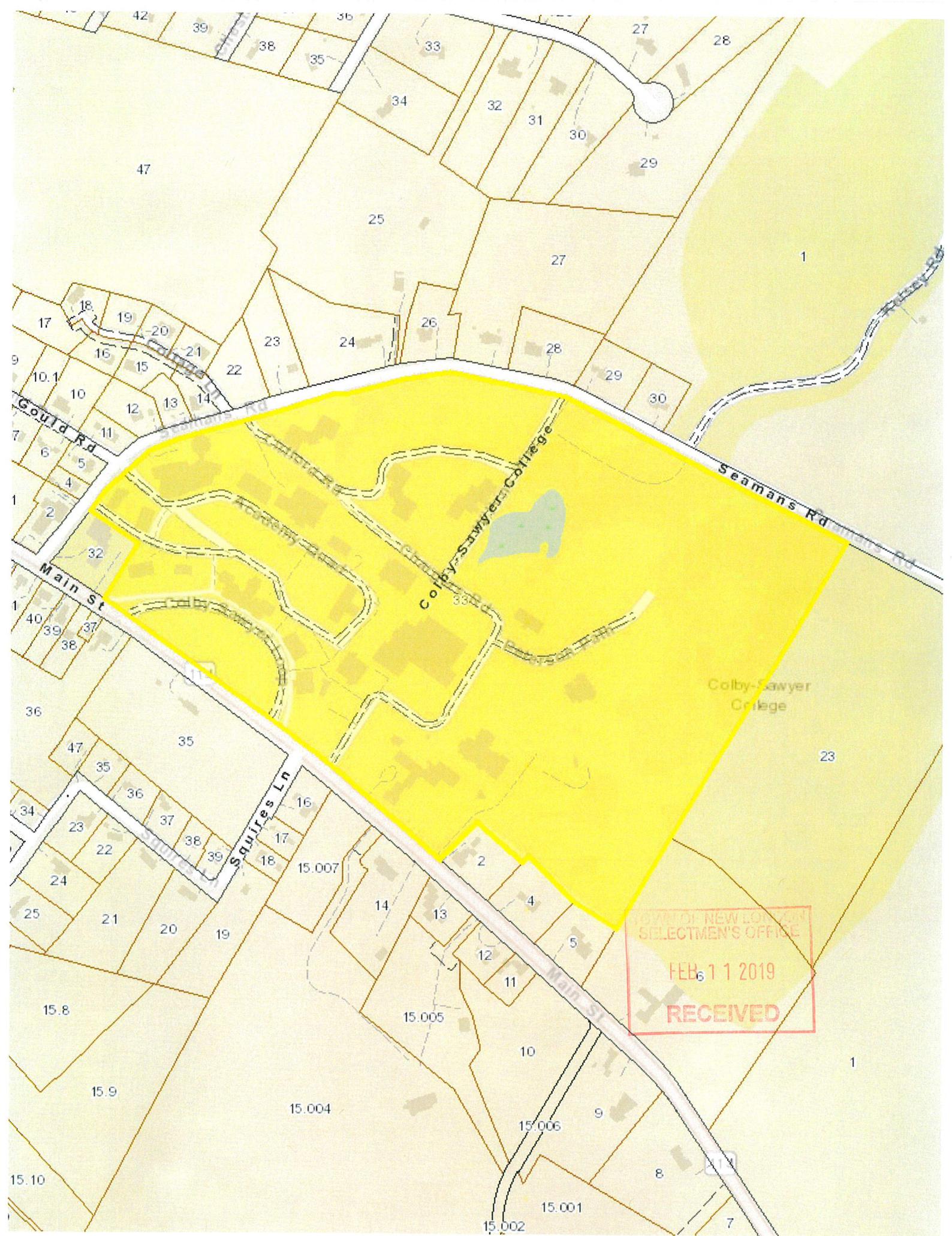


Emergency Exit



CARETAKERS COTTAGE
SECOND FLOOR

OFFICE OF NEW LONDON
SELECTMEN'S OFFICE
FEB 11 2019
RECEIVED



TOWN OF NEW LONDON
SELECTMEN'S OFFICE
FEB 11 2019
RECEIVED

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

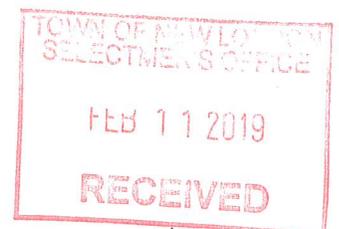
Susan D. Steubner
President
603-526-3451
sue.steubner@colby-sawyer.edu



Signature

2/11/19

Date



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			40,737,100			40,737,100	

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

This signature acknowledges a visit by a Data Collector or Assessor

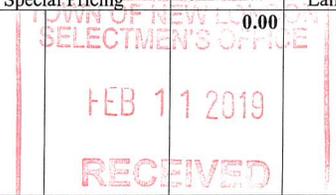
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	108,900
Appraised XF (B) Value (Bldg)	1,800
Appraised OB (L) Value (Bldg)	1,400
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	42,022,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	42,022,000

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

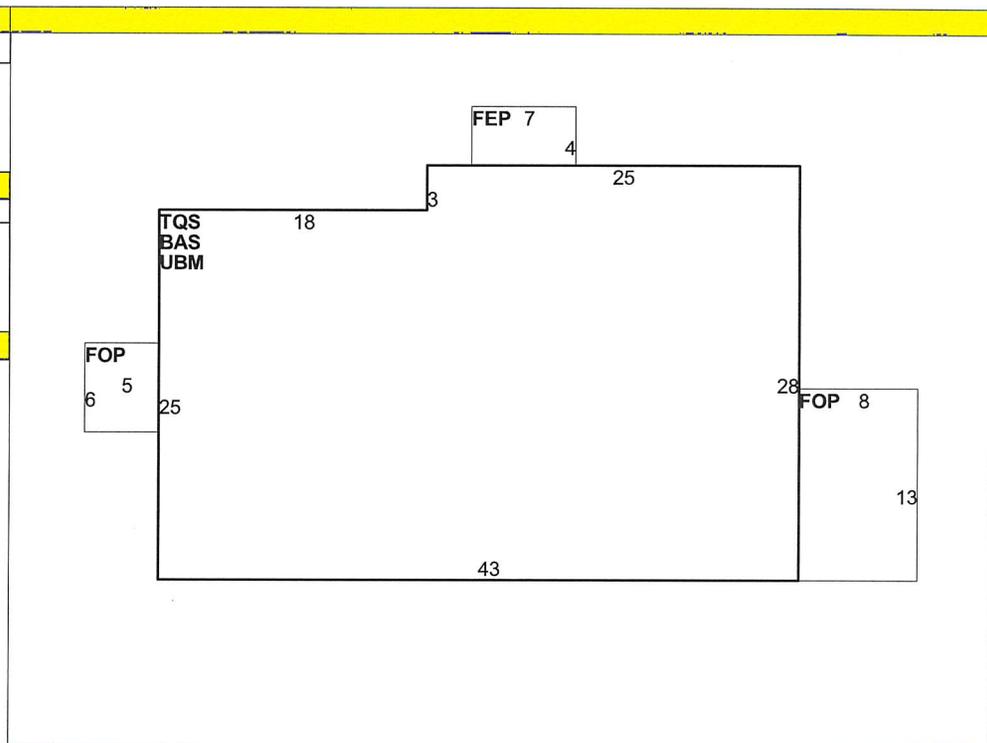
NOTES	
COUNCILORS SERVICE	
8/00 100% EXEMPTION THIS	
BLDG	
HARRINGTON CENTER	
COMMUNITY SERVICE	
SHED IS FIELD STONE	
HARRINGTON CNTR #7	

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							
MIXED USE							
Exterior Wall 1	11		Clapboard	Code	Description	Percentage	
Exterior Wall 2				9040	PRI SCHOOL MDL-94	100	
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
COST/MARKET VALUATION							
Interior Floor 1	14		Carpet	Adj. Base Rate:		105.17	
Interior Floor 2				Net Other Adj:		247,465	
Heating Fuel	02		Oil	Replace Cost		247,465	
Heating Type	06		Steam	AYB		1905	
AC Type	01		None	EYB		1986	
Bldg Use	9040		PRI SCHOOL MDL-94	Dep Code		A	
Total Rooms				Remodel Rating			
Total Bedrms	00			Year Remodeled			
Total Baths	0			Dep %		56	
				Functional Obslnc		0	
				External Obslnc		0	
				Cost Trend Factor			
Heat/AC	00		NONE	Condition			
Frame Type	02		WOOD FRAME	% Complete			
Baths/Plumbing	02		AVERAGE	Overall % Cond		44	
Ceiling/Wall	06		CEIL & WALLS	Apprais Val		108,900	
Rooms/Prtns	02		AVERAGE	Dep % Ovr		0	
Wall Height	8			Dep Ovr Comment			
% Comn Wall				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	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

