

APPLICATION FOR A SPECIAL EXCEPTION

To: Zoning Board of Adjustment, Town of New London

Name of owner/applicant: New London Historical Society
Mailing Address: PO Box 965 State: NH Zip 03257
Home Telephone: _____ Work Telephone: 526-6564 Cell: _____
Email address: Nlh society @ gmail . com

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

Location of property 13 Old Village Rd

Tax Map Number: 059 Lot Number: 037 Zone: _____

APPLICATION FOR A SPECIAL EXCEPTION

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: XXI Section: G4g, and can best be described as follows;

441 sq ft Addition to Barn to be used for bathrooms for NLHS guests.

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

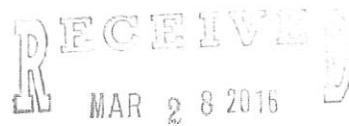
Criteria 1 - See Attached

Criteria 2 - _____

Criteria 3 - _____

Owner/applicant(s) signature: [Signature] Date: 3/28/16

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

APPLICATION FOR A SPECIAL EXCEPT

Criteria 1

The location is a barn located on TM # 059-037 in the R-2 district and is part of the New London Historical Society's (NLHS) Village which is about 5.3 acres. The site is just south of the intersection of Main St (route 114) and County Rd. The NLHS is a 501c3 organization dedicated to the preservation of the 19th century history of the New London neighborhood and educating the community on our rich past. There are 15 period buildings most containing parts of the NLHS's 19th century artifacts collection. The Village is open twice a week during the summer season for guests to look at and learn about local history. In addition the NLHS makes available certain of the buildings for meetings, weddings, celebrations, and educational events. To make the Village more user friendly the Board has determined that adding bathroom facilities which are ADA wheel chair compliant would greatly enhance the quality of visitor experience. This design addition will certainly be in harmony with the surrounding area as shown in the design drawings.

Criteria 2

The 441 sq.ft. shed addition to the 2460 sq.ft. barn will blend very well with the local environment and certainly not discourage appropriate and orderly development nor impair the value of the of the neighborhood. This addition will not produce any detrimental or injurious effects or conditions.

Criteria 3

YES

Criteria 4

The septic system designed to service the addition has been approved by the state dated 2/29/16 # eCA2016022915.

Criteria 5

The addition will not be detrimental to or impede vehicular or pedestrian traffic.

Criteria 6

Yes. The setbacks and height are in conformance.

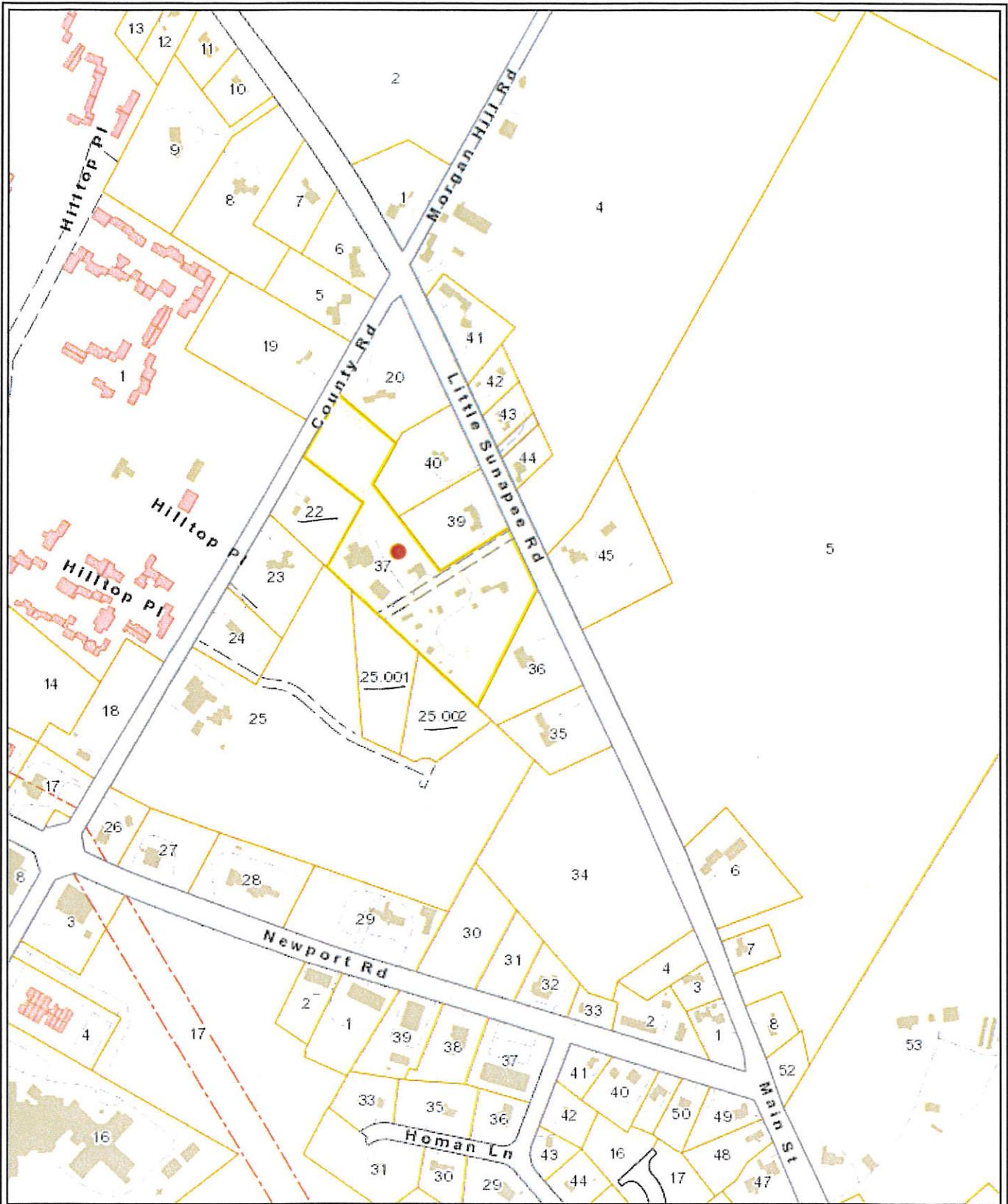
Criteria 7

The use will not violate the character of the neighborhood.

Criteria 8

The structure will be compatible with the spirit and intent of the Zoning Ordinance.

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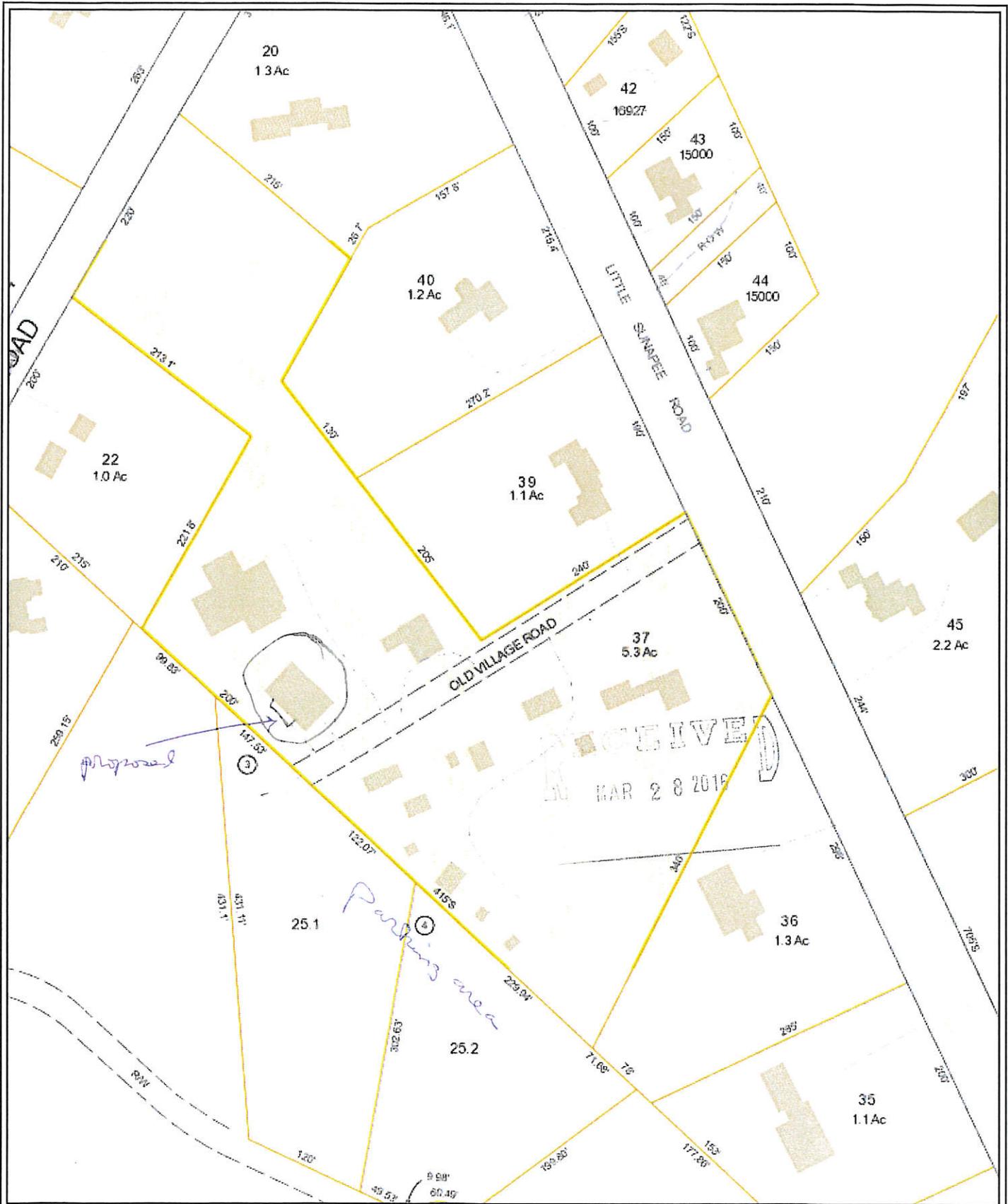
New London Historical Society TM 059-037-000 also own 059-022-000, 059-025-001
 and 059-025-002
 Tri Town, NH
 1 Inch = 400 Feet



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Tri Town, NH
 1 Inch = 134 Feet
 March 22, 2016



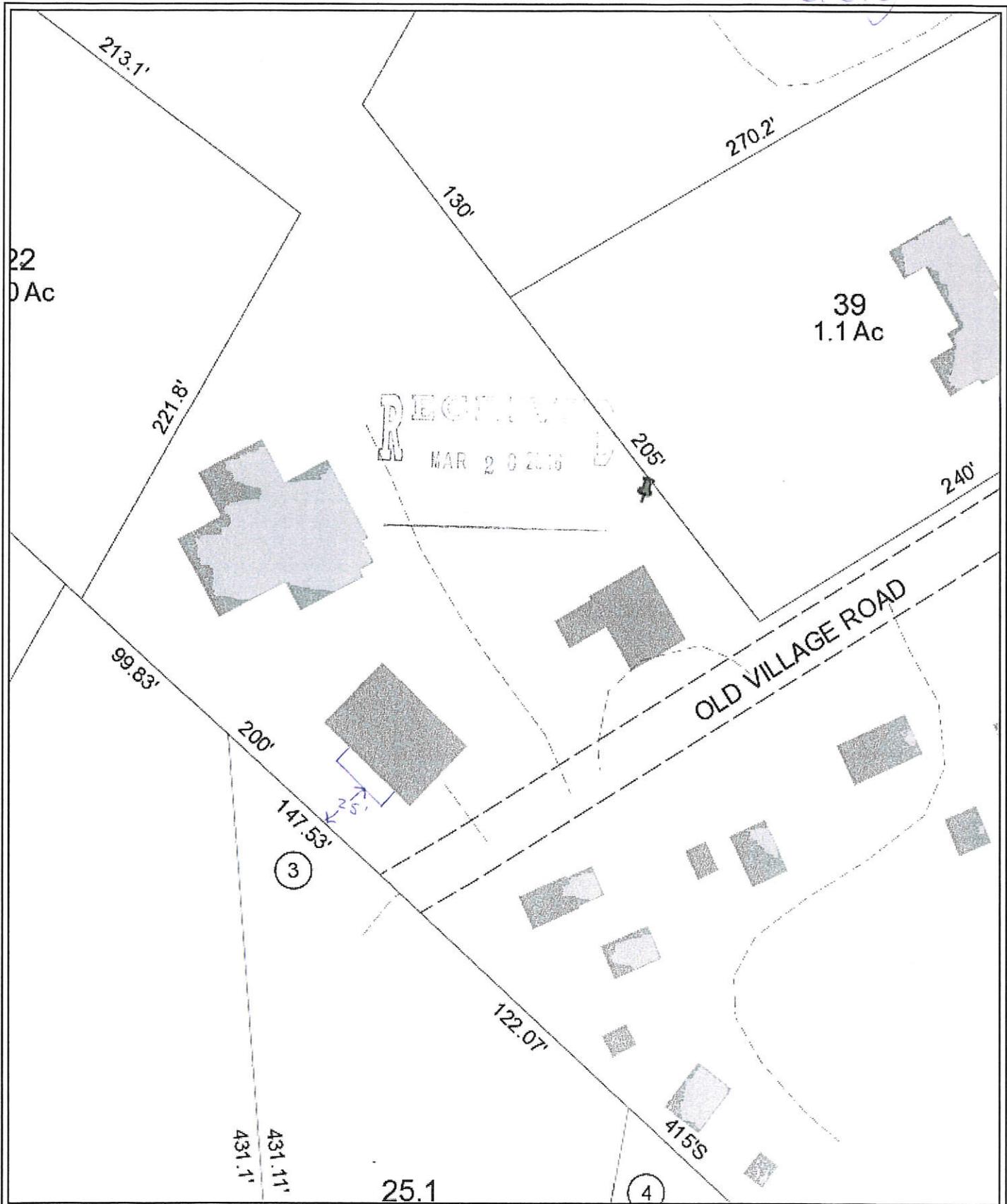
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plan submitted with application

VL Historical Society



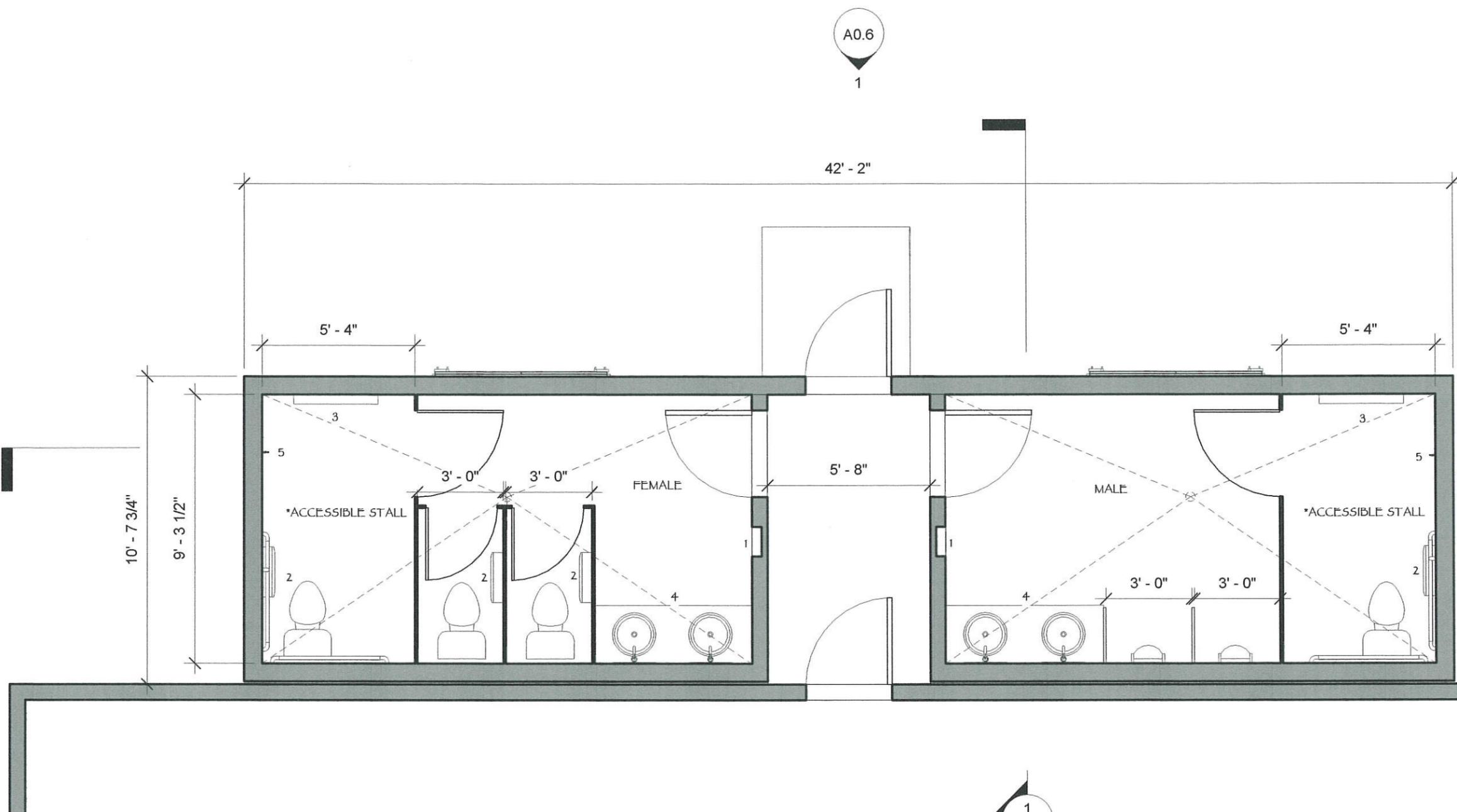
Tri Town, NH
 1 Inch = 67 Feet
 March 22, 2016



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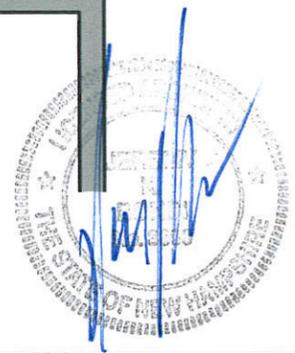


- 1. TRASH DISPOSAL
 - 2. TOILET PAPER DISPENSER
 - 3. BABY CHANGING TABLE
 - 4. ADA APPROACHABLE SINKS
 - 5. HOSE BIBB
- * ACCESSIBLE STALL REQUIREMENTS:
 GRAB BARS: VERTICAL AND HORIZONTAL
 MINIMUM WHEELCHAIR TURNING SPACE:
 60 INCH CIRCULAR SPACE

A0.6
1

1
A0.4

1
A0.5



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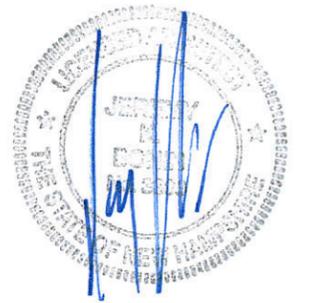
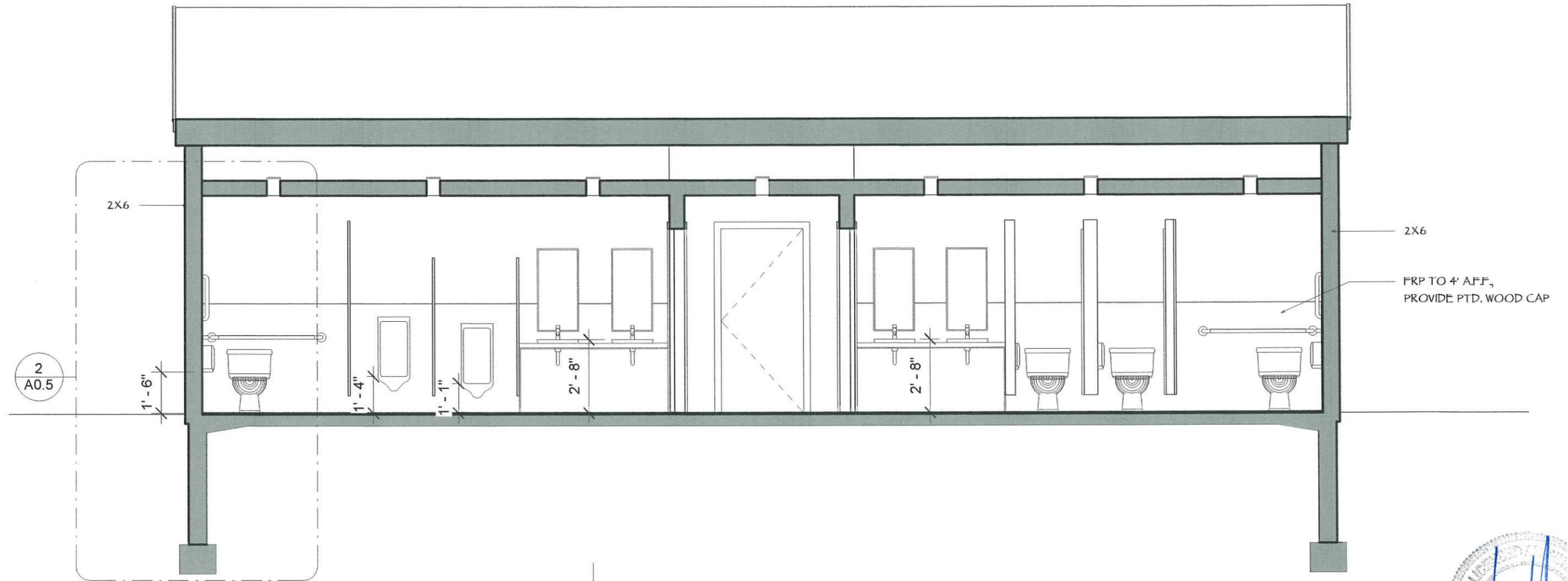
New London Historical Society Proposed Bathroom Addition

No.	Description	Date
1	PERMIT SET	3.28.16

Bathroom Plan		A0.3
Project Phase	Phase 1	
Date	3/28/2016	
Drawn by	MAP	
Checked by	SMP	Scale 1/4" = 1'-0"

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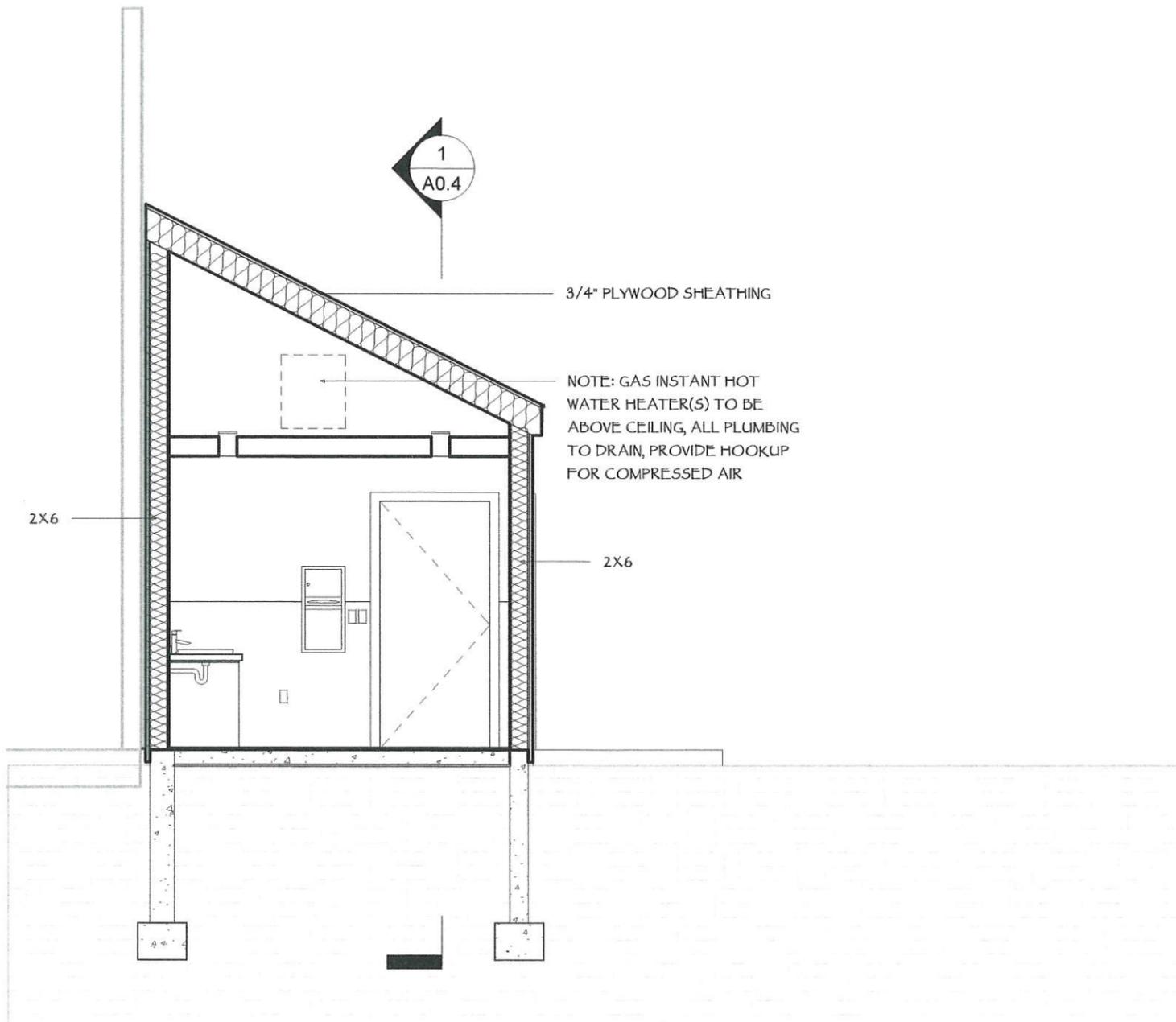
New London Historical Society Proposed Bathroom Addition

No.	Description	Date
1	PERMIT SET	3.28.16

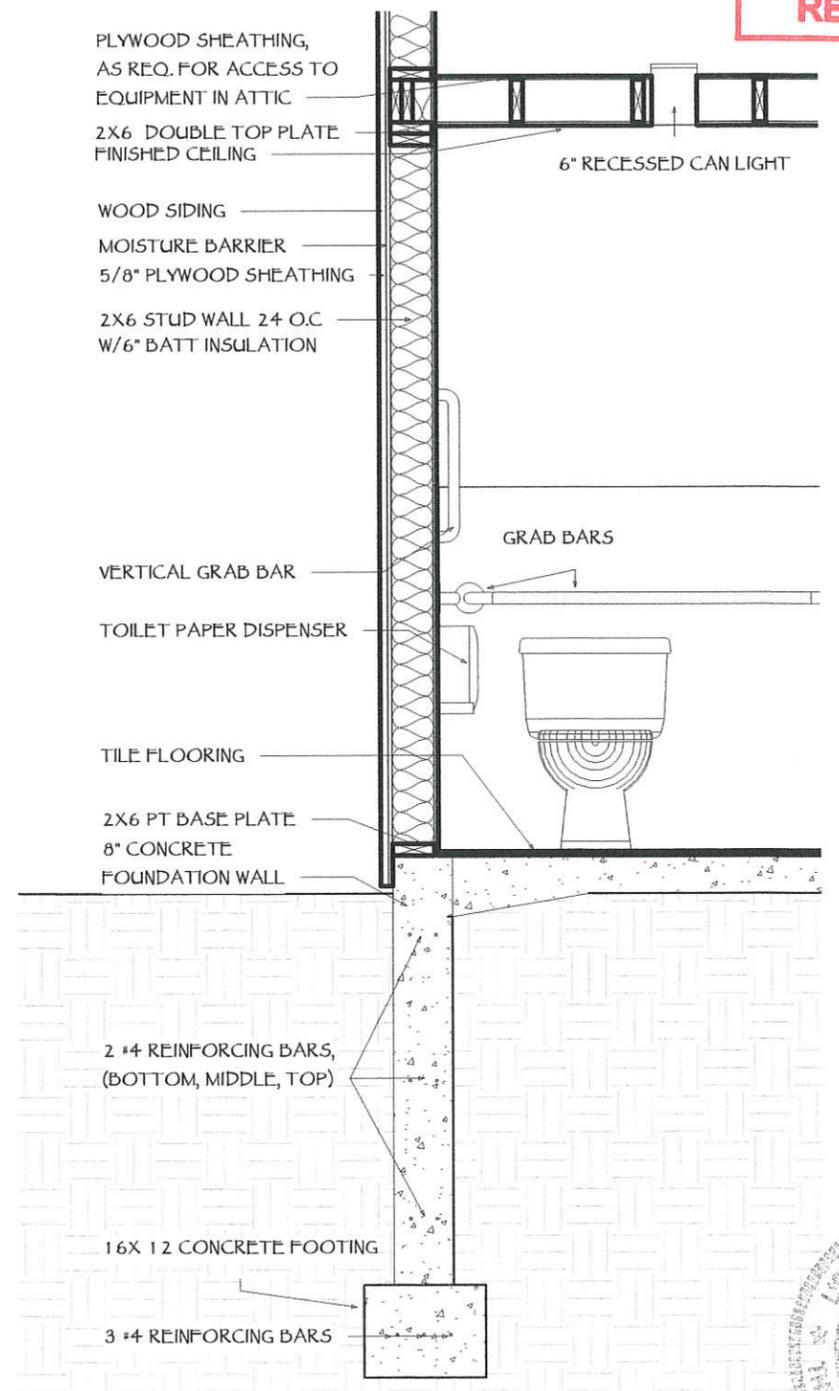
Bathroom Section		A0.4
Project Phase	Phase 1	
Date	3/28/2016	
Drawn by	MAP	
Checked by	JKB	
Scale		1/4" = 1'-0"

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SECTION: 1/4"=1'-0"



WALL SECTION DETAIL: 1/2"=1'-0"



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New London Historical Society Proposed Bathroom Addition

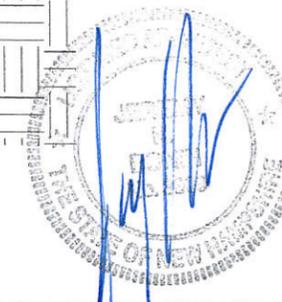
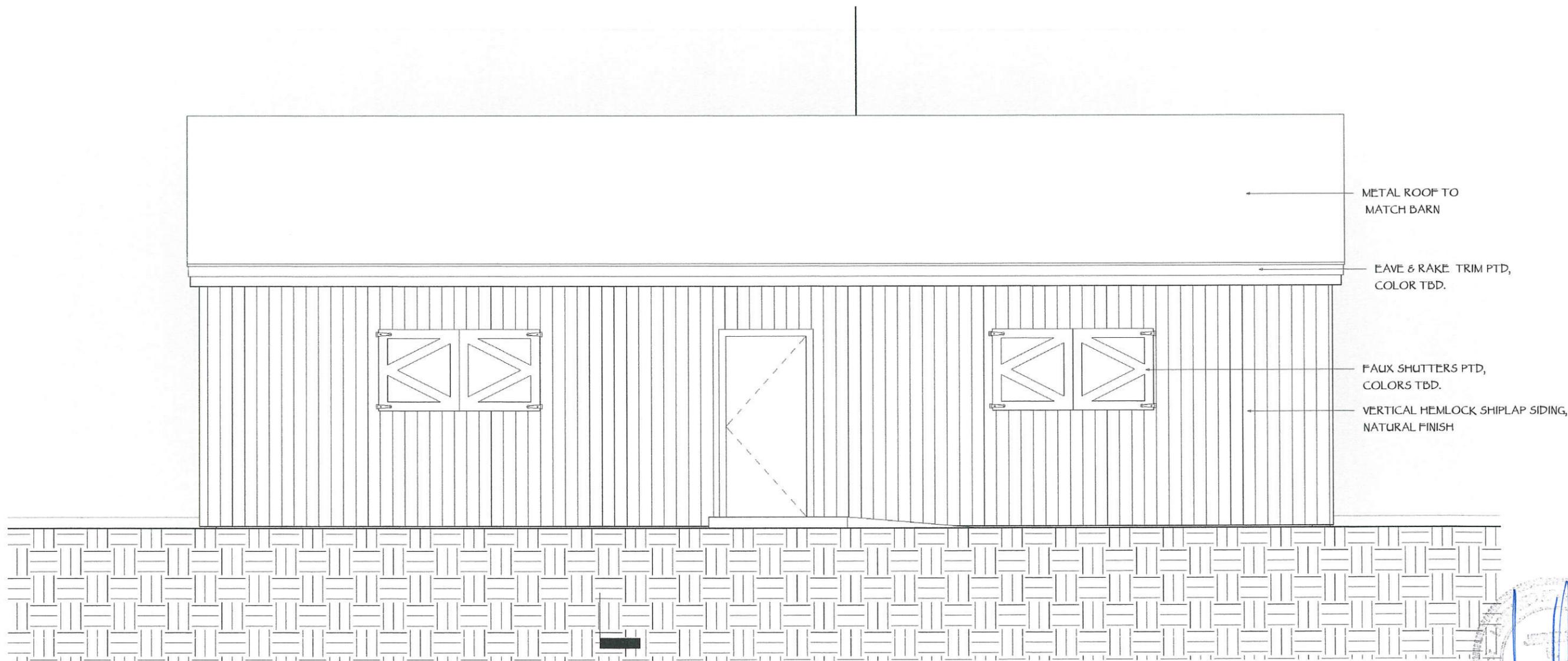
No.	Description	Date
1	PERMIT SET	3.28.16

Bathroom Section #2		A0.5
Project Phase	Phase 1	
Date	3/28/2016	
Drawn by	MAP	
Checked by	SMP	
Scale As indicated		

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New London Historical Society Proposed Bathroom Addition

No.	Description	Date
1	PERMIT SET	3.28.16

Bathroom Elevation		A0.6
Project Phase	Phase 1	
Date	3/28/2016	
Drawn by	Author	
Checked by	Checker	
Scale 1/4" = 1'-0"		

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