



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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**NOTICE OF DECISION**  
*New London Planning Board*

RE: COLBY-SAWYER COLLEGE, WARE CAMPUS CENTER

FEBRUARY 28, 2012

MAP 085, LOT 033-000

You are hereby notified that on this date, the New London Planning Board ("PB") reviewed a request by Colby-Sawyer College, represented by Steve Jesseman of Jesseman Associates, to consider a Final Site Plan Review of a proposal to expand and renovate the Ware Campus Center to provide additional student dining facilities. The proposed changes will more than double the dining room capacity and will necessitate various site changes to accommodate access, drainage, lighting, construction, staging of materials, etc.

After hearing testimony from Planning & Zoning Administrator Peter Stanley, by unanimous vote, the PB voted to accept the Application for Final Site Plan Review as complete. The PB also, by unanimous vote approved waivers of the following Site Plan requirements:

1. A full boundary survey, since recent boundary survey information is available, and;
2. The requirement to provide photographs of all existing structures at the site.

After hearing further testimony regarding the proposed expansion, by unanimous vote, the PB APPROVED the applicant's request (in accordance with plans dated 13 February, 2012 for Project Number 11000.15, as submitted) for a Final Site Plan Review to expand the Ware Campus Center, with the following conditions:

1. That a hammerhead turnaround be provided at the northwesterly end of Parking Lot F, eliminating two handicapped parking spaces and 2 regular parking spaces.
2. That normally closed, electronically actuated gates are provided at both ends of the drivable walkway between Rooke Hall and Danforth Hall to restrict non-emergency vehicular access. Emergency services should be able to actuate the gates by activating there sirens.
3. A signage plan for new and altered areas of the site shall be provided for approval by the Fire Chief, the Police Chief, the Public Works Director, and the Planning & Zoning Administrator.
4. That the Ware Campus Center expansion and renovation project complies with all State and Local Fire Code requirements.
5. That the College continues to work actively with the New London Springfield Water System Precinct to establish a time line and cost sharing plan for water system improvements that are necessary for further campus expansion. These improvements include connecting through to the Seamans Road water main from the main campus, and the upgrade of the Seamans Road water main between Gould Road and Kelsey Fields.
6. That the time of construction be limited to daylight hours between 7:30AM and 4:00PM, with start-up of equipment not occurring before 7:00AM.

  
Tom Cottrill, Chairman

Board of Selectmen P: 603-526-4821 x 10 F: 603-526-9494	Town Administrator P: 603-526-4821 x 13 F: 603-526-9494	Town Clerk-Tax Collector P: 603-526-4821 x 11 F: 603-526-9494	Finance P: 603-526-4821 x 21 F: 603-526-9494	Assessing P: 603-526-4821 x 20 F: 603-526-9494
Planning/Zoning P: 603-526-4821 x 16 F: 603-526-9494	Fire Department P: 603-526-6073 F: 603-526-6079	Police Department P: 603-526-2626 F: 603-526-2782	Public Works P: 603-526-6337 F: 603-526-9662	Recreation P: 603-526-4821 x 14 F: 603-526-9494