



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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

Date: August 19, 2019

To: Zoning Board of Adjustment

From: Nicole Gage, Zoning Administrator

Re: Case #ZBA19-12 - Variance  
Parcel ID 083-010-000, 191 Parkside Rd.  
Zoned R-1, 28.0 Acres  
Owner/Applicant: New London Outing Club

**SEE ATTACHMENTS**

On 8/14/2019, I emailed the applicants to make them aware of a possible important discovery – that the recreation use of the Outing Club may have already been approved by Special Exception, and so rather than getting a variance to expand a Legal Non-Conforming Use, a Special Exception could be sought to Expand a Use Allowed by Special Exception.

BACKGROUND: While I was researching the history of this lot, I came across Meeting Minutes from the Planning Board from 9/23/2003 when the Outing Club came before the Planning Board for a Conceptual Consolation to add bocce ball and horseshoe pits. The Planning Board determined that no Site Plan was necessary, and the minutes (SEE ATTACHED) state:

*“Mr. McWilliams replied that the NLOC is permitted in the Residential District by Special Exception. He opined that the construction of additional fields, buildings, or grandstands would warrant SPR and would al require Zoning Board of Adjustment Review.”*

In the basement archives, I then discovered that the Outing Club, in fact, already got two Special Exceptions for recreation use in a residential zone back in the 1970s (SEE ATTACHED).

1. The following use and the expansion of these uses, are allowed by Special Exception: *“Publicly owned, privately owned tax exempt and/or privately owned, noncommercial recreational facilities in the R-1, R-2 and ARR Districts.”*
  - a. See Page 82, Article XXI (Board of Adjustment), Section G (Special Exceptions) Part 4.a (Special Exception Uses)
2. Criteria for Special Exceptions:
  - a. See Page 81-82, Article XXI (Board of Adjustment), Section G (Special Exceptions)

Should the ZBA deem that a Variance is not the right way to go, but rather a Special Exception, I recommend the applicants complete a Special Exception application and the meeting be continued to a future date, so that the public would have time to review any new application materials prior to the continuation.

August 19, 2019

PAGE 2

**Additional References for the ZBA**

New London Zoning Ordinance:

1. Page 77, Art. XX (Legal Nonconforming Uses...), Section A.2 (Change or Expansion: Any Legal Nonconforming Use)
2. Page 22, Art. III (Definitions), Sect. 81 (Legal Nonconforming Use)
3. Page 26, Art. III (Definitions) Sect. 126.b (Recreational Facilities)

**Description of Property:**

All assessing records going back show this property was acknowledged by the town as a Charitable Organization, New London Outing Club. The property is known as 191 Parkside Road (formerly known as Lakeside Road) with baseball field and tennis courts, and shed.

Town mapping layers show the following attributes to this parcel: Approx. 28.0 acres zoned R-1. Power Easement, sections of Poorly Drained Soils. The only road frontage is approximately 25-feet on Parkside Road (formerly known as Lakeside Road).

**Land Use History:**

- 1972: ZBA Case #72-8, Present use “recreation, baseball field etc.” approved for proposed use “construct 3 Tennis Courts” approved by Special Exception from Article AS, Section A.
- 1974: ZBA Case #74-10, Skating Rink approved by Special Exception from Article 12, Section A.
- 9/23/2003: Conceptual with Planning Board for horseshoes and bocce ball. Not Site Plan required.
- 9/23/2015: Building Permit #15-092 for 8’x12’ shed with 4’x12’shed
- 8/13/2019: Site Plan Approval for the Outing Club’s other lot, 083-008-000, for a small utility shed on the Knights Hill Nature Preserve



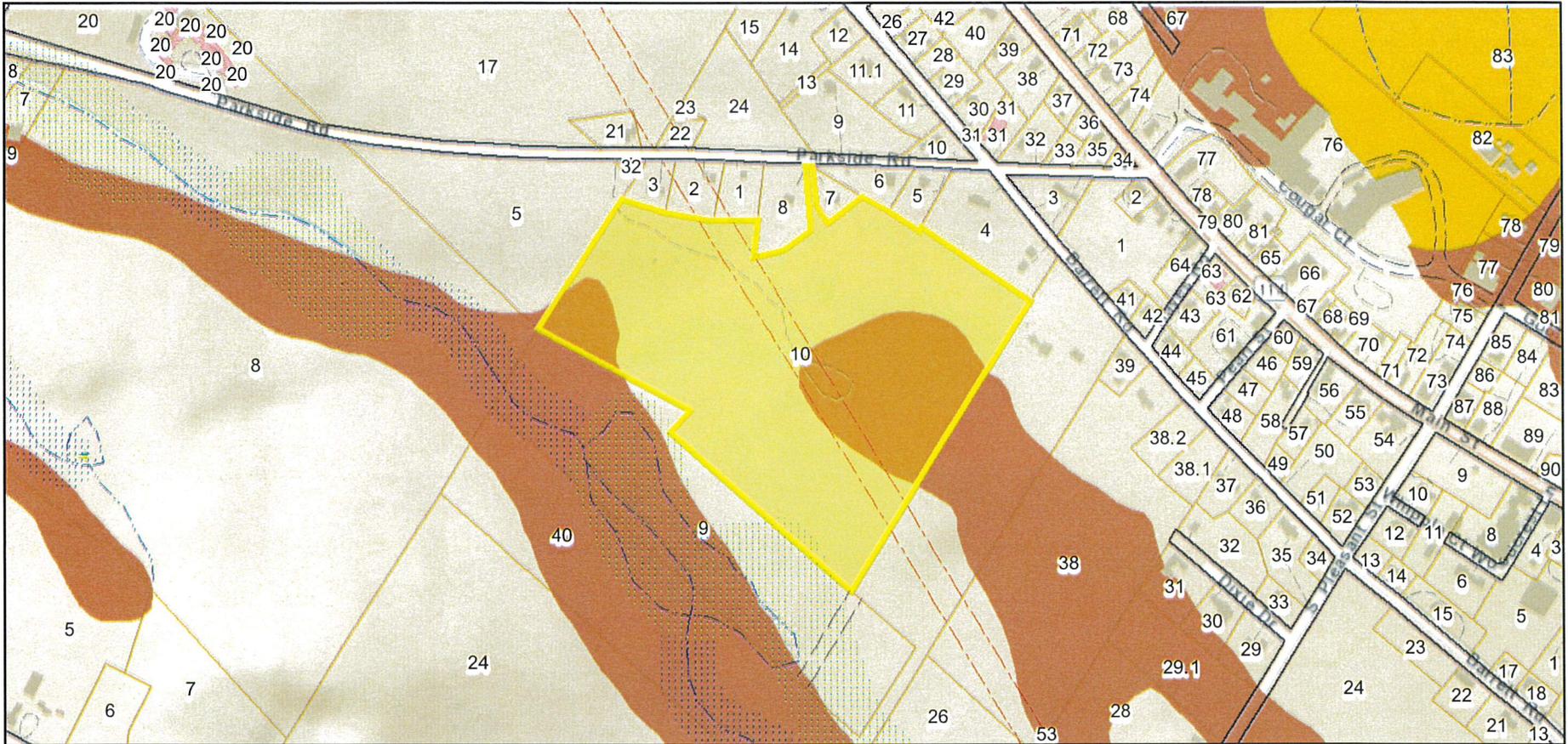
Tri Town, NH



August 19, 2019

1 inch = 547 Feet

www.cai-tech.com



COMMON	ROAD-PVT-RW	New London Condos	Wetland 100 Foot Buffer
PROPERTYLINE	RW	New London Buildings	Stream Overlay 100 Foot Buffer
ROAD	UTILITY	New London Wet Areas	Poorly Drained Soils
DW	WETLAND	USGS Hydrography	Very Poorly Drained

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				
NEW LONDON OUTING CLUB		4 Rolling		1 Paved	3 Rural	Description	Code	Appraised Value	Assessed Value	
PO BOX 1856						EXM LAND	9200	326,400	326,400	
NEW LONDON, NH 03257						EXEMPT	9200	68,000	68,000	
Additional Owners:		SUPPLEMENTAL DATA								
		Other ID: 00083 00010 00000	Septic Infor							
		ZONE	MP							
		UTILITY	WF							
		Ward	CONSERVA1							
		Prec.								
		ROADFF								
		GIS ID: 083-010-000	ASSOC PID#							
						Total		394,400	394,400	

2119  
NEW LONDON, NH

VISION

RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORY)					
BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
NEW LONDON OUTING CLUB	1085/ 231	12/02/1970	U		0	2019	9200	326,400	2018	9200	338,000
						2019	9200	68,000	2018	9200	68,000
						Total:		394,400	Total:		406,000

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
							0
							0
							0
Total:							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)	68,000
Appraised Land Value (Bldg)	326,400
Special Land Value	0
Total Appraised Parcel Value	394,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	394,400

NOTES	
BASEBL FLD, TEN CRTS (4)	
4/16- EST SHED COMPLETE- GATED	

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
15-092	09/28/2015	8	8x12 Shed	0	03/23/2016	100	04/01/2016		12/20/2018			CL	LC	LAND CHANGE
									03/23/2016			KM	BP	BUILDING PERMIT
									08/31/2014			NB	FR	IN FIELD REVIEW
									08/30/2010			NB	FR	IN FIELD REVIEW
									12/10/2002			ML	ML	MEASURE & LIST

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	920V	NON PROFIT MDL-00	R-1	2			43,560 SF	1.99	1.0000	4	1.0000	2.00	79	0.80			1.00	3.18	138,500
1	9200	NON PROFIT MDL-94	R-1	2			27.00 AC	5,000.00	1.0000	0	0.8700	2.00	79	0.80			1.00	6,960.00	187,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description				
Model	00		Vacant								
<b>MIXED USE</b>											
Code		Description			Percentage						
920V		NON PROFIT MDL-00			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											
<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
TEN	TENNIS COUR		L	4	18,000.00	2003		0		60	43,200
LT1	LIGHTS-IN W/		L	10	1,990.00	2003		0		50	10,000
FGR4	W/LOFT-AVG		L	728	30.00	2003		0		50	10,900
SHD1	SHED FRAME		L	80	20.00	2003		0		50	800
SHD2	W/LIGHTS ET		L	96	24.00	2003		0		50	1,200
SHD1	SHED FRAME		L	96	20.00	2015		0		100	1,900
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value					
							<b>No Photo On Record</b>				
Ttl. Gross Liv/Lease Area:		0	0	0							

NEW LONDON PLANNING BOARD  
REGULAR MEETING & PUBLIC HEARING  
SEPTEMBER 23, 2003

APPROVED

PRESENT: Karen Ebel (Chairman), Sue Ellen Andrews, Dale Conly, Celeste Cook, Robert Foote, Mark Kaplan (Selectmen's Representative), and Kenneth McWilliams (Planner)

ABSENT: Tom Cottrill

over

Chairman Karen Ebel called the MEETING TO ORDER at 7:30 PM.

I. **THE MOORES— Continued Final Annexation** (Tax Map 21, Lot 1 & Tax Map 33, Lot 15)

Clayton Platt, Surveyor, (Pennyroyal Hill Land Surveying & Forestry) presented revised plans for the proposed annexation. He noted that Parcels A and B would now be equal in size, as recommended by the PB. Attorney Susan Hankin-Birke (McSwiney, Semple, Bowers, and Wise, PC) showed the PB a faxed copy of the executed deed conveying sole ownership of Lot 33-15 to Peter Moore. Since the actual executed deed has yet to be received from England, she asked for conditional approval of the annexation, subject to the recording of the executed deed.

PB member Andrews asked for clarification of the location of the parcels. Mr. Platt traced the boundaries and stated that he would add arrows to provide clarity.

It was **MOVED** (Foote) and **SECONDED** (Andrews) **THAT THE FINAL ANNEXATION PLAN PRESENTED BY THE MOORES BE APPROVED, SUBJECT TO THE RECEIPT OF A RECORDED DEED FOR TAX MAP 33, LOT 15. The MOTION was APPROVED UNANIMOUSLY.**

II. **JAMIE GOULD – Final Minor Subdivision** (Tax Map 132, Lot 3)

Clayton Platt, Surveyor, (Pennyroyal Hill Land Surveying & Forestry) appeared on behalf of Jamie Gould and presented plans for a minor subdivision of 9.3 acres, located on Hominy Pot Road, into two parcels, one of 5.1 acres and one of 4.24 acres. He noted that Mr. Gould had submitted final subdivision and topographic plans, N. H. Department of Environmental Services subdivision approval, wetlands permits for two brook crossings, a New London wetlands permit, HISS mapping, test pit information, and certification by the town health officer.

Ken McWilliams advised that there were no comments or issues raised at the meeting of department heads. He stated that the applicant had met all requirements for a minor subdivision as outlined in Section V. B. – Application Submittal Requirements for Minor Subdivision of the Land Subdivision Control Regulations. Mr. McWilliams also reminded the PB that it had approved a request submitted by Jamie Gould for lot clearing prior to subdivision at its November 12, 2002 meeting.

Chair Ebel asked for any abutters present to identify themselves. Abutter Ralph Thomson did so but declined to comment other than saying that he had no problem with the proposed subdivision.

It was **MOVED** (Cook) and **SECONDED** (Conly) **THAT THE APPLICATION FOR A MINOR SUBDIVISION OF TAX MAP 132, LOT 3, SUBMITTED BY JAMIE GOULD BE DEEMED COMPLETE. The MOTION was APPROVED UNANIMOUSLY.**

It was **MOVED** (Conly) and **SECONDED** (Foote) **THAT THE APPLICATION FOR A MINOR SUBDIVISION OF TAX MAP 132, LOT 3, BE APPROVED AS SUBMITTED BY JAMIE GOULD. The MOTION was APPROVED UNANIMOUSLY.**

The mylar was circulated for PB signatures and will be forwarded to the Merrimack County Registry of Deeds by the Town of New London.

III. **NEW LONDON OUTING CLUB – Concept Site Plan Review** (Tax Map 83, Lot 8)

Chair Ebel advised that her husband is a member of the New London Outing Club (NLOC) Board. She stated her belief that she could review the matter before the PB objectively; however, she sought consensus from other members as to whether or not to recuse herself. PB consensus was that recusal would not be necessary.

APPROVED

John Garvey, President of the New London Outing Club, outlined the NLOC plans to add a bocce ball court and horseshoe pits at its Parkside Drive location and asked the PB to determine the need for Site Plan Review. He described the activities to be provided and opined that, although most of the facilities to date have been targeted toward youth, the addition of bocce ball and horseshoes for elders also falls within the NLOC mission. Mr. Garvey advised that the players would provide their own equipment, although the NLOC would install the horseshoe posts and wood curbs/walls to prevent the bocce balls from rolling off the court. He stated that the proposed bocce would differ from lawn bocce ball. Mr. Garvey circulated a sketch indicating the location of NLOC activities. He stated that the bocce court would be 12' x 60' and the horseshoe pit 3' x 40'

Chair Ebel asked for clarification of the dimensions and how the new activities would fit into the layout. Mr. Garvey replied that it would be necessary to remove a few trees; however, no current activities would be jeopardized. Ken McWilliams opined that the proposed changes were not sufficient to warrant a SPR. PB member Andrews asked what type of change would warrant SPR. **Mr. McWilliams replied that the NLOC is permitted in the Residential District by Special Exception. He opined that the construction of additional fields, buildings, or grandstands would warrant SPR and would also require Zoning Board of Adjustment review.**

It was **MOVED** (Foote) and **SECONDED** (Conly) **THAT NO SITE PLAN REVIEW BE REQUIRED FOR THE ADDITION OF HORSESHOE PITS AND A BOCCE COURT AT THE NEW LONDON OUTING CLUB. The MOTION was APPROVED UNANIMOUSLY.**

**IV. JAMES BOLGER – Final Major Subdivision & Annexation**

**(Tax Map 96, Lots 10 & 15.1)**

Douglas Sweet (Bristol, Sweet & Associates), Brenda Digilio (Bristol, Sweet & Associates), and Susan Hankin-Birke (McSwiney, Semple, Bowers, and Wise, PC) appeared on behalf of James Bolger.

Mr. Sweet reviewed the items submitted and asked if the PB deemed the application complete. He noted that items submitted included three sets of plans, Engineer's Preliminary Budget Construction Costs Estimate, Soils and Wetlands Reports, Site Drainage Report, Impact Assessment, NH DOT Driveway Permits, ZBA Notice of Decision (wetlands crossing), NHDES Wetlands Permit, NHDES Subsurface Subdivision Approval, Private road release covenant, Fee to Road and maintenance agreement, proposed easement for water service for lot 5, and proposed easement for septic system area for lot 2.

Ken McWilliams opined that all applicable requirements, outlined in Section V.A. of the Land Subdivision Control Regulations, have been met.

PB member Foote asked if the lot to be annexed had an existing house. He opined that there appeared to be six lots, not five. Mr. Sweet replied that there were no houses on any of the proposed lots. He stated that five lots are planned and that the land would be annexed to lot 96-10 in order to make it a conforming lot after an area is taken out for the road. Mr. McWilliams stated that the road would be going through the lot and the conformation would be changed. He noted that the annexation would permit a house to be located on the lot in the future.

It was **MOVED** (Foote) and **SECONDED** (Conly) **THAT THE APPLICATION FOR A FINAL MAJOR SUBDIVISION AND ANNEXATION OF TAX MAP 96, LOTS 10 AND 15.1 SUBMITTED BY JAMES BOLGER BE DEEMED COMPLETE. The MOTION was APPROVED UNANIMOUSLY.**

Douglas Sweet stated that the plan presented was very similar to the preliminary plan presented in August. At the request of the Chair, he presented a brief overview. Mr. Sweet stated that the property contained 25.59 acres fronting on Main Street between properties of Bacon and Cochran. He outlined the boundaries on the plan. He also stated that the smaller lot contained 3.81 acres. The plan includes the construction of a paved public service class road along Our Lady of Fatima frontage to serve four of the proposed lots. He noted that the road would be built to town specifications and could become a public road at a later date. Access to the fifth lot would be provided by construction of a short private service class road between the Cochran and Bacon properties.

different lot

Lakeside Rd. is now known as Parkside

74-10 N.L. Outing Club

Lakeside Road



# Zoning Board of Appeals

New London, New Hampshire 03257

## NOTICE OF DECISION

The appeal of the New London Outing Club to build a skating area in the N.O.C. Activity Center off Lakeside Road has been approved. It was recommended that the main entrance be widened, a gate installed, a more visible sign be erected and reasonable usage time be established.

William Ross  
Chairman

September 18, 1974



Zoning Board of Appeals  
New London, New Hampshire 03257

NOTICE OF PUBLIC HEARING

New London Town Hall

Date 9-18-74 Time 7:30

REQUESTED BY: NEW LONDON OUTING CLUB

FOR: \_\_\_\_\_

1.  A Special Exception, as provided in article XII, Section A, of the zoning ordinance.
2. \_\_\_\_\_ A Variance to the terms of Article \_\_\_\_\_, Section \_\_\_\_\_, of the zoning ordinance.
3. \_\_\_\_\_ An Appeal from an administrative order in relation to Article \_\_\_\_\_, Section \_\_\_\_\_, of the zoning ordinance.

LOCATION OF THE PROPERTY: OFF LAKESIDE ROAD

ZONE: RESIDENTIAL

PROPOSED USE:  
SKATING AREA

APPLICATION FOR APPEAL TO  
ZONING BOARD OF ADJUSTMENT  
NEW LONDON, N. H.

Name of applicant New London Outing Club

Address 066 Lakeside Road, New London

Owner of property concerned in this appeal New London Outing Club

Address of property 066 Lakeside Road, New London, N. H.

Description of property (zone, size, length of frontage and of side and rear lines.)

Approximately 27 acres with 25' frontage and access between Weig and Hill. Also, easement across land owned by New London Hospital for present entrance to area.

Power line about divides acreage into two equal parcels. Zone: Community Residential

Present use Public recreation area with Little League field, four tennis courts and parking area.

The undersigned, having been denied by the Board of Selectment on (date) \_\_\_\_\_, hereby requests (check one and fill in particulars).

1.  A Special Exception, as provided in Article 12, Section A, of the zoning ordinance.
2.  A Variance to the terms of Article \_\_\_\_\_, Section \_\_\_\_\_, of the zoning ordinance.
3.  An appeal from an administrative order in relation to Article \_\_\_\_\_, Section \_\_\_\_\_, of the zoning ordinance.

Proposed use of the property: (Include in this statement an explanation of how property will be used if appeal is granted, and reasons for this request with respect to the zoning ordinance and fact.)

Request to install skating rink approximately 175' by 100' in depression already existing in land contour. Access to rink to be thru present entrance to parking lot, then along power lines for 100' to entrance to rink. Propose to install 500' of 1 1/4" water line thru right of way between Weig and Hill to skating rink with provision to extend at future into Little League field and tennis courts.

Following are the names and addresses of owners of property within 300 feet from the exterior limits of the property involved in this appeal, as shown by the latest assessment roll of Merrimack County.

Carl Hill - Lakeside Road, New London, N. H.

Robert Martin - Lakeside Road, New London, N. H.

Mrs. Morris Weig - Lakeside road, New London, N. H.

New London Hospital - New London, N. H.

Mary C. Barrett - Main St., New London, N.H.

Lamont Moore - Burpee Lane, New London, N.H.

Herman Tilton - Lakeside Road, New London, N. H.

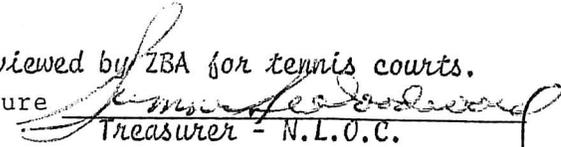
Theodore Brooks - Lakeside Road, New London, N. H.

Janet P. Prew - Lakeside Road, New London, N. H.

NOTE: This application must be filled out in duplicate. The original shall be deposited with the Secretary of the Board of Adjustment and a copy with the Board of Selectmen. A copy of the plan of real estate affected showing location and size of lot, the size of improvements now erected or proposed to be erected, or other changes desired, must be attached to each copy of this application. If more space is required, attach a separate sheet to each copy of this application and make specific reference to the question being answered.

I hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

Referance same parcel of land as previously reviewed by ZBA for tennis courts.

Signature   
Treasurer - N.L.O.C.  
Date 12 September 74



Town of New London  
New London, New Hampshire

PLANNING BOARD

September 12, 1974

New London Outing Club  
Attn: Mr. Sumner Woodward  
New London, New Hampshire 03257

Gentlemen:

The Planning Board reviewed your proposal for the development of a skating rink on the Club's property off Lakeside Road. This review is under our site plan review power.

We considered, among other things, the effect of the activity on nearby neighbors, the adequacy of parking facilities and the general development of the area.

In our view this is a proper development. It therefore has our approval.

We would point out, however, that we believe you must also have Zoning Board of Adjustment approval as a special exception use under Section XII A of the Zoning Ordinance. You may also need dredge and fill Special Board approval. The only name I have is Mr. George M. McGee, Sr., Chairman, Water Resources Board, Concord, N.H., but there is a form that is used to apply to the Special Board. I believe the Town Clerk's office has specimens of this form.

I am sending a copy of this letter to the Selectmen and to the Zoning Board of Adjustment.

Sincerely,

A handwritten signature in dark ink, appearing to read "H. H. Moody", is written over a horizontal line.

Howard H. Moody  
Secretary

cc: Selectmen  
Zoning Board of Adjustment

IHM/ed

72-8 Outing Club

April 24, 1972

New London Outing Club  
c/o William Roos, President

The Zoning Board of Adjustment has voted to grant your request for three tennis courts on Outing Club property off Lakeside Road.

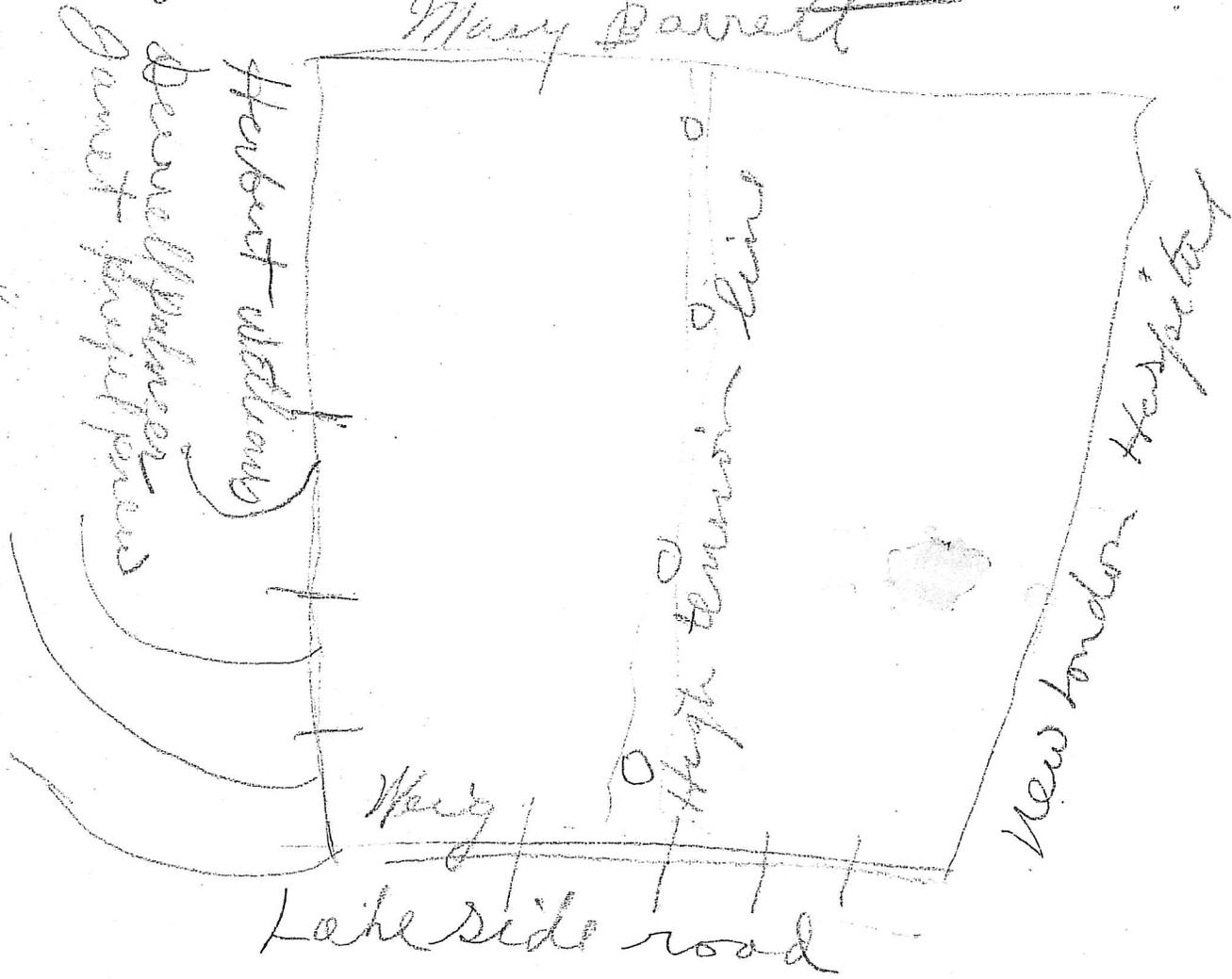
mc  
cc: Selectmen  
Planning Board  
Town Clerk  
Zoning Board  
Post Office

Obituary

Robert Martin  
 Herman and Eleanor Tilton  
 Ted Brooks  
 Carl Hill  
 Morris Kelly  
 Janet Preble New  
 Dorell Palmer  
 Herbert Williams  
 Mary Barrett

Outing Club  
 Tennis Courts

Mary Barrett



APPLICATION FOR APPEAL TO  
ZONING BOARD OF ADJUSTMENT  
NEW LONDON, N. H.

Name of applicant NEW LONDON OUTING CLUB (W. J. Roos Pres.)  
Address NEW LONDON, CARTER RD.  
Owner of property concerned in this appeal NEW LONDON OUTING CLUB  
Address of property LAKE SIDE ROAD

Description of property (zone, size, length of frontage and of side and rear lines.)  
Community residential zone

Present use RECREATION, BASEBALL FIELD ETC.

The undersigned, having been denied by the Board of Selectment on (date) 3/27/72, hereby requests (check one and fill in particulars).

- A Special Exception, as provided in Article 12, Section A, of the zoning ordinance.
- A Variance to the terms of Article \_\_\_\_, Section \_\_\_\_, of the zoning ordinance.
- An appeal from an administrative order in relation to Article \_\_\_\_, Section \_\_\_\_, of the zoning ordinance.

Proposed use of the property: (Include in this statement an explanation of how property will be used if appeal is granted, and reasons for this request with respect to the zoning ordinance and fact.)

CONSTRUCT 3 TENNIS COURTS

Following are the names and addresses of owners of property within 300 feet from the exterior limits of the property involved in this appeal, as shown by the latest assessment roll of Merrimack County.

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NOTE: This application must be filled out in duplicate. The original shall be deposited with the Secretary of the Board of Adjustment and a copy with the Board of Selectmen. A copy of the plan of real estate affected showing location and size of lot, the size of improvements now erected or proposed to be erected, or other changes desired, must be attached to each copy of this application. If more space is required, attach a separate sheet to each copy of this application and make specific reference to the question being answered.

I hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

Signature Wm. J. Roag O.C.  
 Date April 4 1979 PRES.