APPLICATION FOR A VARIANCE

TOWN OF NEW LONDON
JUL 29 2019
PLANNING & ZONING

To: Zoning Board of Adjustment, Town of New London, 375 Main Street

Name of owner/applicant: New London Acting Club

Mailing Address: PO Box 1856 New London State: NH Zip: 03257

Home Telephone: _____ Work Telephone: 526-8321 Cell: _____

Email address: director@theactingclub.org / laura.pinsbury16@gmail.co

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

Location of property 191 Park Side

Tax Map Number: 083 Lot Number: 010 Zone: R-1

A variance is requested from the provisions of Article: 20 **Section:** A2
of the Zoning Ordinance to permit an Expansion of a legal non-conforming use, recreational facilities as defined in Article III Section 126, to Allow the construction of a 45-60,000 SqFT building

Facts supporting this request:

1. The variance will not be contrary to the public interest:

See attached

2. The spirit of the ordinance is observed:

3. Substantial justice is done:

4. The values of surrounding properties are not diminished; and:

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

A. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(1) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property;

_____

_____

_____

and

(2) The proposed use is a reasonable one;

_____

_____

_____

B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

_____

_____

_____

Owner/applicant(s) Signature: _____ Date: 07/25/2019

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

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

TOWN OF
NEW LONDON
JUL 29 2019
PLANNING & ZONING

Application for a Variance: The Outing Club Indoor Center (OCIC)
(DBA The New London Outing Club)

Attachment - Facts supporting the Request

The Outing Club is a 501C3 whose mission is to provide for recreational activities for both youth and adults. We are looking to construct a Recreation Facility as referenced in Article III (126b) of the town's zoning ordinance. We are looking to place the facility on our property located on Parkside Road which is tax map 83 lot 10. We are requesting a variance to allow for the expansion of a legal non conforming use which would allow for the construction of a recreational facility.

1. **The Variance will not be contrary to the public interest:** In this situation the granting of a variance will be a furtherance of a public interest. There is a need in New London for a permanent indoor facility that can be used for sporting events as well as other community events, in a year-round capacity. Additionally, there is a critical need for before school and after school care for elementary school students. A structure like the one proposed could be used for that purpose, and many community activities in addition to the ones stated above. The site that is proposed is centrally located in town and can be easily accessed by sidewalks from the elementary school. The proposed site is currently used for sporting events during the Spring, Summer and Fall months, but has also been used for many years in the past for year-round activities when the ice skating rink was in operation, and for winter recreation including cross country skiing and snowshoeing. The Jack Frost dinner has also been on the property. The proposed permanent facility will be a continuation of activities that have and do occur on the property. The facility will fill a need that would positively impact a broad swath of the New London population it is a project that is in the best interest of the public.

2. **The spirit of the ordinance is observed:** The spirit of Article 20, Section (A2) will be observed because as stated above this is only the expansion of uses of the property that have happened in the past. This is a reasonable expansion of the use of the property because it is just the expansion from three season use to four season use. Activities have occurred in the past year round in the past and it is reasonable for this to continue going forward. In addition this recreational facility operated by The Outing Club is specifically referenced on page 26 of the Zoning Ordinance in Article 3, Section (126b).

3. **Substantial justice is done:** The granting of this variance will allow the OC to continue to provide a service to the Town of New London, and its residents. As referenced below the current lease with the school district is expiring in June of 2021 and at that point, if a new permanent facility is not constructed, the people of New London will have difficulty accessing indoor youth and adult activities. The OC is seeking to provide continued services to our youth, adults, seniors and families as well as other members of the community that the OC currently provides on the land it already owns and manages.

4. **The values of surrounding properties will not be diminished:** The facility will be situated in a location to minimize visual impacts to the neighbors and the design concept is to adhere to a more residential look and feel, even though it will not be visible from the road

A traffic study will be conducted to ensure that Parkside Road can handle the limited increase in volume. The OC views the addition of this facility as a benefit to the community, enhancing New London as a more attractive place to live and potentially increasing property values.

5. **Literal enforcement of the provisions of the ordinance would result in unnecessary hardship:**The OC provides program-based services, but on June 25, 2021 the OC's lease with the school district will expire and the OC will no longer have a home/venue for its programs. With a permanent structure we would be able to seamlessly continue activities on a year-round basis. Some programs will still be able to take place on the existing fields at Woodward Park but many other programs that are used by youth and adults will not continue without a facility. This will be a hardship to the owner of the property, The Outing Club, which will lose critical goodwill and financial support from programs that are no longer able to be offered. In addition, the climate variability we have observed in recent years throughout in the region has impacted our existing fields. For example, the fields at Woodard Park were not open this past season until the second week of May, and they were covered in snow or too wet to be used during certain seasons. This resulted in practices occurring in parking lots which is more dangerous to the youth participants, but with an indoor facility the participants would have an area to practice in a safer more controlled environment. Participants would also benefit in the summer months when there are days with extreme heat, rain, potential thunder and electrical storms, and other such hazardous elements; they will have the opportunity to engage in their activities in a safe manner indoors.

B) The Purpose used is a reasonable one;

This would not be possible without a permanent structure capable of handling such activities, like that proposed with the use expansion. As stated above, the location of the property lends itself to the proposed facility with its close proximity to the center of town including the elementary school. The construction of the facility will be orchestrated to have a minimal impact on the neighbors and the benefits to the community will be significant. The proposed use is reasonable because currently the property is used for recreational sporting events including tournaments. The proposed facility would continue this use throughout the year.

TOWN OF
NEW LONDON
JUL 29 2019
PLANNING & ZONING

The Outing Club Seeks to Build Indoor Recreational Facility for Kearsarge-Lake Sunapee Region Communities

The Outing Club Board of Directors has announced its plan to explore the feasibility of building a new indoor facility that will meet the current and future needs of community members in the Kearsarge-Lake Sunapee Region for year-round sports, recreational, social and educational programs. The Outing Club's vision for the facility includes a gymnasium and indoor field; professional management staff to augment its volunteer leadership and limited staffing; a meeting/function room with a kitchen for community events; and classroom(s), office and storage spaces.

The Outing Club sees a regional center as critical to the fulfillment of its mission and future growth, and limited lease renewal with the SAU. In fall 2017, a committee was formed to evaluate the current and future needs of area communities. The committee cited population growth and increasing demands for full-time access to indoor facilities that support sports and recreational programs; after-school care programs; teen centers; senior programs; community activities and events. With the closure of Grantham Indoor, the need for a centrally located facility that accommodates year-round sports and recreational programs has become especially urgent.

The Outing Club recognizes these growing needs and has a clear vision for how, working with dedicated individuals and organizations, can address these needs and explore the feasibility of a new center that works for everyone in the region

The Outing Club has established a steering committee that is developing a comprehensive plan for the project , and it now seeks motivated individuals, municipalities, businesses and organizations to contribute their support, input and expertise to this effort. Individuals and groups have served on designated subcommittees that focused on the following: a regional space needs assessment; building site and design; fundraising and marketing; operations and management; and timely implementation of the comprehensive plan.

The New London Outing Club is a private, not-for-profit 501(c)(3) organization that has provided sports, recreation, social and educational programs for the Kearsarge-Lake Sunapee Region since 1947. In recent years, the organization has been more commonly known as The Outing Club, in recognition of its regional mission and to differentiate it from the town of New London's Recreation Department. For more information, visit http://www.theoutingclub.net/

THE OUTING CLUB

Woodward Park • OCIC Gym • Knights Hill Nature Park

TOWN OF
NEW LONDON
JUL 29 2019
PLANNING & ZONING

New London Town Offices
375 Main St
New London, NH 03257

Greetings,

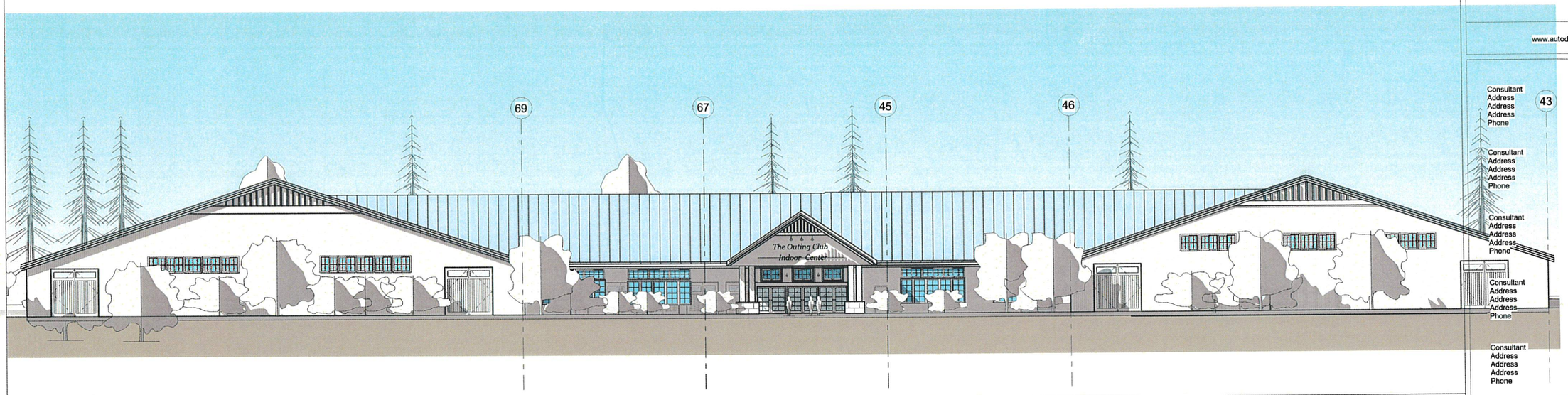
Please accept this application for a variance. It is our hope that we are able to be placed on the agenda for the August 20th Zoning Board of Adjustment meeting. If there are any questions or further information needed, please contact myself, Jim O'Hara, Operations and Programs Director, or Laura Pillsbury, President of the Board of Directors.

Respectfully Submitted,

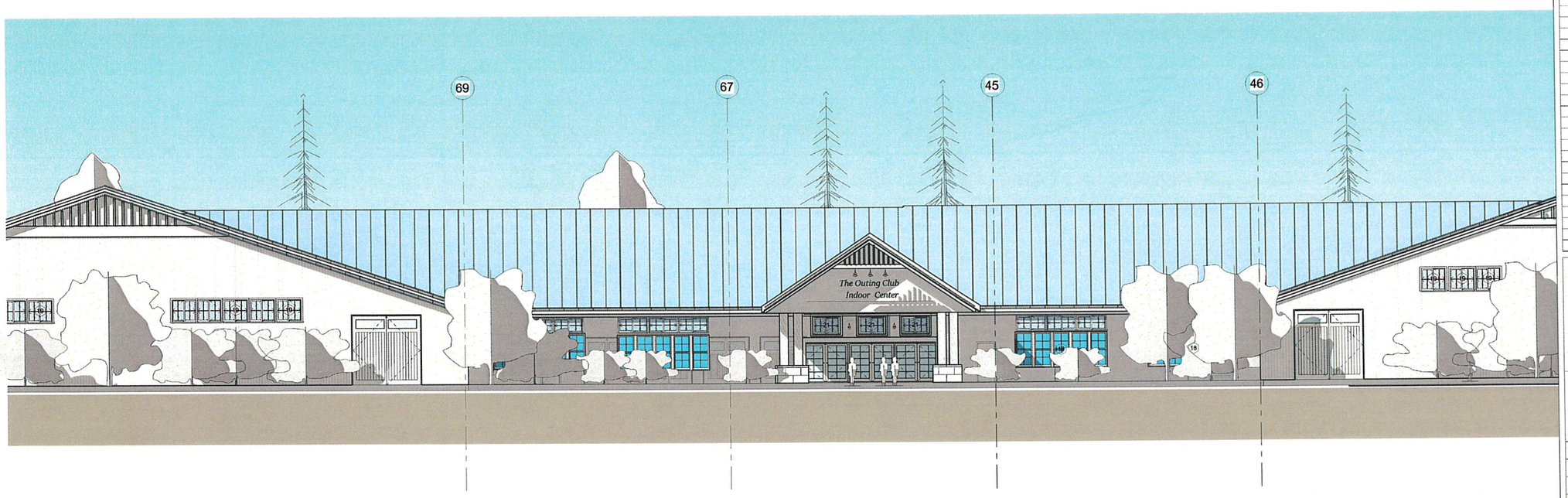
Jim O'Hara
Operations and Programs Director

Laura Pillsbury
President, Board of Directors

Andy Deegan
Board Member, Steering Committee Member



South
3/32" = 1'-0"



2 South Copy 1
1/8" = 1'-0"

AUTODESK.

www.autodesk.com/revit

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

TOWN OF
NEW LONDON

JUL 29 2019

PLANNING & ZONING

No.	Description	Date

The Outing Club

Outing Club Indoor Center

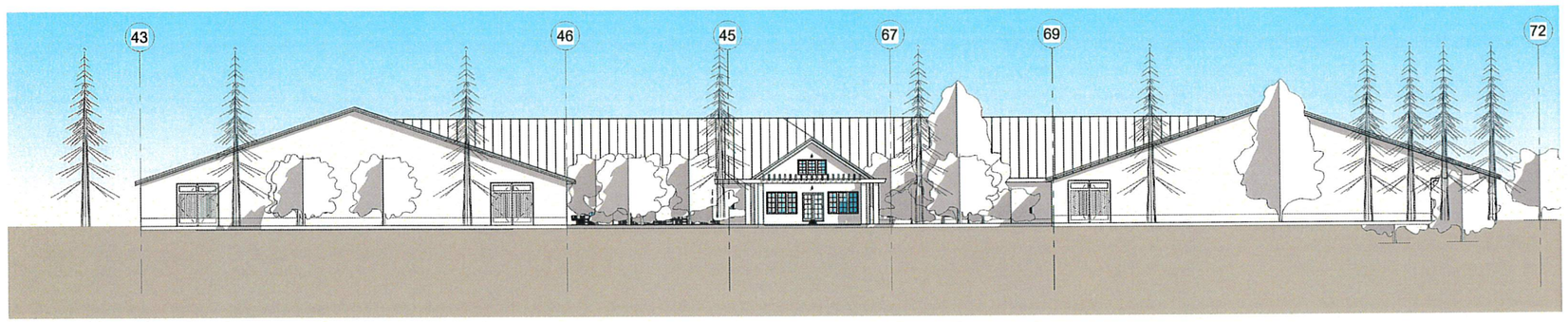
Elevation

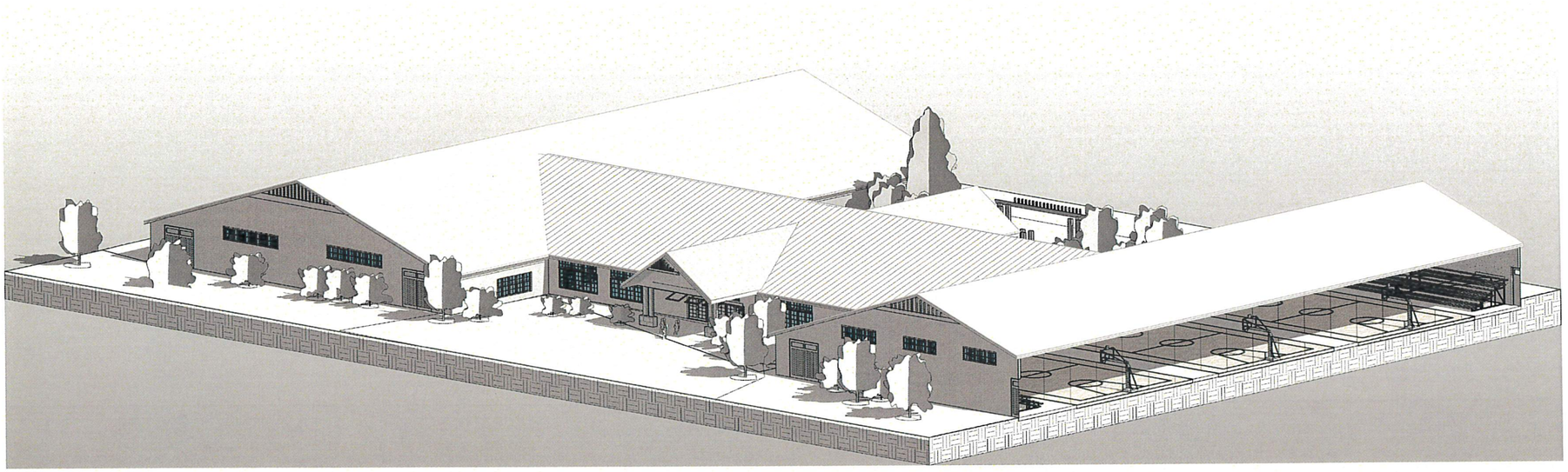
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A103

Scale	As indicated

7/17/2019 1:43:13 PM





1 3dcutview

AUTODESK.

www.autodesk.com/revit

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

TOWN OF
NEW LONDON
JUL 29 2019
PLANNING & ZONING

No.	Description	Date

The Outing Club

Outing Club Indoor Center

3dviews

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A104

Scale	1/16" = 1'-0"

7/17/2019 2:57:16 PM