



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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

Date: September 24, 2019  
To: Zoning Board of Adjustment  
From: Nicole Gage, Zoning Administrator  
Re: **Case #ZBA19-15 – Special Exception**  
**Owner/Applicant: New London Outing Club**  
New Parcel ID 83-10-0-0-0 (former Parcel ID 083-010-000)  
191 Parkside Rd.  
Zoned R-1 and R-2, Approx. 28.0 Acres

**Summary of the Case:** The Outing Club is applying for an expansion of a Special Exception Use as outlined in Article XXI (Board of Adjustment), Section (G) (Special Exceptions), Parts (1) and (3) to build an Indoor Recreational Facility. The Outing Club was scheduled for a Variance Public Hearing on August 20<sup>th</sup>, but the application was *withdrawn* prior to the hearing date. The Outing Club has already been permitted for Special Exception in 1972 and 1973. Special Exception Uses are allowed to expand, following a public hearing by the ZBA, and provided they meet all the criteria listed Art. XXI, Section G.4 (page 82)

**References to the Zoning Ordinance**

Page	Article	Section	Part
81-82*	XXI* Board of Adjustment	G* Special Exceptions	1 and 3*
81-82	XXI Board of Adjustment	G Special Exceptions	1 through 4
82	XXI Board of Adjustment	G Special Exceptions	4 and 4.a Special Exception Uses
26	III Definitions	126 Recreational Facilities	

\*Appeal for Current Application

**Description of Property:** Assessing records show this property 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 and R-2 with Easement (sewer), potential sections of Poorly Drained Soils, and 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 12, 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