



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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

APPLICATION FOR A SPECIAL EXCEPTION

To: Zoning Board of Adjustment,
Town of New London

Name of applicant: NEW London Dating Club

Mailing Address: PO BOX 1856 State: NH Zip 03257

Home Telephone: _____ Work: 526-8321 Cell: 603 454 8353 → Laura Pillsbury

Email address: director@thedatingclub.org | laura.pillsbury11@gmail.com

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

Location of property 191 Parkside

Tax Map Number: 083 Lot Number: 010 Zone: A2

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: (6)(1)(3), and can best be described as follows;

(SEE attached)

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 -

Criteria 2 -





Application for a Special Exception, Article XXI (G)(1)(3)

Require and Standard (“Criteria”):

1(a). The site comprises 28 acres, and the proposed structure will cover less than 5 per cent of the total parcel. The site has been used for 45+ years as an outdoor recreational site, including winter sports (ice rink, cross country skiing), and has previously received three Special Exceptions for construction of recreational venues on the site. Access to the site via Parkside Road has never been an issue.

b.The proposed structure will adhere to all existing zoning regulations as to height, setbacks, access, parking , lighting and signs. As a significant contributor to the quality of life in New London, proximity to the site should result in an improvement in surrounding value. It will not be visible from any abutting property.

c.The Use (recreational facility) is permitted as a Special Exception (Article XXI (G)(4)(a) and specifically named in Definition 126(b).

d.The site is served by Town sewer and the New London-Springfield Water System Precinct. Post-construction drainage and related site improvements will be addressed by Planning Board site plan review.

e.The site is already in use during non-winter months with no known traffic concerns. Extension of the use to winter months should have similar lack of impact (as was the case during prior winter use with a skating rink). The traffic study done in 2018 for New London Place demonstrated that the traffic load on Parkside Road is minimal (July 2, 2018 Stephen G. Pernaw & Company)

f.The proposed Special Exception conforms to all other requirements of the Zoning Ordinance.

g.Given the current recreational use of the site, the small (less than 5 per cent) amount of land to be used for the proposed structure, its conformance with all regulations, and its lack of visibility beyond the site there “no undo variation or undo violation of the character of the neighborhood”.

h.The proposed Structure is compatible with the spirit and intent of the Ordinance. It complies explicitly with the Special Exception Use provisions of the Ordinance, addresses one of the issues of the 2011 New London Master Plan [page 119: over one-half of survey respondents support development of a community center; page 122: “...should explore positive interaction with private organizations for the provision of recreational services..”], and addresses one of the priorities currently being discussed for the 2020 Master Plan.

3. Since the proposed structure could be considered “a large construction project”, the Applicant confirms that it will not commence construction until it can demonstrate reasonable financial ability to complete the project and to provide for its on-going operation as a recreational facility.

August 30, 2019





THE OUTING CLUB

Woodward Park • OCIC Gym • Knights Hill Nature Park

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

Greetings,

Please accept this application for a Special Exception on behalf of The Outing Club. It is our hope that we are able to be placed on the agenda for the September 17th Zoning Board of Adjustment meeting. If there are any questions or further information needed, please contact Laura Pillsbury, President of the Board of Directors.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jim O'Hara".

Jim O'Hara
Operations and Programs Director

A handwritten signature in black ink, appearing to read "Laura Pillsbury".

Laura Pillsbury
President, Board of Directors

Andy Deegan
Board Member, Steering Committee Member



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.

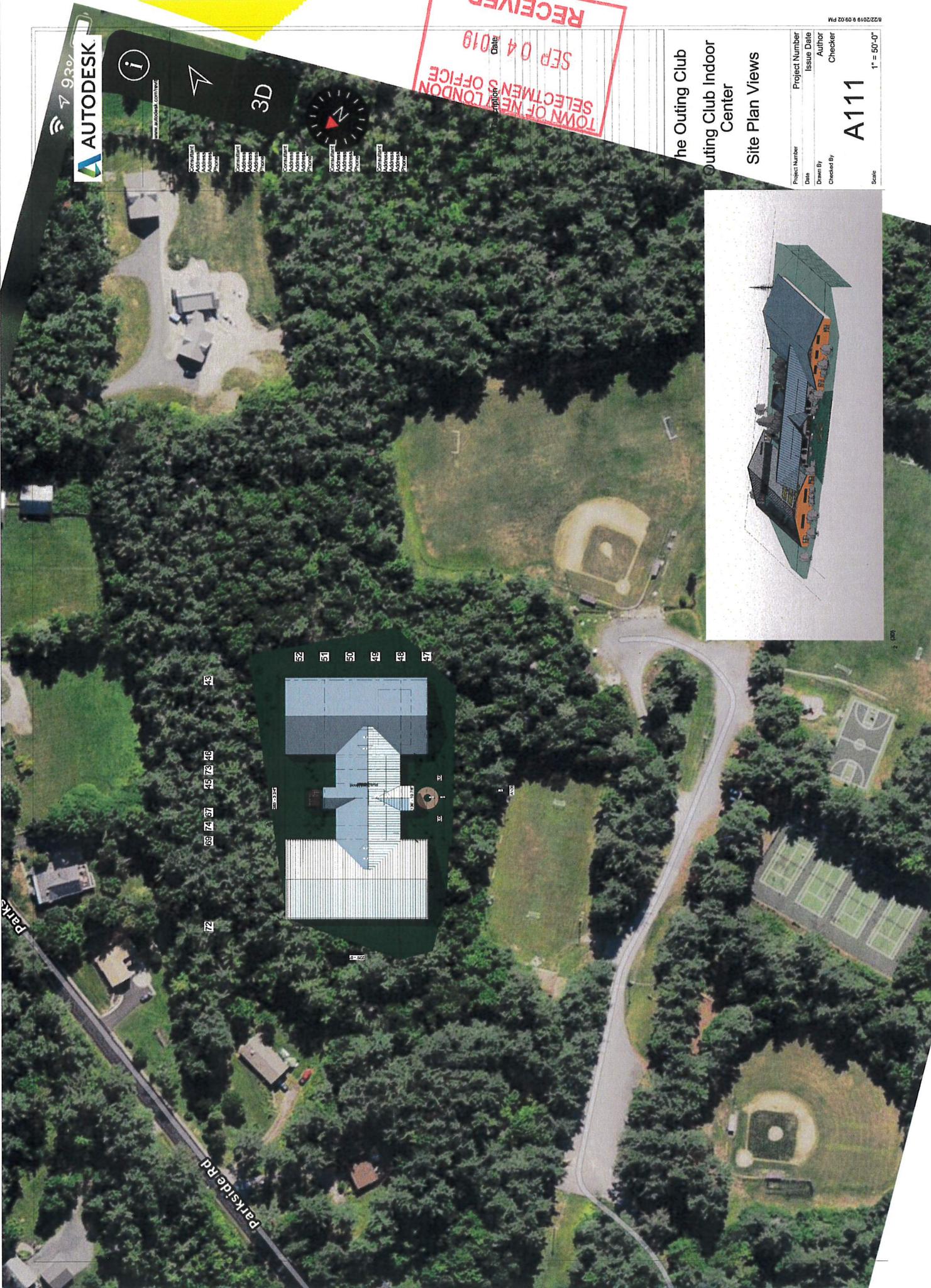
The Outing Club sees a regional center as critical to the fulfillment of its mission and future growth, and limited lease renewal with the SAU. In fall 2017, a committee was formed to evaluate the current and future needs of area communities. The committee cited population growth and increasing demands 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/>





AUTODESK



3D



- CONTRACTOR
Address
Phone
- OWNER
Address
Phone
- CONSULTANT
Address
Phone
- CONTRACTOR
Address
Phone
- OWNER
Address
Phone
- CONSULTANT
Address
Phone

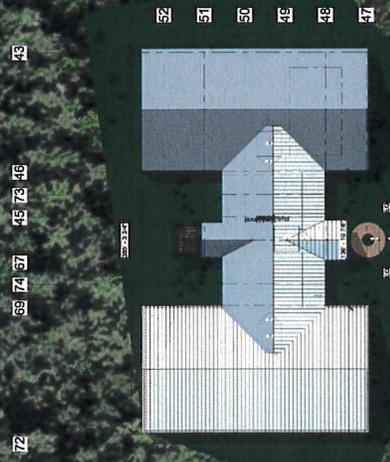
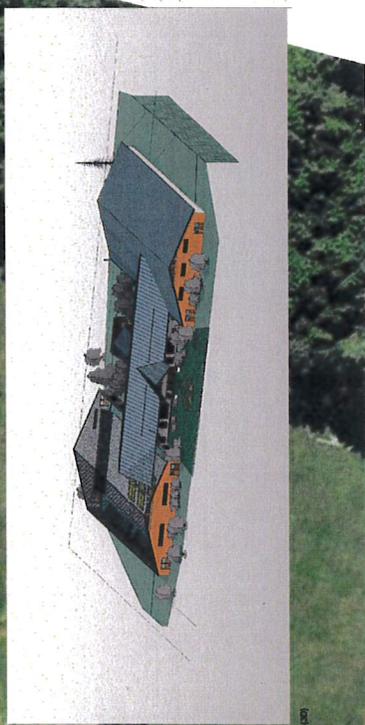
RECEIVED
 TOWN OF NEW LONDON
 SELECTIONS OFFICE
 Date: SEP 04 2019

The Outing Club
 Outing Club Indoor
 Center
 Site Plan Views

Project Number
 Issue Date
 Author
 Checked By

A111

Scale: 1" = 50'-0"



72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

Parks de Rd

Parks de Rd

2 (30)

PH: 2020 619 9222

CURRENT OWNER		UTILITIES		STRT. ROAD		LOCATION		CURRENT ASSESSMENT	
Code	Description	Code	Amount	Code	Description	Code	Appraised Value	Code	Assessed Value
4	Rolling			1	Paved	3	Rural	9200	326,400
								9200	68,000
NEW LONDON OUTING CLUB								2119 NEW LONDON, NH	
PO BOX 1856									
NEW LONDON, NH 03257									
Additional Owners:									
00083 00010 00000									
Other ID:									
ZONE									
UTILITY									
Ward									
Prec.									
ROADFF									
GIS ID: 083-010-000									
ASSOC PID#									
SUPPLEMENTAL DATA									
Septic Infor									
MP									
WF									
CONSERVAI									
VISION									

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		SALE PRICE		V.C.			
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2019	9200	326,400	2018	9200	326,400	2018	9200	326,400	2018	9200	326,400
2019	9200	68,000	2018	9200	68,000	2018	9200	68,000	2018	9200	68,000
Total:		394,400		Total:		394,400		Total:		394,400	
PREVIOUS ASSESSMENTS (HISTORY)											
Total: 394,400											

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Amount	Comm. Int.
		0	0
		0	0
		0	0
		0	0
Total:		0	

ASSESSING NEIGHBORHOOD		NOTES	
NBHD/SUB	Street Index Name	Tracing	Batch
0001/A			

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

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



BUILDING PERMIT RECORD		VISIT/ CHANGE HISTORY	
Permit ID	Issue Date	Type	Date
15-092	09/28/2015	8	12/20/2018
			03/23/2016
			08/31/2014
			08/30/2010
			12/10/2002

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD		VISIT/ CHANGE HISTORY													
B Use Code	Use Description	Zone	Depth	Units	Unit Price	Insp. Date	Amount	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
1	920V NON PROFIT MDL-00	R-1	2	43,560 SF	1.99	03/23/2016	0	100	04/01/2016		12/20/2018	LC		CL	LC	LAND CHANGE	
1	920V NON PROFIT MDL-94	R-1	2	27.00 AC	5,000.00						03/23/2016	KB		KM	BP	BUILDING PERMIT	
											08/31/2014	NB		NB	FR	IN FIELD REVIEW	
											08/30/2010	NB		NB	FR	IN FIELD REVIEW	
											12/10/2002	ML		ML	ML	MEASURE & LIST	
Total Card Land Units:		28.00 AC		Parcel Total Land Area:		28 AC		Total Land Value:		326,400		Total Land Value:		326,400		326,400	

CAMPAIGN INITIATIVES TIER1

Anticipated 50% of funds

- *Friends of The Outing Club
- *Top Donors
- *Annual Pledges

Anticipated 30% of funds

- *Major Corporations and Foundations

Anticipated 5-10% Grant Funding

10% Bank Financing

Additional support by Board and Fundraising Committee, events, strong communications strategy, aggressive marketing and outreach

TOWN OF NEW LONDON
SELECTMEN'S OFFICE

SEP 04 2019

RECEIVED

CAMPAIGN INITIATIVES
TIER 2
SUSTAINABILITY

Current and
Additional
Programming

Annual
Membership
Fees

Annual
Fundraising
Events

Endowments
both restricted
and unrestricted

Planned Gifts
and Bequest
Intentions

TOWN OF NEW LONDON
SELECTMEN'S OFFICE
SEP 04 2019
RECEIVED