



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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July 9, 2018

ZONING ADMINISTRATOR'S REVIEW

Submitted by: Nicole Gage

Application:

Name(s): Applicants Mike Black of Continuum Development & Attorney James Callahan; and Owners New London Hospital Association
Case #: REHEARING OF #ZBA18-06
Property: County Road
Parcel ID: 072-017-000
Zone: R-1 (Residential) zone
Hearing: July 18, 2018
Purpose: **Request a Variance for Height per Article II, Section 5 of the New London Zoning Ordinance to permit buildings to exceed the 35 foot height limitation in connection with a proposed development for a senior living community (planned unit development).**

1. This is an undeveloped lot, 50.02 acres, owned by New London Hospital Association. A public hearing was held by the Planning Board on May 22, 2018 for the following:
 - a. *PLANNING BOARD PUBLIC HEARING – Continuum Development, LLC - PRELIMINARY SITE PLAN REVIEW and SUBDIVISION for PLANNED UNIT DEVELOPMENT. Located at Country Road and Parkside Road Tax Map 072-017-000, 50.02 +/- acres. Zoned Urban Residential (R-1). The applicant proposes the development of a Retirement Care Community. The community would consist of a four-level building comprised of 20 memory care units, 25 independent living units, 50 assisted living units. Additionally, the development proposes 33 cottage style independent living condominiums. The plans include the construction of an internal road network for vehicles and pedestrians. Town received the application on May 1, 2018.*
2. Based on that meeting, the Planning Board determined that a Variance is needed for height of building.
3. As of the writing of this memo, I have not received any public comment letters.
4. As of the writing of this memo, I am awaiting from the applicant the following items: 1) additional payment of \$67.98 to cover advertising and abutter costs; and 2) authorization letter to allow Mike Black of Continuum Development to represent the owners.
5. Parts of the ordinance to consider:
 - a. Art. II, Sect. 5 – Height Regulation (p. 5)
 - b. Art. III – Definition #65 “Grade” (p. 20)
 - c. Art. III – Definition #69 “Height” (p. 21)
 - d. Art. III – Definition #70 “Highest Adjacent Grade” (p. 21)