

TOWN OF HENNIKER  
ZONING BOARD OF ADJUSTMENT  
SPECIAL EXCEPTION APPLICATION

Revised 1-17-2018



ZBA  
CASE NO. 2022-01

Name of Applicant New England College

Address 98 Bridge Street, Henniker NH

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

E-mail Address dgearan@nec.edu (Daniel Gearan, VP of Facilities Management)

Owner of Property New England College

Location of Property 38 Grove Street Map Map 2 Lot Lots 391-A, 419/Z5, and 418/Z1

Zoning District where Property is Located EOD Educational Overlay District

Signature of Owner of Property *Paula A. Gaudin*

If the property owner is not the applicant, the property owner MUST provide a notarized letter (original) authorizing the applicant to file an application.

You are applying for permission to use your property in a way that is **PERMITTED** in the Zoning Ordinance under "Special Exception", Article VIII Section 133-33 (EOD)

Please give a detailed description of your proposal below.

The project is an expansion and renovation of the existing Bridges Gym Athletics Complex. This project is intended to transform the fervent athletics program at New England College to a higher level with the addition of a new 1,200 retractable seat Gymnasium, Fitness Center, Team Locker Rooms, Lobby, Offices, support spaces and advanced amenities. These feature project components will enable the existing 360 seat Bridges Gym to be later renovated and transformed into space for intramurals, wrestling and other ancillary uses.

The building is sited to frame the main campus quadrangle and is intended to capture the campus's contextual fabric with its familiar white architectural forms and detailing, timelessness and pre-fab building approaches, all while engaging the Contoocook River edge and connecting to the existing athletic buildings for a comprehensive athletic center.

Has this property received a Special Exception or Variance in the past? No

If "YES", please provide copies of past Zoning Board of Adjustment Notices of Decision.

Henniker Town Hall  
18 Depot Hill Road Henniker, New Hampshire 03242  
Phone (603) 428-3221 / Fax (603) 428-4366 / Website www.henniker.org

1. Please describe how the specific site is an appropriate location for the requested use or structure.

It's an appropriate location because the addition connects to the existing athletic buildings and has the same use group. It also has an existing private road and existing pedestrian ways to connect to.

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2. Please describe how the requested use will be compatible with neighboring land uses.

The use is an expansion of an existing use, has the same use group/type as adjacent buildings, AND has architectural design features and exterior finishes to blend into (or be compatible with) the campus's architectural contextual fabric.

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3. Please describe how the requested use will not create undue traffic congestion or unduly impair pedestrian safety

There is existing sufficient vehicle parking near and around the athletics complex, off of Grove Street, and there are multiple vehicle access points to the complex, thus limiting congestion. Parking attendants will be utilized on an as-needed basis.

New pedestrian walkways will connect to existing pedestrian pathways as needed and required to provide access to all sides of the addition.

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4. Please describe how the granting of the permit would be in the public interest.

Granting this special exception for an athletics complex in the Educational Zone is in the public interest because it is an educational use and in conformance with the intent of the zoning district, which is to support educational uses and programs. It should be noted that the use is not a new use but an expansion of an existing use, as the existing athletics complex and program has been in existence for a long time. The general public benefits from supporting the college and all its programs and facilities, as the college is an asset to the community as a whole.

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5. Please describe how the proposed use would not create hazards to the health, safety, or general welfare of the public, nor be detrimental to the use of or out of character with the adjacent neighborhood.

The Athletic Center will blend architecturally with the surrounding neighborhood by utilizing quintessential New England architectural forms as well as adopting some of the campus' design context and details.

This addition will enhance the general welfare of the public by the following:

- a) providing a better community venue for the athletes.
  - b) strong attention to diversity, equity and inclusion.
  - c) to follow the fundamentals of LEED, as a basis of design.
  - d) full ADA compliance.
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6. Please describe how the proposed use would not constitute a nuisance because of offensive noise, vibration, smoke, dust, odor, heat, glare, or unsightliness.

The center will incorporate noise-reducing strategies so that no acoustic impact will be perceptible beyond what is allowed by the zoning ordinance. No smoke, fumes, dust, odor, glare, or excessive heat will be produced by the project. The building will be maintained to be clean and neat in appearance.

All exterior lighting will be dark-sky compliant.

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**Please provide a copy of the property tax card, the plot plan, and any other information you feel would be relevant for the Zoning Board of Adjustment to have when reviewing the application. If you cite case law in your argument, please provide a copy of the case with your filing.**

**ABUTTER LIST**

**MAILING LABELS:** Three (3) sets of 1” x 2 5/8” mailing labels containing names and addresses of those on the mailing notification list, including abutters, property owners, agents, prospective Applicants, easement (conservation, preservation, agricultural) holders, and any professional whose seal appears on the plan **202-9.A**.

An abutter is defined as any person whose property is located in NH and adjoins or is directly across the street or stream from the land under consideration by the Zoning Board of Adjustment. The term abutter includes all holders of conservation, preservation, or agricultural easements; the officers of a condominium or other collective form of ownership; the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the Zoning Board of Adjustment; and any professionals hired by the applicant/property owner (surveyors, engineers, etc.). See NH RSA 672:3.

Information for the abutters list can be obtained at the Town Hall during regular business hours. Abutter information must be obtained no more than 1 month prior to application submittal.

**FEES**

Application Fee	\$125.00
Newspaper Notice Fee	\$125.00
Abutter Notice Fee	\$10.00 per abutter

<b><u>Amount enclosed with application:</u></b>	
Application Fee	\$ <u>125</u>
Newspaper Notice	\$ <u>125</u>
Abutters 8	\$ <u>80</u>
<b>Total</b>	\$ <u>330</u>

Fees **MUST** be paid at the time the application is submitted or the application will not be accepted. Fees can be paid in cash or by check made out to the “Town of Henniker”.

The ZBA may require the establishment of an escrow account to pay for independent consultants to assist the ZBA in their review of the application. If you wish to proactively establish this escrow account prior to meeting with the ZBA, contact the Planning Consultant.

**APPLICATION SUBMISSION**

Submissions must be made in accordance with the adopted Zoning Board of Adjustment submission deadline, which is posted at the Town Hall. All applicants are encouraged to meet with the ZBA Clerk prior to submitting an application to avoid delays due to incomplete information.

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