

City of Laconia
Zoning Board of Adjustment
Tuesday, January 20, 2026 - 6:30 PM
City Hall in the Armand A. Bolduc City Council Chamber

1. CALL TO ORDER
2. ROLL CALL
3. RECORDING SECRETARY
4. STAFF IN ATTENDANCE
5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. 12/15/2025 Minutes

Documents:

[12.15 MINUTES.PDF](#)

6. EXTENSIONS
7. CONTINUED PUBLIC HEARINGS, CONSIDERATION AND POSSIBLE VOTE Note: The Purpose Of This Agenda Section Is For The Board To Continue The Public Hearing For The Applicant And The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.
8. PUBLIC HEARINGS, POSSIBLE CONSIDERATION AND VOTE Note: The Purpose Of This Agenda Section Is For The Board To Have A Presentation From The Applicant And Open A Public Hearing For The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.

8.I. ZB2026-004 86 Chapin Tr (343-301-1)

The appellant is seeking a special exception in accordance with Chapter 235, Article V, Section 235-26, Uses Permitted by Special Exception, and Attachment 2:1 to allow for the use of short-term lodging in this zone where it is permitted by special exception.

Documents:

[APPLICATION.PDF](#)
[AUGUST 2025 NOA \(ORIGINAL DENIAL\).PDF](#)
[LOT MAP.PDF](#)
[PROPERTY CARD.PDF](#)
[PROPERTY RECORD.PDF](#)

8.II. ZB2026-026; 122 Paugus Park Rd (287-178-7)

The appellant is seeking a variance from Chapter 235, Article IV, Section 235-19 F (2) D, Shoreland protection (SP) District, to allow for the greenspace to be below 70% to allow for additions to the house.

Documents:

[APPLICATION.PDF](#)
[SITE PLANS.PDF](#)
[INTERNAL PRINTS.PDF](#)
[IMAGES.PDF](#)

8.III. ZB2026-027; 15 Doe Ave (145-64-4)

The appellant is seeking a Variance from Chapter 235, Article VI, Section 235-35 B, to allow for the side setback to be 5 feet on the western lot line where it is 10 feet in this zone.

Documents:

[APPLICATION.PDF](#)
[SURVEY.PDF](#)

8.IV. ZB2026-029; 17 Wentworth Cove Rd (255-241-2)

The appellant is seeking a variance from Chapter 235, Article IV, Section 235-19 F (2) B, Shoreland protection (SP) District, to allow for the structure to encroach 9 ft and 1 inch into the shoreland setback.

Documents:

[APPLICATION.PDF](#)
[SITE PLANS.PDF](#)
[LETTER OF SUPPORT.PDF](#)

8.V. ZB2026-030; 238 White Oaks Rd. (255-241-2)

The appellant is seeking a special exception in accordance with Chapter 235, Article V, Section 235-26, Uses Permitted by Special Exception, and Attachment 2:5 to allow for the use of a campground in this zone where it is permitted by special exception.

Documents:

[APPLICATION.PDF](#)
[SITE PLAN.PDF](#)
[FULL SITE PLAN.PDF](#)
[CAMPGROUND RENDERINGS.PDF](#)
[PUBLIC WATER AVAILABILITY LETTER.PDF](#)
[PUMP STATION SPECIFICATIONS.PDF](#)
[LETTER IN OPPOSITION.PDF](#)
[TRAFFIC ASSESSMENT.PDF](#)
[2346-238 WHITE OAKS - CAMPGROUND-ZBA-SPEC.EX_12-19-25.PDF](#)

9. OTHER BUSINESS

9.I. ZB2026-028; 33 White Oaks Rd (278-241-29)

The applicant is requesting a rehearing of application ZB2025-022 in accordance with

RSA 677.

ZB2025-22: This application was approved by the Zoning Board on November 17, 2025. The applicant was granted a variance from Article 235 15 C (2) Application of the CR district dimensional requirements for a distance of 500' from the district boundary whereas 100' is otherwise allowed.

Documents:

[MOTION FOR REHEARING.PDF](#)

9.II. Officer Elections

10. ADJOURNMENT

This meeting facility is ADA accessible. Any person with a disability who wishes to attend this public meeting and needs additional accommodations, please contact the department at (603) 527-1264 at least 72 hours in advance so necessary arrangements can be made.

City of Laconia
Zoning Board of Adjustment
Monday, December 15, 2025 - 6:30 PM
City Hall Conference Room 200A

12/15/2025 – Draft Minutes

1. CALL TO ORDER

M. DellaVecchia calls the meeting to order at 6:30 PM.

2. ROLL CALL

Chair Michael DellaVecchia, Marcia Hayward, Jane Laroche, Richard Boddie, Tarra Sorell, Tim Whitney, and Councilor Eric Hoffman are present.

3. RECORDING SECRETARY

Greyson Draper, Planning Technician

4. STAFF IN ATTENDANCE

Robert Mora, Planning Director

Greyson Draper, Planning Technician

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

M. Hayward motions to accept the corrected minutes as posted. J. Laroche seconds the motion. Unanimous. The minutes are accepted as posted.

6. EXTENSIONS

7. CONTINUED PUBLIC HEARINGS, CONSIDERATION AND POSSIBLE VOTE Note: The Purpose Of This Agenda Section Is For The Board To Continue The Public Hearing For The Applicant And The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.

7.I. ZB2026-017 371 White Oaks Rd

The applicant is seeking a Variance to allow for multiple uses on a single lot of record.

R. Boddie Recuses himself.

Dari Sassan and Jeremy Fisher of Brown Engineering present the application.

M. Hayward asks where the nearby cluster developments were referred to in the presentation. D. Sassan answers Lady of the Lakes. R. Mora shares that both Lady of the Lakes and Paugus Woods are cluster developments on White Oaks Rd. which are in RR1. M. DellaVecchia asks if someone will live in the home on the proposed campground and if they will run it. D. Sassan answers that is the applicant's intent. T. Mahoney will continue to live in the residence and act as the caretaker of the campground. M. Hayward explains that presentation mentioned that the campground complements the historic, scenic, and agricultural values of that district. She asks how this proposal complements historic values. D. Sassan answers he feels that part of celebrating the city's history is creating opportunities for visitors to enjoy the city.

Councilor Hoffman asks if the campground will be connected to public sewer but not public water. D. Sassan confirms this is correct. Councilor Hoffman clarifies that the sewer main they plan to connect is not existing. J. Fisher, the project designer and engineer, confirms that this is correct. He explains that they are working on that with DPW. This project would allow the applicant to further tie into the proposed sewer system. Currently,

they are on septic. If this project is approved, they can then divert all that sewage from the ground and into the actual sewage system. Councilor Hoffman asks what the construction timeline will be. J. Fisher answers that the timeline would be up to the owner. T. Mahoney responds that he would like to begin construction as soon as possible and to be operational by the beginning of summer.

Councilor Hoffman sites that the plans say the force main that they are planning to connect to will not be installed until the summer. T. Mahoney responds that he is not sure yet regarding the construction timeline and beginning work. Those details are still being worked on. M. Hayward asks about the water plans for the campground. She asks if they have wells. J. Fisher answers that they have multiple existing wells on site and that there is enough capacity for a small site like the one proposed. This is a very small-scale campground.

T. Sorell asks if there a limitation on the size of the RV's. J. Fisher answers that would be that would be decided by the owner, which could be a condition of approval as you see fit. D. Sassan confirms this and believes that RV's will be 400 sq ft and 30 ft in length or less. J. Fisher explains that he feels the sites could not support a manufactured home anyways.

M. Hayward asks if the campground will be seasonal or rent-and-go. T. Mahoney responds that plans to likely have a two-week maximum rental. There will be traffic in and out of the site. M. DellaVecchia asks about the location of the RV driveway. J. Fisher uses the plans to show the driveway to the board. M. DellaVecchia asks about the distance of the closest abutter, as they may be disturbed by incoming and outgoing RV traffic. T. Mahoney explains that they are abutted by conservation land with no existing homes.

M. DellaVecchia opens public comment at 6:47 PM.

Glenn Joyce opposes the application. He expresses concern about this application significantly changing the White Oaks Rd. neighborhood as previously approved variance already have. He feels this application conflicts with the purpose of the RR1 & RR2 zones.

Richard Boddie of 491 White Oaks Rd. opposes the application. This would be the first business on White Oaks Rd. White Oaks Rd. is already busy, now about 200 new living units have been constructed off of the road in the six years he has resided here. There are an additional 200 units being constructed which are connected to White Oaks Rd. as well. R. Boddie asks the board why White Oaks Rd. is seemingly bearing the brunt of Laconia's housing needs.

D. Sassan returns to the podium and explains that the applicant is not proposing housing. He also confirms with the board that G. Joyce and R. Boddie are not direct abutters to the subject property.

D. Sassan of Brown Engineering asks for a letter of support to be read into the minutes.

Ian Bird Abutter Letter:

Hi Troy and anybody reading,

Troy and I spoke today and walked some of his property to discuss his plans for campground as an abut and neighbor. I think his idea will be great for the area and I am happy with how organized Troy is and how well-kept his land is. Troy mentioned there may be future need to cross my land to connect to utilities. I am not opposed to this as long as I'm kept in the loop and my access from White Oaks Road onto my property is respected. I am aware that while that work takes place, I might temporarily lose that access. The city has a conservation easement on my property, so I'm sure the conservation department would need to be involved in that discussion as well. I look forward to seeing future progress and wish Troy all the best.

Ian Bird of 255 White Oaks Rd.

Thank you.

M. DellaVecchia closes public comment at 6:53 PM.

M. DellaVecchia invites discussion amongst the board. J. LaRoche is in favor of the application. She feels the campground could be an economic benefit for the area.

M. Hayward explains that she feels the campground could be located in another zone where it is permitted. She believes this campground would change the character of the neighborhood, as this would be the only business on White Oaks Rd. She is concerned about traffic and feels White Oaks Rd. is already very developed. She is not in favor of the application. Councilor Hoffman clarifies that this applicant's variance application is for mixed use and their special exception application is for the RV campground. M. Hayward confirms this.

Councilor Hoffman clarifies that to deny a special exception application, the application must violate one of the specific special exception criteria. M. Hayward questions if the applicant would continue with their special exception application if their variance application were denied. Councilor Hoffman explains that he is sensitive to the plight of the people on White Oaks Rd. The ZBA receives an application for a property on White Oaks Rd. every meeting. He feels that there is undeveloped land and people are buying this land to develop it. M. Hayward questions if it is the ZBA's responsibility to protect the undeveloped land from development, especially in the Rural Residential zones. Councilor Hoffman does not believe it is the ZBA's responsibility to protect the undeveloped land. M. Hayward questions if this applicant changes the character of the neighborhood by putting in a business rather than a residence. Councilor Hoffman counters that people who were attracted to White Oaks Rd. for its rural character would view any development as a change to the neighborhood. T. Sorell supports the application. She likes the proposal because this would be a small campground in a great, rural location with short-term rentals.

M. DellaVecchia is concerned with screening from the road. He questions if it would take away from the rural atmosphere to see 16 trailers from White Oak Rd. J. LaRoche likes recreation-focused proposals and is in support of this application. T. Whitney acknowledges the setback of the campground from the road but is concerned about approving a commercial use in a residential area and what that will entail. J. LaRoche feels that since the application is not for a retail store, it should not create an increase in traffic. J. LaRoche is not concerned about the proposed water main.

Councilor Hoffman does not see a reason to deny it. So, he is in favor of the application. M. DellaVecchia discusses how White Oaks Rd. is heavily trafficked now and every time an applicant wants to build a development there, the board hears about the big traffic problems. J. LaRoche feels that if the applicant were building single-family homes, there would be a lot more traffic than the proposed campground may generate. T. Sorell points out that not all 16 RV sites will be rented at all times. M. DellaVecchia believes that there is a need for them and that the campground will fill in the summer. J. LaRoche believes this campground is better than more Airbnb's.

J. LaRoche motions to approve application ZB02026-016 where a variance is requested from article 235-30 of the zoning ordinance to permit mixed use of the property to include a proposed 15-site year-round RV campground with accompanying single-family use as specified by the applicant. The application narrates that granting the variance would not be contrary to the public interest and granting the variance would not be contrary to the public interest because As established, and regularly affirmed, by NH Supreme Court, "public interest" and "spirit of the ordinance" criteria are considered together (See, Chester Rod & Gun Club v. Town of Chester, 152 N.H. 577, 580 (2005); Malachy Glen Associates, Inc. v. Town of Chichester, 155 N.H. 102, 105—06 (2007); and Farrar v. City of Keene, 158 N.H. 684, 691 (2009)). To decide whether granting a variance would be contrary to the public interest, or contrary to the spirit and intent of the ordinance, the ZBA must determine whether the proposed use aligns with the goals and intent of the Zoning Ordinance, as guided by the Master Plan. The Zoning Ordinance designates the Residential Rural Corridor (RR2) District as an area "intended to recognize the historic, scenic and agricultural values of the areas associated with Parade, Meredith Center and White Oaks Roads. Because this site is situated amidst a mix of land uses, including

single-family residential and agricultural (permitted by right), cluster subdivision (allowed by conditional use permit) and two-family residential (not permitted) all within 300 feet, a multi-use site would create an opportunity to enjoy the historic and agricultural character of the region in a way that complements the surrounding land uses. A caretaker's residence is a customary element of a traditional New Hampshire campground. While we accept the Land Use Office's determination that the single-family home will not be considered a subordinate or accessory aspect of the campground use (a use requiring a special exception), we contend that a caretaker's home is a necessary element of the operation of this proposed campground. Its presence will facilitate not only best management of the site, but also immediate response to any emergent matters. Ultimately, this proposed use requires site plan approval from the Planning Board, where all aspects of the design will be further scrutinized to adherence to the goals of the Master Plan, Zoning Ordinance and Site Plan Review regulations. In short, were this Variance granted, there would be no detriment to the essential characteristics of the neighborhood, nor would public health, safety or welfare be threatened. The RV Campground aligns with the Ordinance's goals of promoting diverse land uses and tourism while maintaining adequate light, air, and safety, similar to other approved mixed-use variances in Laconia.

Granting the variance would do substantial justice because determining whether substantial justice will be done by granting a variance requires the Board to conduct a balancing test. If the hardship upon the owner/applicant outweighs any benefit to the general public in denying the variance, then substantial justice would be done by granting the variance. It is substantially just to allow a property owner the reasonable use of his or her property. In this case, there is no benefit to the public in denying the variance that is not outweighed by the hardship upon the owner. This site is uniquely positioned amidst a mix of land uses. As such, mixed use of the site will not have the same impact as it would if it were proposed amidst an area of uniform uses. For example, other areas of White Oaks Road are dominated by a single type of use (e.g., blocks of uniformly sized single-family lots). In those areas, the balance point between the rights of the landowner and the potential public impacts would be substantially different. Granting this Variance allows reasonable property use, prevents financial loss, and benefits the community with recreational options, outweighing minimal impacts, as seen in similar Laconia cases. As stated above, the unique mix of uses existing in close proximity to this site presents a unique rationale supporting this request.

If the variance were granted, the values of the surrounding properties would not be diminished because the RV Campground's low-density design, buffering and landscaping will maintain or enhance surrounding properties, as evidenced by similar recreational developments in Laconia. None of the surrounding properties would suffer any diminution in value through the granting of this Variance. Rather, this use will improve the value of the site without any negative impact to the value of the surrounding properties.

Regarding unnecessary hardship, 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 because as stated previously, the unique mix of uses existing in close proximity to this site presents a unique rationale supporting this request. The Ordinance's purpose of preventing overcrowding is upheld in this spacious parcel, which, in itself, exists amidst a mix of uses.

The proposed use is a reasonable one because A small-scale RV Campground is a reasonable use which aligns with Laconia's tourist-friendly zoning, and is in keeping with previously approved low-impact recreational uses.

Councilor Hoffman seconds the motion. M. DellaVecchia calls for a vote. J. Laroche, E. Hoffman, and T. Sorell vote in favor. M. Hayward and T. Whitney vote in opposition. M. DellaVecchia abstains. With three in favor and two opposing and one abstention, the motion passes. The application is approved.

7.II.ZB2026-017 371 White Oaks Rd

The applicant is seeking a special exception to allow for a campground to exist in the RR1 where it is by special exception.

R. Boddie remains recused from this application.

M. DellaVecchia asks now that the use is okay if the board should review their special exception application. R. Mora explains that M. DellaVecchia must open the application to the public for the opportunity to comment as well, since it a separate application.

M. DellaVecchia opens public comment at 7:04 PM.

G. Joyce returns to the podium. He feels that the ZBA is not adhering to the purpose of the RR1 and RR2 zones. He explains that the RR zones were created to maintain open spaces on the road including Parade Road, Meredith Center Road, and White Oaks Road. He points out that the City of Laconia set the RR zones 30 years ago for this purpose. He feels that today, variances seemingly are so easy to come by. It seems like anytime anybody comes up for a variance and if there's no opposition then then it goes through. There is reason to maintain the RR zones since their purpose is being disregarded in granting use variances. He feels that the City should just maintain its existing open spaces. He is not opposing campground, but he believes it should be in a different location.

R. Boddie returns to the podium. He reminds the board that Stephen Doody of 398 White Oaks Rd. wrote a letter to the ZBA in opposition of this campground. He also suggests potentially creating a buffer in between the RR1 and RR2 zones to keep the proposed campground out of the RR2 zone.

D. Sassan responds to the public comments. He explains that he believes the lot has a 75 ft setback. He also believes that the first RV would be about 150 ft back from the property line. J. Fisher explains that he has toured the property twice. He explains that the proposed residence is at the rear of the property, which he has not been able to see from White Oaks Rd. He also offers the board visual representation should they need it to make a decision.

D. Sassan adds the T. Mahoney is willing to plant screening plants as well. This would be an acceptable condition of approval. He adds that this application must go through the planning board also.

M. DellaVecchia closes public comment at 7:10 PM.

Councilor Hoffman asks R. Mora if campgrounds are allowed by special exception because the property is in the RR zone. R. Mora confirms this. Councilor Hoffman asks R. Mora what zones allow campgrounds by special exception. R. Mora answers that campgrounds are allowed by a special exception in RR1, RR2, and SFR. They are not permitted in every other district and the only district where they are allowed by a conditional use permit is the commercial resort zone. Councilor Hoffman follows by explaining that this application is not contrary to the to the spirit of the ordinance that a campground be here because it is one of the zones allows them by special exception. R. Mora agrees. M. Hayward suggests that an applicant could build a campground in six other zones without a special exception. She refers to the CR, C, U, IP, and AI as zones in which a special exception is not needed for a campground. She asks if this would be possible because of the mixed use. R. Mora responds that the special exception is allowing the applicant the use of the campground. He explains that the City allows campgrounds by special exception in RR1, RR2, SFR; and the CR with a conditional use. The variance that the applicant was approved for is for mixed use to allow them to have two primary uses on the lot. The applicant is requesting to have an owner-occupied campground. This would be the owner's primary residence. The variance for having two primary uses on the lot. The special exception is for that is for the use of the campground.

J. LaRoche makes a motion to accept application ZB02026-017 where a special exception is requested for the use of a campground RV tent as specifically authorized by zoning ordinance table of permitted uses article 235 section 26 as specified by the applicant. The application narrates that the use requested is specifically authorized in this chapter. The Table of Permitted Uses dictates that a special exception is required for campground use within the RR Districts. The requested use will not create undue traffic congestion or unduly impair pedestrian safety. As determined by the Land Use Office, and supported by the Planning Board, a recently approved subdivision located in the immediate vicinity along White Oaks Road did not generate significant concerns about traffic, nor did it warrant a traffic study. This use, which would generate considerably less traffic, presents even less concern, however, if warranted, the proposed use will be subject to traffic impact

review by the Planning Board. Presently, there are no sidewalks in this area of White Oaks Road. As such, it is not possible currently for the site to participate in the enhancement of neighborhood pedestrian network. However, the applicant is interested in working with the City to accommodate pedestrian facilities at the time pedestrian infrastructure is brought to this area.

The requested use will not overload any public water, drainage of sewer system or any other municipal system, nor will there be any significant increase in stormwater runoff onto adjacent property or streets.

An engineered stormwater management plan, complying with all city requirements, will be presented to the Planning Board as part of site plan review. This development will enhance wastewater conditions, as the entire site will become connected to the public sewer system.

The requested use will not create excessive demand for municipal police, fire protection, schools or solid waste disposal services. All parties understand and accept that the City recognizes NH RSA 216-1 to restrict permanent year-round residency whenever a site is approved as a campground. As such, visitors will not be eligible for residency through their affiliation with the site. The site will be operated like many other traditional recreational campgrounds, which statistically do not present an elevated threat, danger or demand on public services.

Any special provisions for the use as set forth in this chapter are fulfilled. This is not applicable.

The requested use will not create hazards to the health, safety, or general welfare of the public, nor be detrimental to the use of out of character with the adjacent neighborhood. As identified above, campgrounds do not inherently present an elevated threat to health safety or general welfare. This campground, which pursues to meet the City's special exception criteria, will exist amidst a variety of recreational, agricultural and residential uses, all of which contribute to the character of the neighborhood. This site will present an opportunity for visitors to harmoniously coexist with other uses in this neighborhood. The unique and iconic existing residence will remain visible from the road while the existing vegetative screen will be enhanced and maintained to provide audio and visual screening between campground activities and the surrounding properties and streetscapes.

The proposed location is appropriate for the requested use. By constructing engineered stormwater management facilities, connecting entirely to public sewer and enhancing existing screening, the applicant has further optimized a site which was already naturally conducive to this use.

The requested use is consistent with the spirit and intent of this chapter and the Master Plan. As prioritized in Chapter 235 of the City Code, this proposed project, within the Residential Rural Corridor District, complements the "historic, scenic and agricultural values" of the district. Further, public health and safety will be enhanced through the proposed connection to the public sewer system. This project augments the inherent natural and recreational value of this property in a way that forwards the City's Master Planning vision of "maintaining a balance between natural resources and continuing economic development for the benefit of current and future residents, businesses, and seasonal visitors . "

Councilor Hoffman seconds the motion. M. DellaVecchia calls for further discussion by the board. M. Hayward explains that the only criteria under the special exception that she believes the application does not meet is number six because it alters the character of the neighborhood. Councilor Hoffman asks if the board should make it a condition of the approval that the applicant must screen the campground from the road. M. Hayward explains that he can add a provision with number five. M. DellaVecchia asks if the board wants to add a special provision. M. Hayward responds no but maybe Councilor Hoffman does. Councilor Hoffman asks if he must make a motion to add a special provision. R. Mora explains that it would be an amendment to the original motion to add a condition of whatever you're looking to add. Councilor Hoffman amends the original motion to add a condition of approval that the RV sites be screened from the road by plantings. M. DellaVecchia asks if the board would like to continue with any further discussion. T. Sorell clarifies that this application still has to be reviewed by the planning board as well. M. DellaVecchia confirms that this is correct. M. DellaVecchia calls for further discussion by the board. There is no further discussion. M. DellaVecchia calls for a vote. M. DellaVecchia calls for a vote. J. Laroche, E. Hoffman, T. Whitney, and T. Sorell vote in favor. M. Hayward

votes in opposition. M. DellaVecchia abstains. With four in favor and one opposing and one abstention, the motion passes. The application is approved. D. Sassan thanks the city staff and says they have been extremely helpful.

8. PUBLIC HEARINGS, POSSIBLE CONSIDERATION AND VOTE Note: The Purpose Of This Agenda Section Is For The Board To Have A Presentation From The Applicant And Open A Public Hearing For The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.

9. OTHER BUSINESS

- 9.I. Planning Board Monthly Report

R. Mora shares the monthly Planning Report with the board

10. ADJOURNMENT

M. Hayward motions to adjourn. J. Laroche seconds the motion. Unanimous. The meeting adjourns at 7:14 PM

Minutes respectfully submitted by:

Greyson Draper, Planning Technician

This meeting facility is ADA accessible. Any person with a disability who wishes to attend this public meeting and needs additional accommodations, please contact the department at (603) 527-1264 at least 72 hours in advance so necessary arrangements can be made.



RECEIVED

JUL 23 2025

City of Laconia
Planning/Zoning

Application #:

ZB2020-004

Fees Paid:

\$185.00

Check #:

508

Receipt #:

ZONING BOARD OF ADJUSTMENT
SPECIAL EXCEPTION APPLICATION FOR SHORT-TERM LODGING

Name of Applicant: William and Andrea Vessels

Mailing Address: 17 Burgess street Litchfield, NH 03052

Owner (If same as applicant, write "same"): Same

Mailing Address: _____

Tax Map/ Lot # (s): 343 - 301 - 1 Zoning District (s): RS

Street Address: 84 Chapin Terrace Laconia, NH 03246

OWNER AUTHORIZATIONS & STATEMENTS OF ASSURANCE:

I hereby make application to the City of Laconia for the above-referenced property (ies) and the development as described. To the best of my knowledge the information provided herein is accurate and is in accordance with the Zoning Ordinance and land use regulations of the City, except where waivers are requested. The City of Laconia Zoning Board and/or city employees are authorized to enter the property (ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at any and all meetings before the Zoning Board.

PROPERTY OWNER(S)

Andrea Vessels

Printed Name Here

Andrea Vessels

Signature of Property Owner(s)

7/23/25

Date

AGENT(S)

(NO AGENT(S))

William W. Vessels

Printed Name Here

W.W. Vessels

Signature of Agent(s)

7/23/25

Date

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.

REQUIRED ATTACHMENTS:

- Abutters List (from <https://www.axisgis.com/LaconiaNH/>)
- Envelopes and Certified Mail Receipts (Filled out for all abutters)
- Plot Plan (Showing dimensions of proposed building, setback requirements, and encroachments into any setbacks.)

DUE AT SUBMISSION:

1 COPY OF ENTIRE ZONING BOARD APPLICATION WITH REQUIRED ATTACHMENTS

A Special Exception is requested for the use of **Short-Term Lodging** as specifically authorized in Zoning Ordinance, Table of Permitted Uses. Article 235-70 C (2).

235-70 C (2). Short-Term Lodging may be allowed by Special Exception by the Zoning Board of Adjustment if the Board determines:

- a. The use requested is specifically authorized in the chapter; AND

The use requested is specifically authorized in the chapter AND short term lodging is specifically authorized in the Laconia Zoning ordinance under Article 235-70 C (2), which allows this use by special exception in the applicable zoning district. The application is consistent with the provisions set forth in the ordinance.

- b. The requested use will not increase demand for municipal services; AND

The home is already fully serviced with water, sewer, trash pickup and utilities. Guests are expected to follow all posted house rules regarding trash disposal and energy usage, and no public assistance or additional municipal support is anticipated.

- c. Any special provisions for the use as set forth in this chapter are fulfilled; AND

Provisions outlined for short-term lodging in the zoning ordinance will be met. This includes registering the property with the city, maintaining proper insurance, providing parking onsite, ensuring guests comply with quiet hours and safety expectations. The property will operate in accordance to city guidelines including fire and safety compliance.

- d. The requested use will not create hazards to the health, safety, or general welfare of the public; AND

The property is very well maintained, meets building and fire codes, includes safety equipment such as smoke detectors, carbon monoxide detectors, fire extinguishers and exterior lighting. Guests will be screened via Airbnb/VRBO platforms and will be required to agree to house rules including no parties, quiet hours 10pm-8am and dock safety guidelines. These policies will help ensure the safety of guests and neighbors.

- e. The requested use meets ONE of the two following criteria: to ensure the safety of guests and neighbors

- (1) The applicant can demonstrate that the use in question has been common practice at this specific property and structure for a period of not less than five (5) years prior to the enactment of the Short-Term Lodging Ordinance:

OR

- (2) The applicant can offer convincing evidence that granting the Special Exception for this property includes a general community benefit that rises above the financial gains of the applicant:

Short term rental of this property supports the local economy by encouraging tourism to Laconia and Lake Opechee. Guests frequently visit local restaurants, venues, businesses such as Gunstock mountain, contributing to the vitality of the community. This rental will provide lodging options in an area with limited hotel accommodations, especially for families attending local events or visiting loved ones. Additionally, the operation of this property as a rental contributes to local tax revenue both through property taxes and NHT rooms and meals tax, helping fund essential services. The owners are long term NH residents with a vested interest in maintaining the integrity and appeal of the area.



CITY OF LACONIA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

45 Beacon Street East
Laconia, NH 03246
Phone: (603) 527-1264
Fax: (603) 524-2167
Email: Planning@Laconianh.gov



NOTICE OF ACTION
MEETING August 18th, 2025
CITY OF LACONIA
ZONING BOARD OF ADJUSTMENT

William & Andrea Vessels
17 Burgess St
Litchfield NH
03052

Special Exception Short Term lodging (343-301-1)

This is to certify that at the meeting held on August 18, 2025, the City of Laconia Zoning Board of Adjustment voted to **DENY** Application **ZB2026-004**, request for **Special Exception** from Article VI-Section 235-41M to allow for the use of short-term lodging at this property. The criteria below were used as a finding of fact.

- a. **The use requested is specifically authorized in the chapter.** Yes.
- b. **The requested use will not increase demand for municipal services.** It was stated that City services and Municipal services would be increased
- c. **Any special provisions for the use as set forth in this chapter are fulfilled.** No
- d. **The requested use will not create hazards to the health, safety, or general welfare of the public.** No
- e. **The requested use meets One of the two following criteria:** No
 - (1). **The applicant can demonstrate that the use in question has been common practice at this specific property and structure for a period of not less than five (5) years prior to the enactment of the Short -Term Lodging Ordinance.** It cannot

OR

- (2). **The applicant can offer convincing evidence that granting the Special Exception for this property includes a general community benefit that rises above the financial gains of the applicant.** The argument that this is good for the community I think when you buy a piece of property in a residential neighborhood that's an expectation for residents that's why it zoned that way. and you don't have an unregulated hotel opening in your neighbor's house.

This was seconded by Marcia Hayward and was denied 3 votes, no two votes yes.



CITY OF LACONIA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

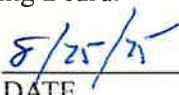
45 Beacon Street East
Laconia, NH 03246
Phone: (603) 527-1264
Fax: (603) 524-2167
Email: Planning@Laconianh.gov



CERTIFICATION

I hereby attest that the foregoing is a true and accurate record of the action of the Zoning Board.


ROBERT A. MORA
Director, Planning and Community Development


DATE



City of Laconia, NH

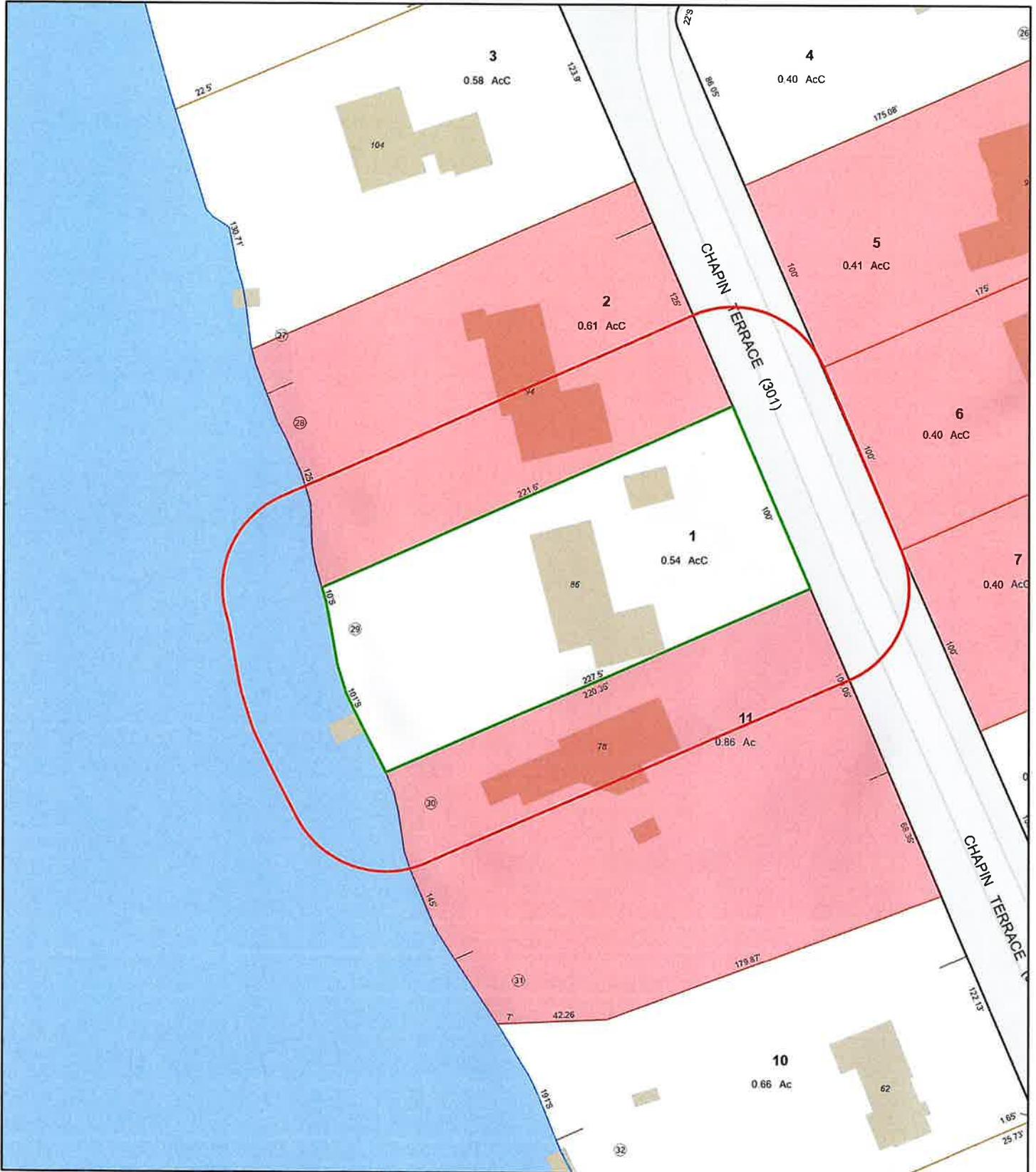
1 inch = 69 Feet

July 28, 2025

0 69 138 207

CAI Technologies
Precision Mapping Geospatial Solutions

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 86 CHAPIN TR
Vision ID 1509

Account # 4428

Map ID 343/301/1/1

Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 1

State Use 1013
Print Date 07-23-2025 2:41:38 P

EXEMPTIONS					OTHER ASSESSMENTS					Total	990,200	Total	943,800	Total	799,600
Year	Code	Description		Amount	Code	Description		Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
2024	T201	VETRAN 1 TRUST		650.00							APPRaised VALUE SUMMARY				
		Total		650.00							Appraised Bldg. Value (Card)				

This signature acknowledges a visit by a Data Collector or Assessor.

Total	650.00				
ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code	Appraised Xf (B) Value (Bldg)
2021	2021	B			3,400

0001		D		Appraised Land Value (Bldg)	689,100
		NOTES		Special Land Value	0

SEASONAL DOCK=NO VALUE

AREA & FF PER TAX MAP Total Appraised Parcel Value 992,300

BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
2019-01783	07-24-2019	14	WET LANDS			100		INSTALL 6FT X 20 FT SEASO	05-05-2020	TB	B		22	MAILER SENT
2018-00278	09-26-2018	23	ELECTRICAL	10,000		100		INSTALL GENERATOR SYST	08-29-2018	DD	S		03	MEAS & INSPC

86 CHAPIN TR

Location 86 CHAPIN TR

Mblu 343/ 301/ 1/ /

Acct# 4428

Owner GOVE DAVID A LIVING TRUST

Assessment \$990,200

1509

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$301,100	\$689,100	\$990,200

Owner of Record

Owner GOVE DAVID A LIVING TRUST

Sale Price \$550,000

Co-Owner GOVE DAVID A TRUSTEE

Book & Page 3177/0725

Address PO BOX 6002

Sale Date 06/19/2018

LACONIA, NH 03247

Instrument 01

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
GOVE DAVID A LIVING TRUST	\$550,000	3177/0725	01	06/19/2018
KHARAZI MEHRBOD & SHIRLEY J	\$485,000	2572/0155	00	06/01/2009
HENRY O REVOCABLE TRUST	\$349,000	1969/0638	00	10/31/2003
NORDMAN PAUL H &	\$0	0814/0416		11/02/1981
BONNETTE KENNETH W/ELAINE	\$0	/0		11/02/1981

Building Information

Building 1 : Section 1

Year Built: 1965

Living Area: 1,619

Building Attributes	
Field	Description
Style:	Ranch

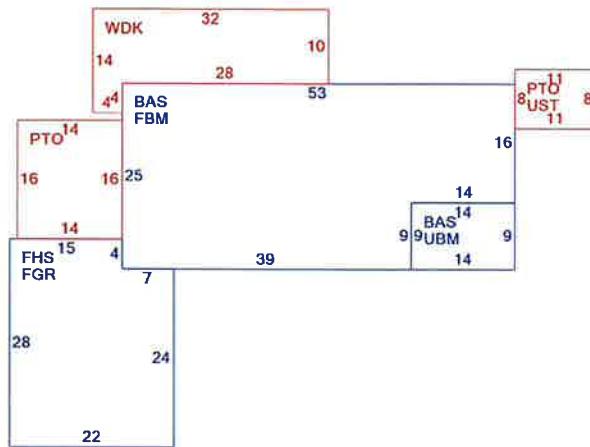
Model	Residential
Grade:	Average +10
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	K PINE/A WD
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfd 706	

Building Photo



(https://images.vgsi.com/photos/LaconiaNHPhotos/100\01\60\93.jpg)

Building Layout



(ParcelSketch.ashx?pid=1509&bid=1689)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,325	1,325
FHS	Half Story, Finished	588	294
FBM	Basement, Finished	1,199	0
FGR	Garage, Finished	588	0
PTO	Patio	312	0
UBM	Basement, Unfinished	126	0
UST	Utility, Storage, Unfinished	88	0
WDK	Deck, Wood	336	0
		4,562	1,619

Extra Features

Extra Features			Legend
Code	Description	Size	Bldg #

FPL1	FIREPLACE BRICK	1.00 UNITS	1
FPO	EXTRA FPL OPEN	1.00 UNITS	1

Land

Land Use

Use Code 1013
Description SFR WATER MDL-01
Zone SPOD
Neighborhood OPECHEE BAY
 No

Category

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Bldg #	
SHD1	SHED FRAME			308.00 S.F.	1	
DCK1	DOCKS-RES TYPE			120.00 S.F.	1	
PAT1	PATIO-AVG			192.00 S.F.	1	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$301,100	\$689,100	\$990,200
2023	\$293,000	\$650,800	\$943,800
2022	\$247,400	\$552,200	\$799,600



Application #: ZB2020-026
 Fees Paid: \$175.00
 Check #: 24083
 Receipt #:

ZONING BOARD OF ADJUSTMENT VARIANCE APPLICATION

Name of Applicant: Marie C. McKay Revocable Trust

Mailing Address: 15 Back Road, Chichester, NH 03258

Owner (If same as applicant, write "same"): Same

Mailing Address: Same

Tax Map/ Lot # (s): Tax Map 287, Lot 178-7 Zoning District (s): RS w/ Shoreland Overlay

Street Address: 122 Paugus Park Road, Laconia NH 03247

OWNER AUTHORIZATIONS & STATEMENTS OF ASSURANCE:

I hereby make application to the City of Laconia for the above-referenced property (ies) and the development as described. To the best of my knowledge the information provided herein is accurate and is in accordance with the Zoning Ordinance and land use regulations of the City, except where waivers are requested. The City of Laconia Zoning Board and/or city employees are authorized to enter the property (ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at any and all meetings before the Zoning Board.

Sign as appropriate (If agent or non-person please attach certification)

NOTE: Please attach an Applicant Contact Worksheet

PROPERTY OWNER(S)

Marie McKay

Printed Name Here

Signed by:

Marie McKay

Signature of Property Owner(s)

11/14/2025

Date

AGENT(S)

Joseph Berry

Printed Name Here

Joseph Berry

Signature of Agent(s)

12-10-25

Date

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.

REQUIRED ATTACHMENTS:

- Abutters List (from <https://www.axisgis.com/LaconiaNH/>)
- Envelopes and Certified Mail Receipts (Filled out for all abutters)
- Plot Plan (Showing dimensions of proposed building, setback requirements, and encroachments into any setbacks.)

235-19 (F) (2) (d)

A variance is requested from article IV section of the Zoning Ordinance to permit the relief from the 70% required green space in order to construct additions on both side of the house.

Facts in support of granting the Variance:

1. Granting the variance would not be contrary to the public interest because:

See attached narrative

2. If the variance were granted, the spirit of the ordinance would be observed because:

See attached narrative

3. Granting the variance would do substantial justice because:

See attached narrative

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

See attached narrative

5. Unnecessary Hardship

a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. 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 because:

See attached narrative

ii. The proposed use is a reasonable one because:

See attached narrative

-or-

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.

See attached narrative



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

September 25, 2025

Laconia Zoning Board of Adjustment
45 Beacon Street E
Laconia, NH 03246

RE: Marie C. McKay Revocable Trust
Variance Request
Article IV, Section 235-19(F)(2)(d)
Tax Map 287, Lot 178-7
122 Paugus Park Road

Chair Person and Members of the Laconia Zoning Board of Adjustment,

On behalf of the Marie C. McKay Revocable Trust, Berry Surveying & Engineering (BS&E) is submitting a variance request for your review regarding Article IV, Section 235-19(F)(2)(d). Specifically, the applicant is seeking relief from the 70% green space requirement to allow for the construction of an addition to the existing home.

BS&E has conducted a complete boundary and existing conditions plan in preparation for this request as well as a request to New Hampshire Department of Environmental Services (NHDES) Shoreland Program. Please find the Existing Conditions Plan, and Proposed Conditions Plan and construction details.

The parcel consists of an existing non-conforming single-family home on an existing non-conforming lot. The existing parcel contains 60.75' of frontage and 0.25± acres of land.

The proposal involves constructing an addition and a covered porch on the westerly and southerly sides of the home, generally the front, and away from the water. The proposed addition will comply with all required NHDES & City setbacks.

As part of the project, the applicant is also proposing stormwater management improvements that meet NHDES Shoreland and local stormwater standards. These measures are designed to improve lake water quality. Specifically, all roof runoff from the south side of the house will be collected and directed into a dry well located at the southeast rear corner of the home.

Currently, the site includes a paved driveway extending from Paugus Park Road to the house. The proposal includes replacing this with porous pavement from the property boundary to the garage. This modification will reduce the impervious surface area and allow for infiltration of driveway runoff. Overall, the project will result in a 3.33% reduction in direct impervious surface coverage, and reduces the effective impervious coverage (EIC) by a considerable amount more.

1. Article IV, Section 235-19(F)(2)(d). – relief from the 70% green space requirement

To the merits of the five statutory criteria for the Zoning Board to grant a variance we offer the following:

1. "Granting of the variance would not be contrary to the public interest."

- The public interest, with respect to this section is to ensure there is a balance of development on project sites with the retainage of vegetation. The fundamental purpose of this within the location is to ensure water quality to lake is maintained from project sites. However, in this case, as noted above, the green space is being replaced with other porous technology, and therefore there is no degradation in the stormwater running to the lake. With the approval of the variance, there will be no notable difference in this property upon completion and will be more conforming with others on the street. For this reason, there will be no change in the essential character of the neighborhood.

2. "Granting the variance would be consistent with the spirit of the Ordinance."

- Much like the public interest, the spirit of the ordinance is to ensure proper development of properties along the lake. As noted above, though the green space is being reduced, the impervious surface is also being reduced by an innovative technology. Additionally, the runoff from the addition on the home is being captured and sent to an infiltration device, further improving stormwater on the site. Due to all of the benefits, the health, welfare and safety of the public is met with regards to the spirit of the green space requirements.

3. "Granting of the variance would do substantial justice."

- The benefit to the applicant far outweighs any potential detriment to the ordinance by allowing the applicant to expand while improving stormwater on site, which is the underlying purpose of the green space requirement. The site's stormwater quality is improved with the implementation of Low Impact Development (LID) devices, which is in line with the local stormwater ordinances and with the NHDES Shoreland program.

4. "Granting the variance will not result in diminution of surrounding property values."

- The surrounding properties will not be diminished in value by the construction of the addition on the single-family home in a single family neighborhood. In fact, it will bring the current home closer to conforming with the sizing currently found on the street and therefore will help raise abutting values.

5. "Special conditions exist such that literal enforcement of the Ordinance will result in unnecessary hardship to the applicant as defined under applicable law."

- In this case the special condition of this parcel is its non-conforming lot size when compared to the impervious foot print – green space foot print, when compared to others in the area. There is no reasonable alternative to this addition, when compared to the other surrounding uses, while considering the vast stormwater management improvement proposed despite the redevelopment. Therefore,



denial will cause an unnecessary hardship to the applicant. Though non-conformity in size is not special to the subject lot, the general size of the lot and the dimensions of the home are when compared to the abutting lots to the east and west.

- The use is reasonable when compared to others in the area. The home is currently multiple hundred square feet smaller than the closest abutters. Each of the abutting lots have non-conformity in structure or impervious foot print which make this proposal as reasonable, if not more so, than the other like uses in the area.

Please let us know if you have further questions.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry – Project Manager
Principal, President



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

September 16, 2025

Re: Letter of Authorization
Marie C. McKay Revocable Trust
Variance request
122 Paugus Park Road

To whom it may concern:

We, the owners of Tax Map 287, Lot 178-7 authorize any member of Berry Surveying & Engineering to represent us as the agents for a project located in Laconia, NH on Paugus Park Road for the purpose of lot development. This includes any and all local, state and federal approvals needed for final approval of the project.

Signed by:
Marie McKay
Owner

11/14/2025

8DF01782A10A421...



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

December 10, 2025

Abutters List

Owner of Record

Tax Map 287, Lot 178-7

Marie C McKay Rev Trust
Marie C McKay Trustee
15 Back Rd
Chichester, NH 03258
Book 2818, Page 966

Abutters

Tax Map 287, Lot 178-6

Antonius T & Karen M Bentlage
118 Paugus Park Rd
Laconia, NH 03246
Book 3286, Page 986

Tax Map 287, Lot 178-8

Maria E Cantor Trust
Maria E Cantor Trustee
128 Paugus Park Rd
Laconia, NH 03246
Book 3560, Page 353

Professionals

Kenneth A. Berry, PE
Christopher R. Berry, LLS
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825



DEPARTMENT OF PLANNING, ZONING & CODE
45 BEACON STREET, EAST
603-527-1264
603-524-2164

APPLICANT CONTACT SHEET

Application Type: Variance Application #: _____

Name of Applicant: Marie C. Mckay Revocable Trust

Mailing Address: 15 Back Road, Chichester, NH 03258

Phone: 603-493-2417 E-mail: mckay.m@comcast.net

Name of Agent: Joseph Berry or any member of Berry Surveying & Engineering

Mailing Address: 335 Second Crown Point Road, Barrington, NH 03825

Phone: 603-332-2863 E-mail: joeberry@berrysurveying.com

Property Owner 1: Same as applicant

Mailing Address: _____

Phone: _____ E-mail: _____

Property Owner 2: Same as applicant

Mailing Address: _____

Phone: _____ E-mail: _____

Emergency Contact Person: Joseph Berry Phone: 603-332-2863

#1



#3



#2



#4



PROJECT PHOTOS
MARIE C. MCKAY
122 PAUGUS PARK ROAD
LACONIA, N.H.
TAX MAP 287, LOT 178, SUB 7

BERRY SURVEYING
& ENGINEERING

335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : NONE

DATE : SEPTEMBER 16, 2025

FILE NO. : DB 2024-143

#5



#7



#6



#8



PROJECT PHOTOS
MARIE C. MCKAY
122 PAUGUS PARK ROAD
LACONIA, N.H.
TAX MAP 287, LOT 178, SUB 7

BERRY SURVEYING
& ENGINEERING

335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : NONE

DATE : SEPTEMBER 16, 2025

FILE NO. : DB 2024-143

#9



#11



#10



PROJECT PHOTOS
MARIE C. MCKAY
122 PAUGUS PARK ROAD
LACONIA, N.H.
TAX MAP 287, LOT 178, SUB 7

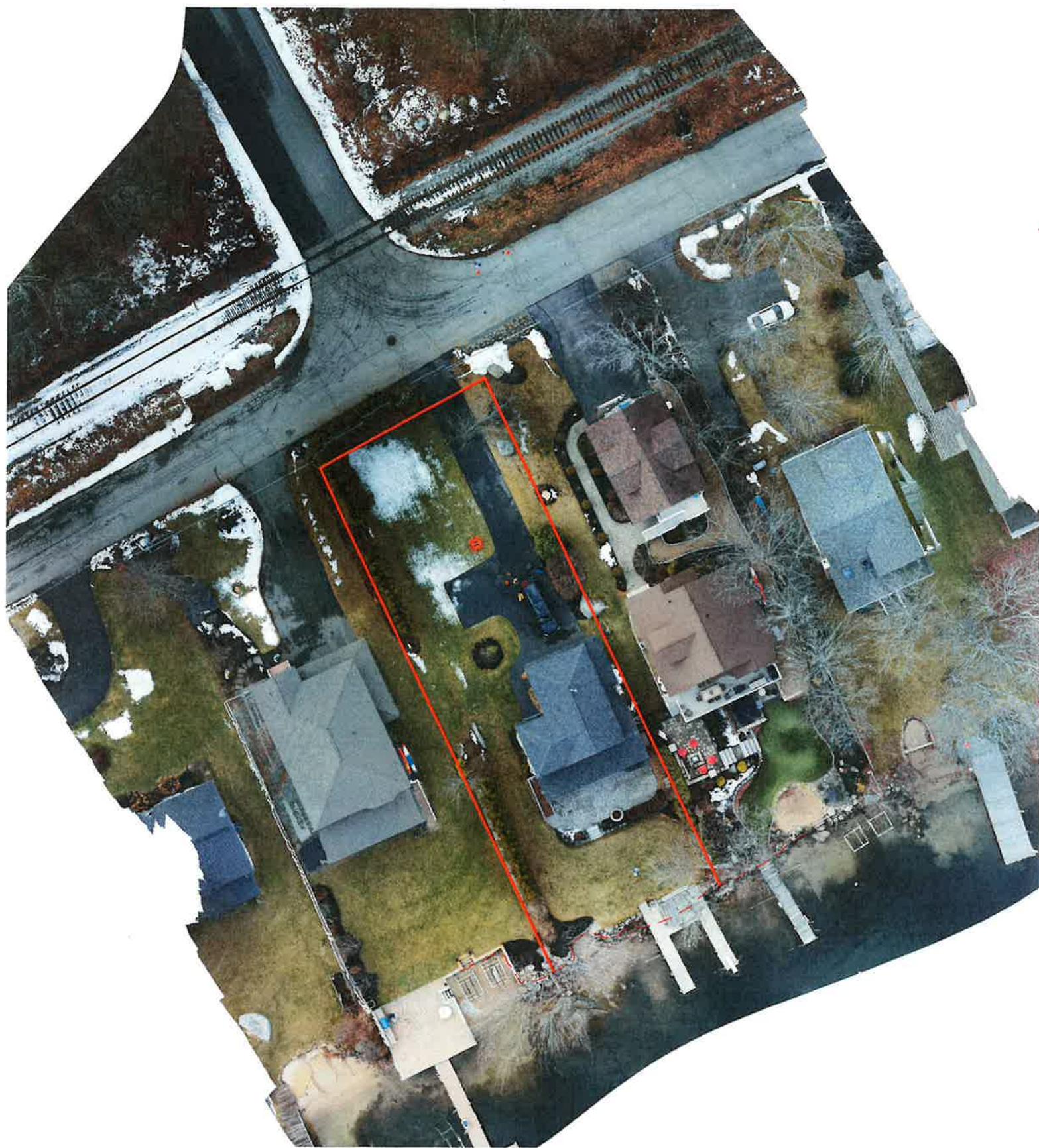
BERRY SURVEYING
& ENGINEERING

335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

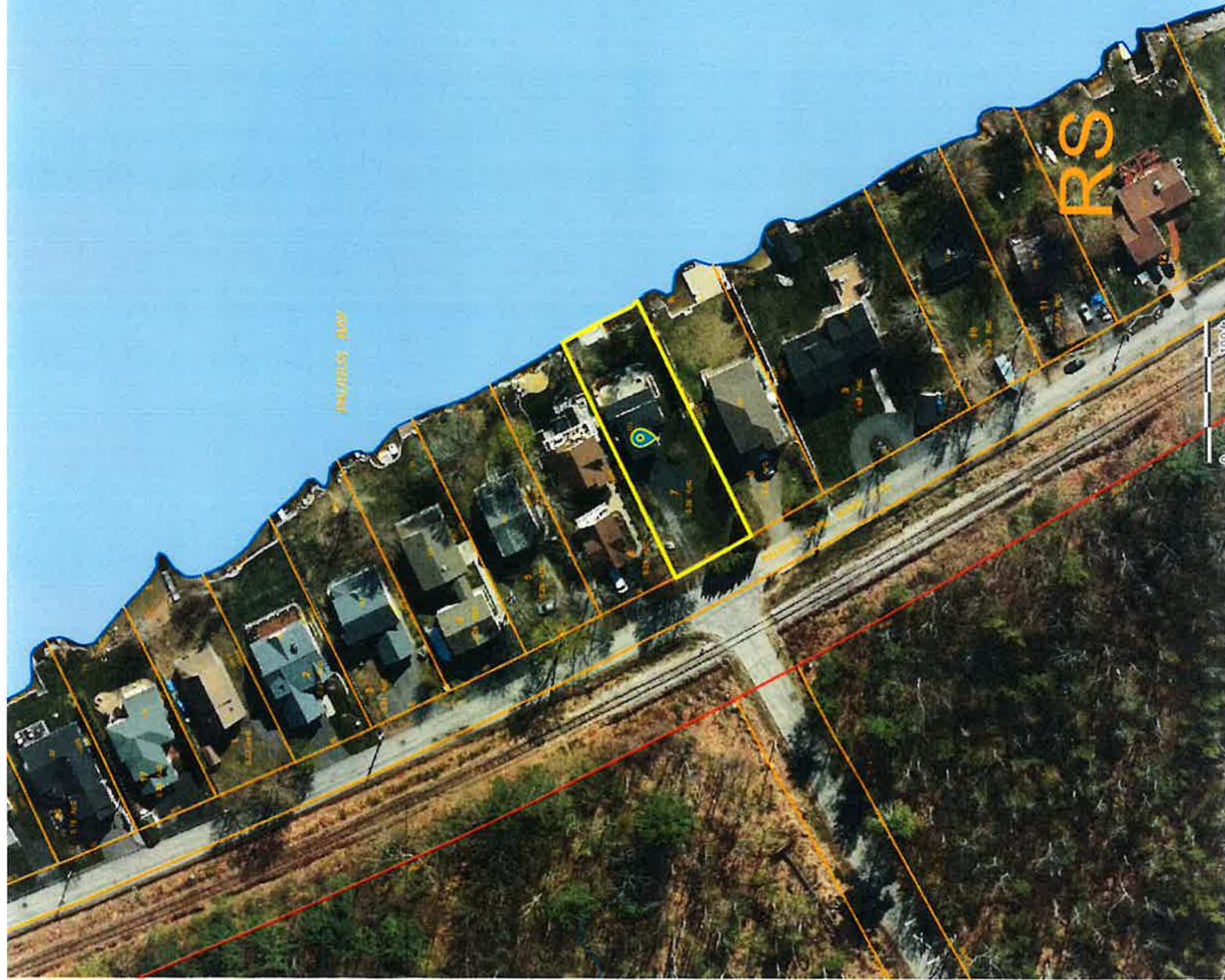
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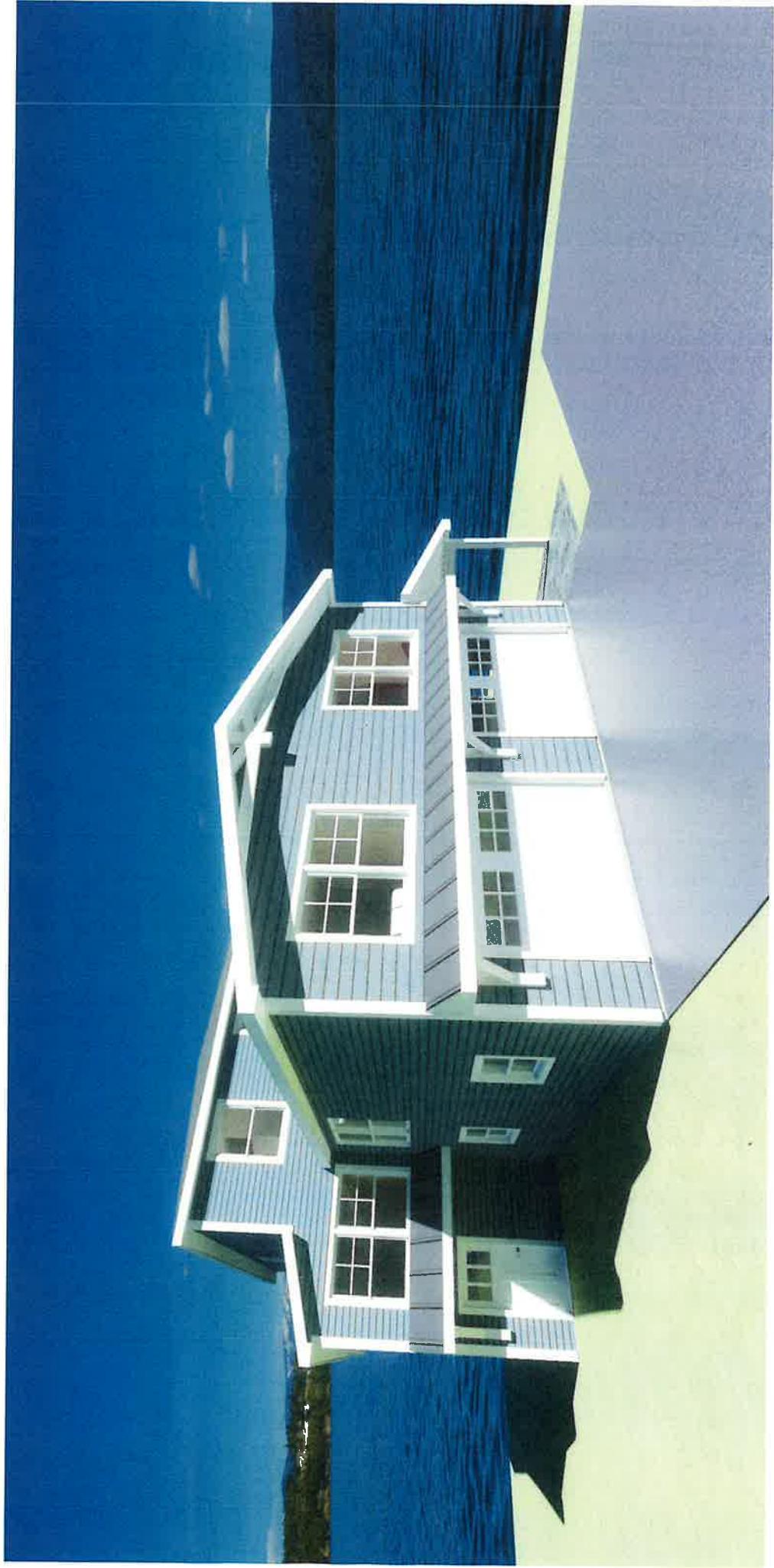
DATE : SEPTEMBER 16, 2025

FILE NO. : DB 2024-143



82

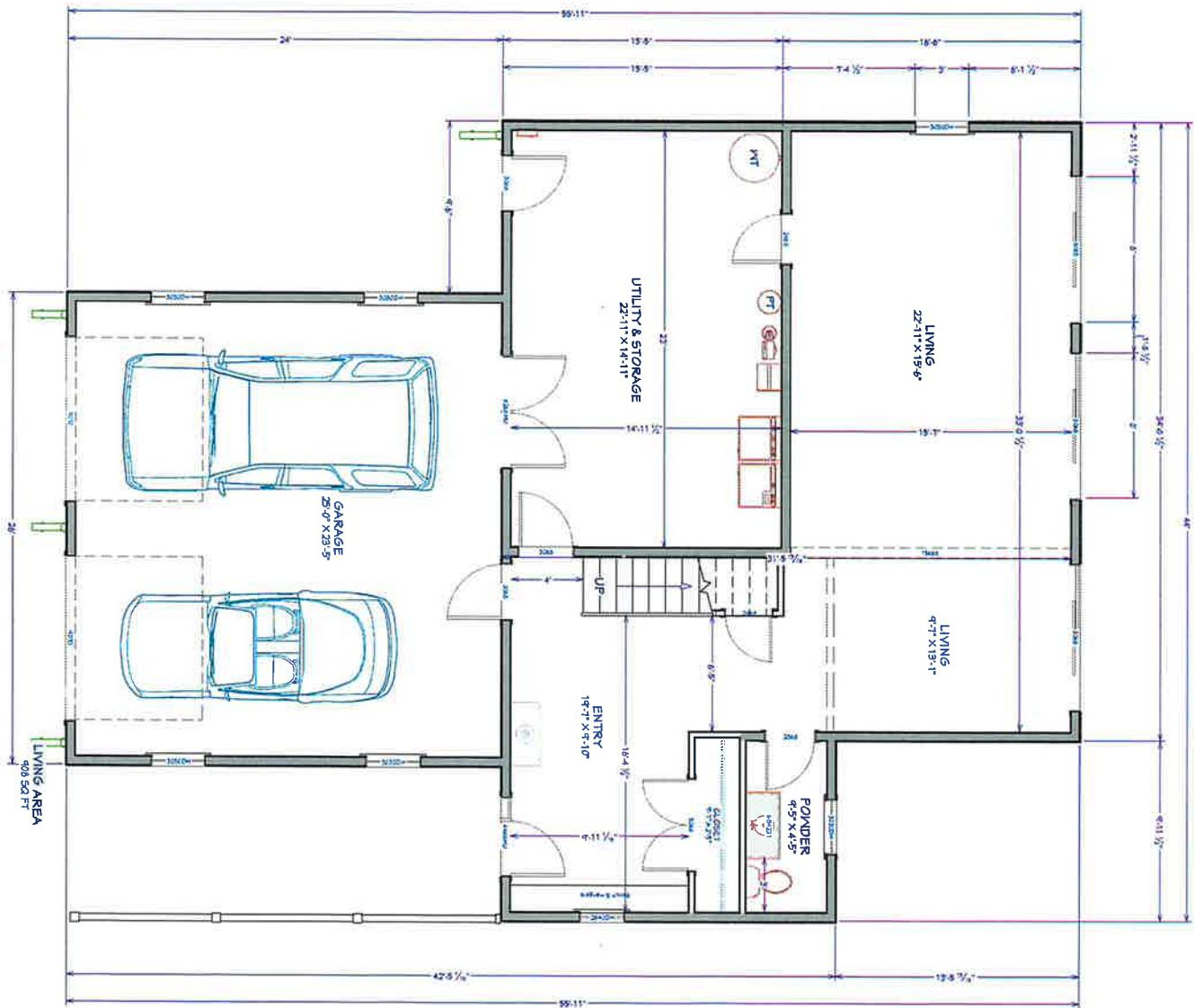






Marie McKay
122 Paugus Park Road
Laconia, N.H.

Title: McKay Addition & Remodel
Revised: 6-26-2025
By: OIC, JRL

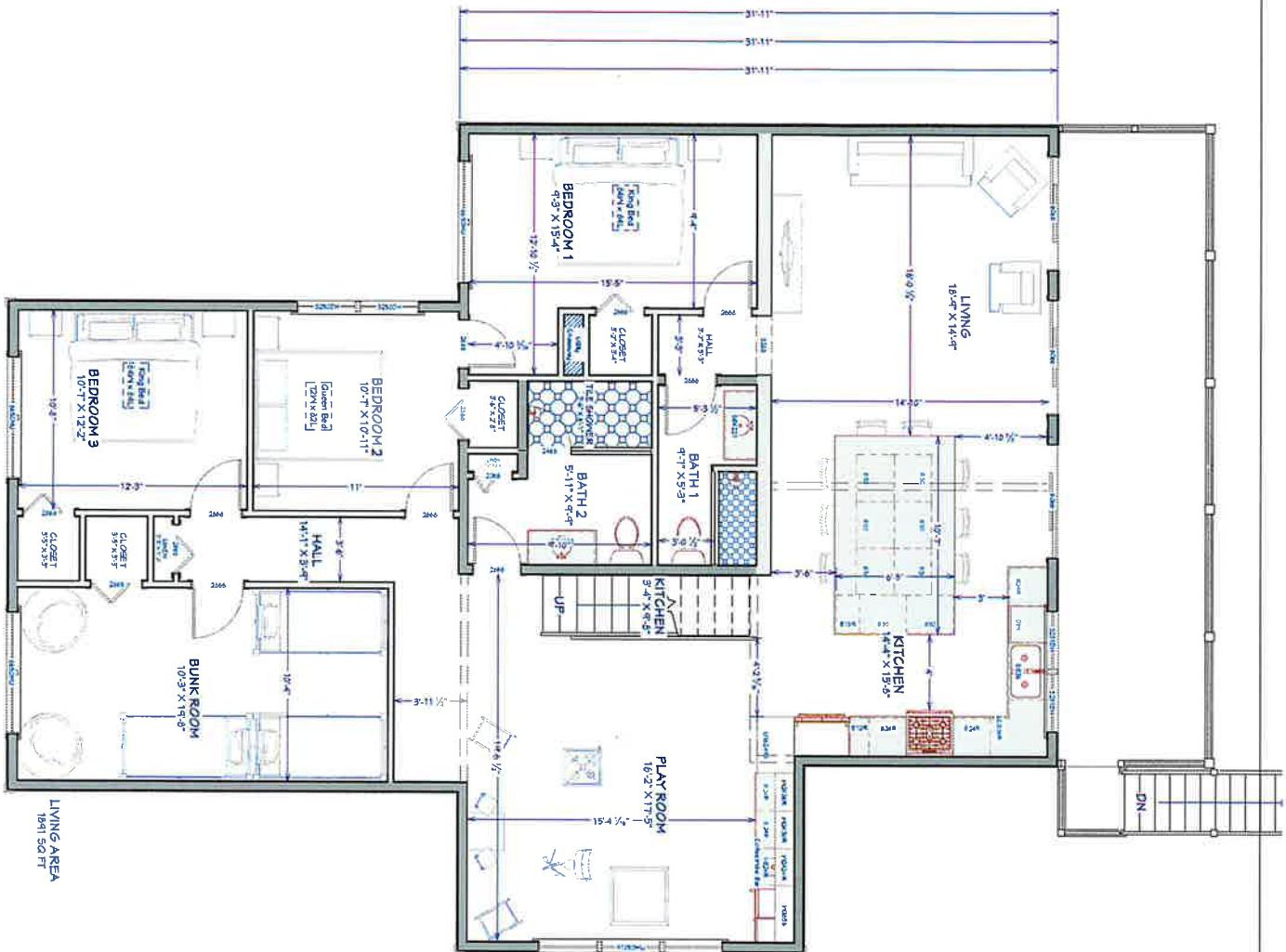


Ground Floor

Marie McKay
122 Paugus Park Road
Laconia, N.H.

Title: McKay Addition & Remodel
 Revised: 6-16-2025
 By: OIG, JRL
 Revised: 5/21/25

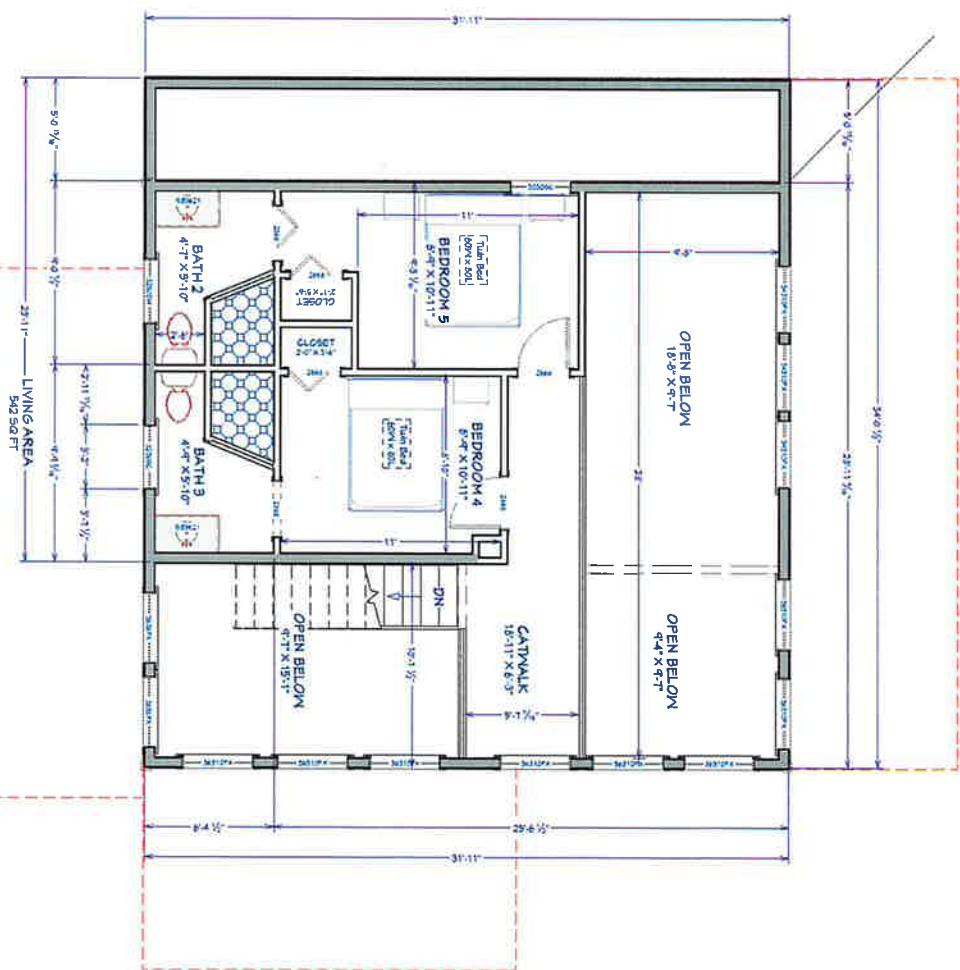
1st Floor

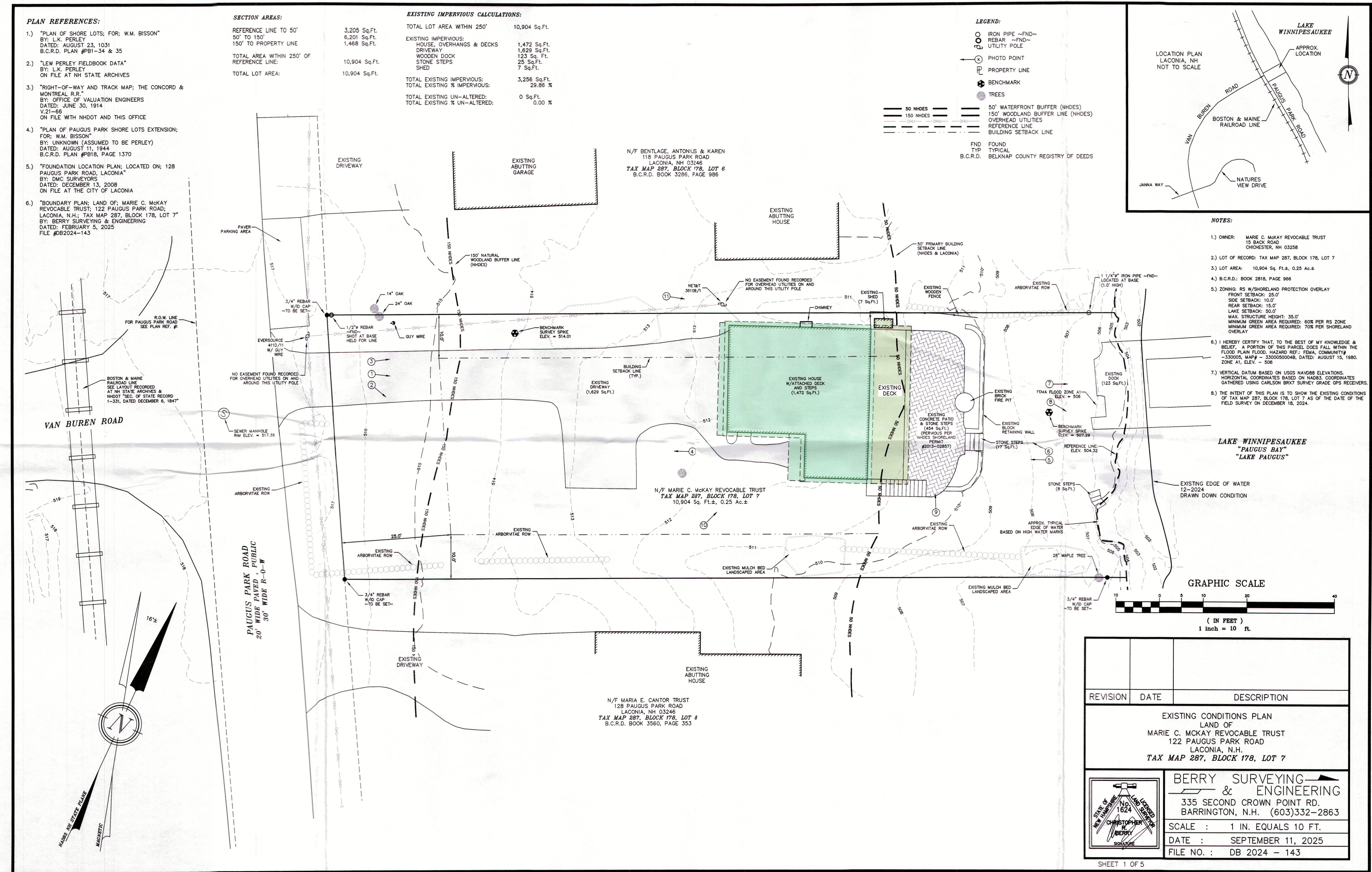


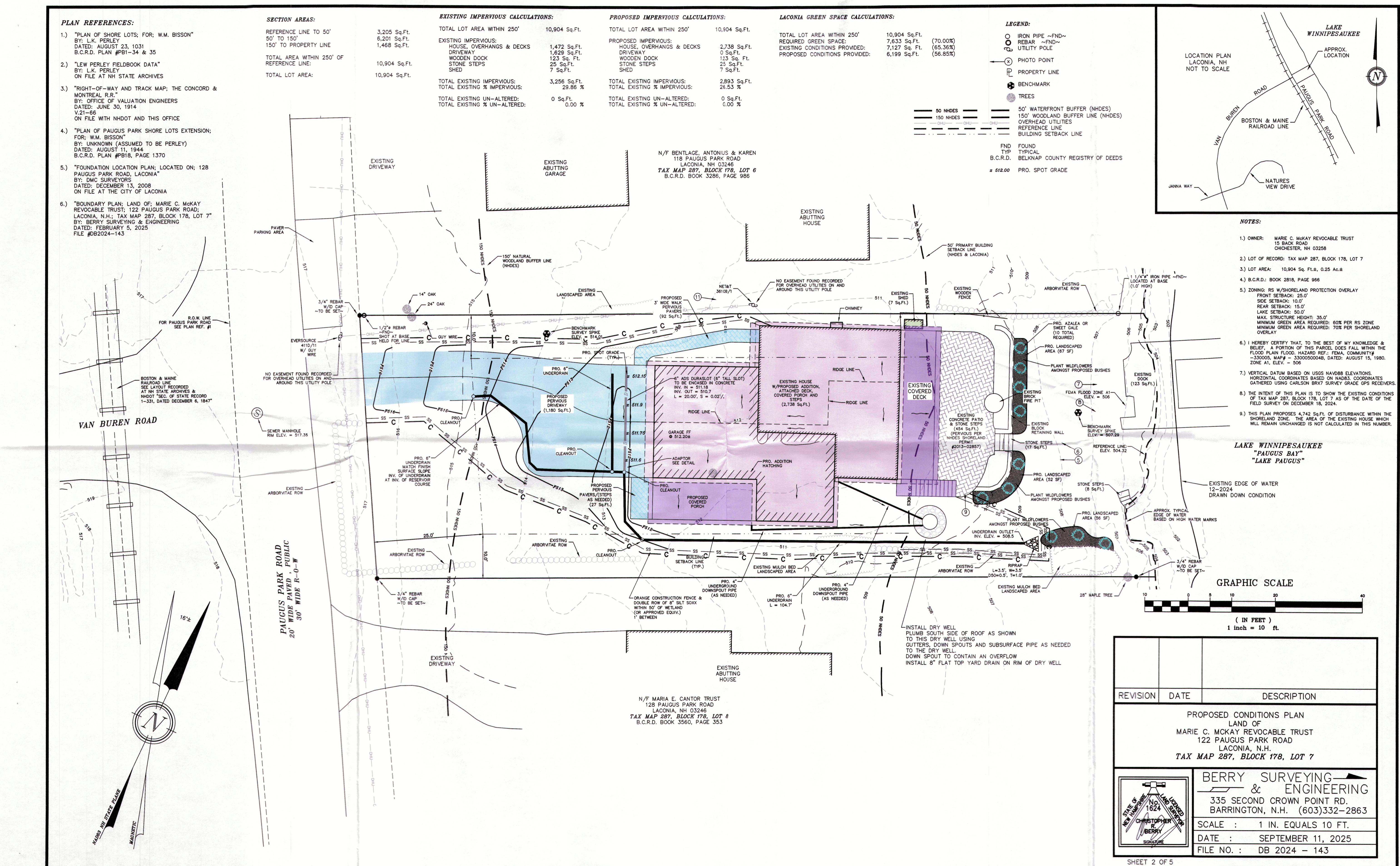
Marie McKay
122 Paugus Park Road
Laconia, N.H.

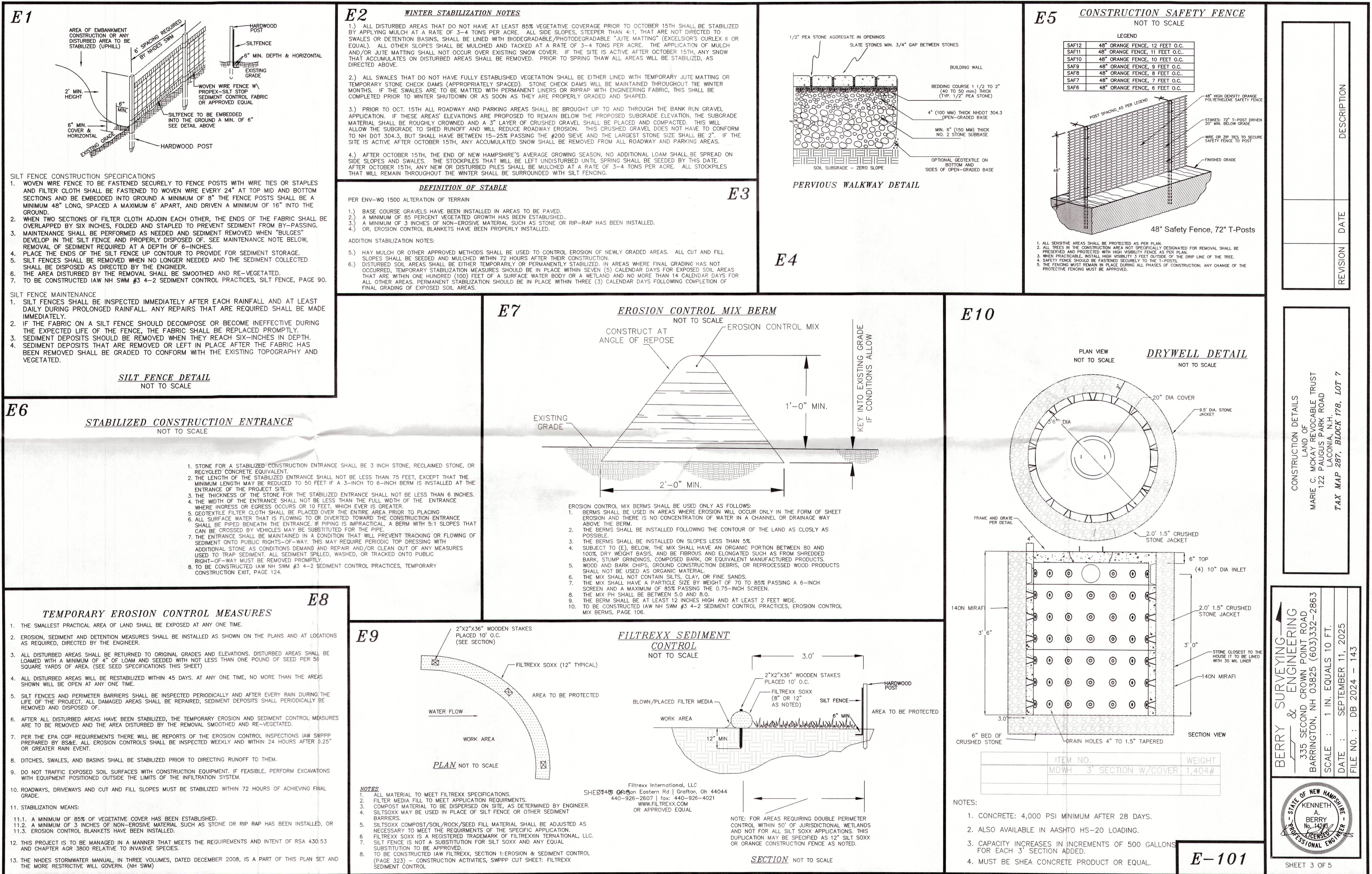
Title: McKay Addition & Remodel
Reviewed: 6-26-2025
By: OIC-JRL
Reviewed: 5/2/25

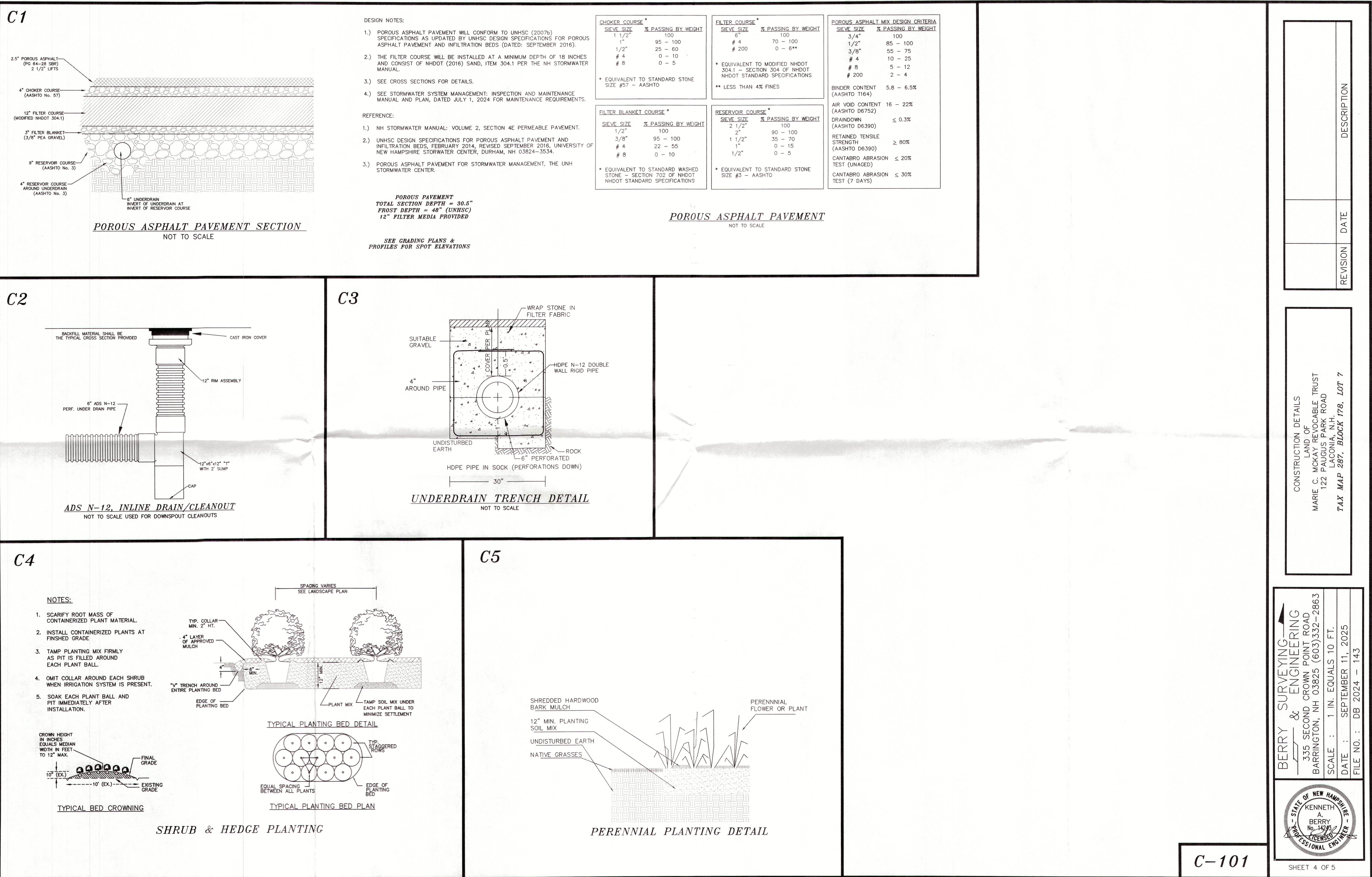
2nd Floor







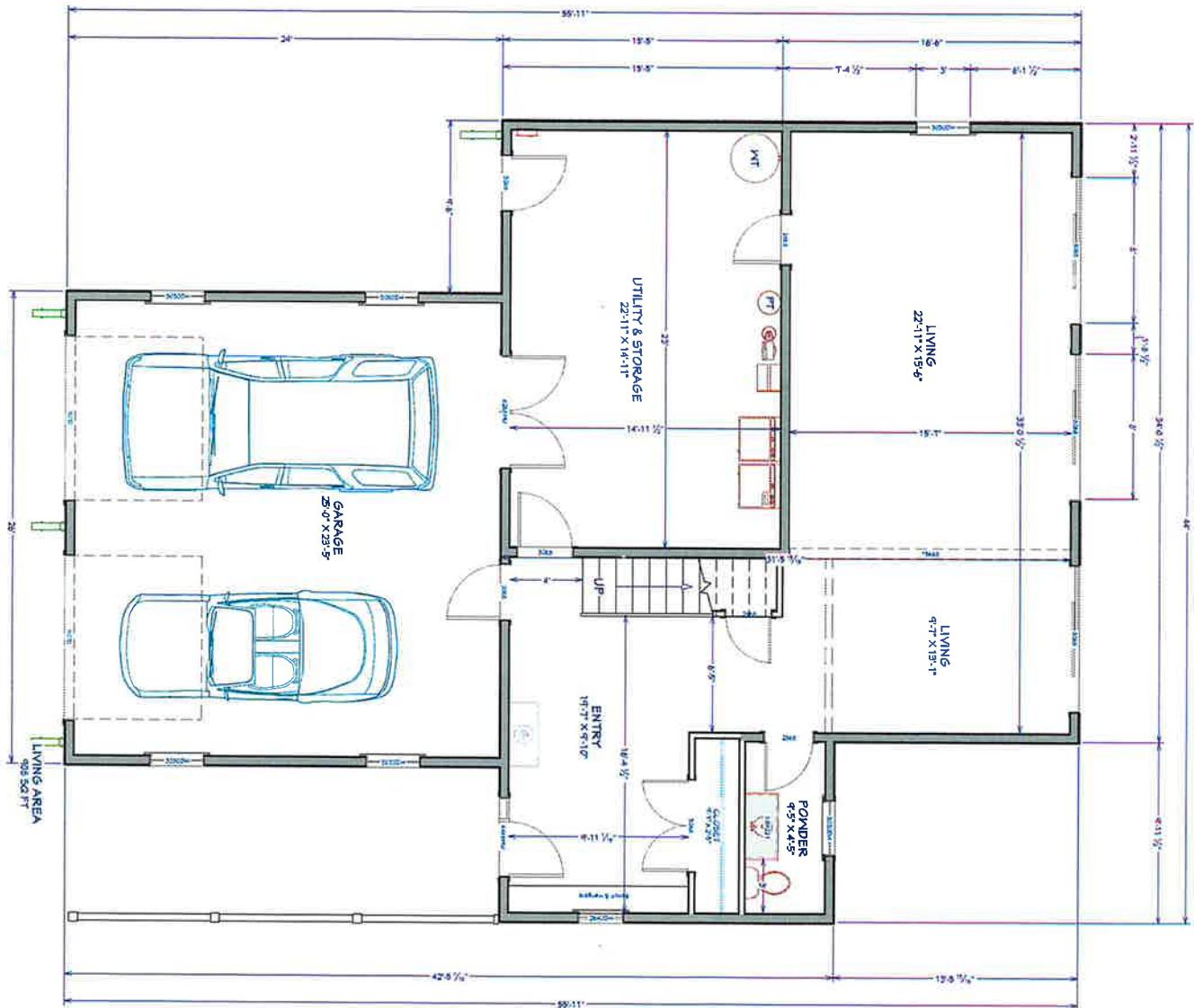




Ground Floor

Marie McKay
122 Augus Park Road
Laconia, N.H.

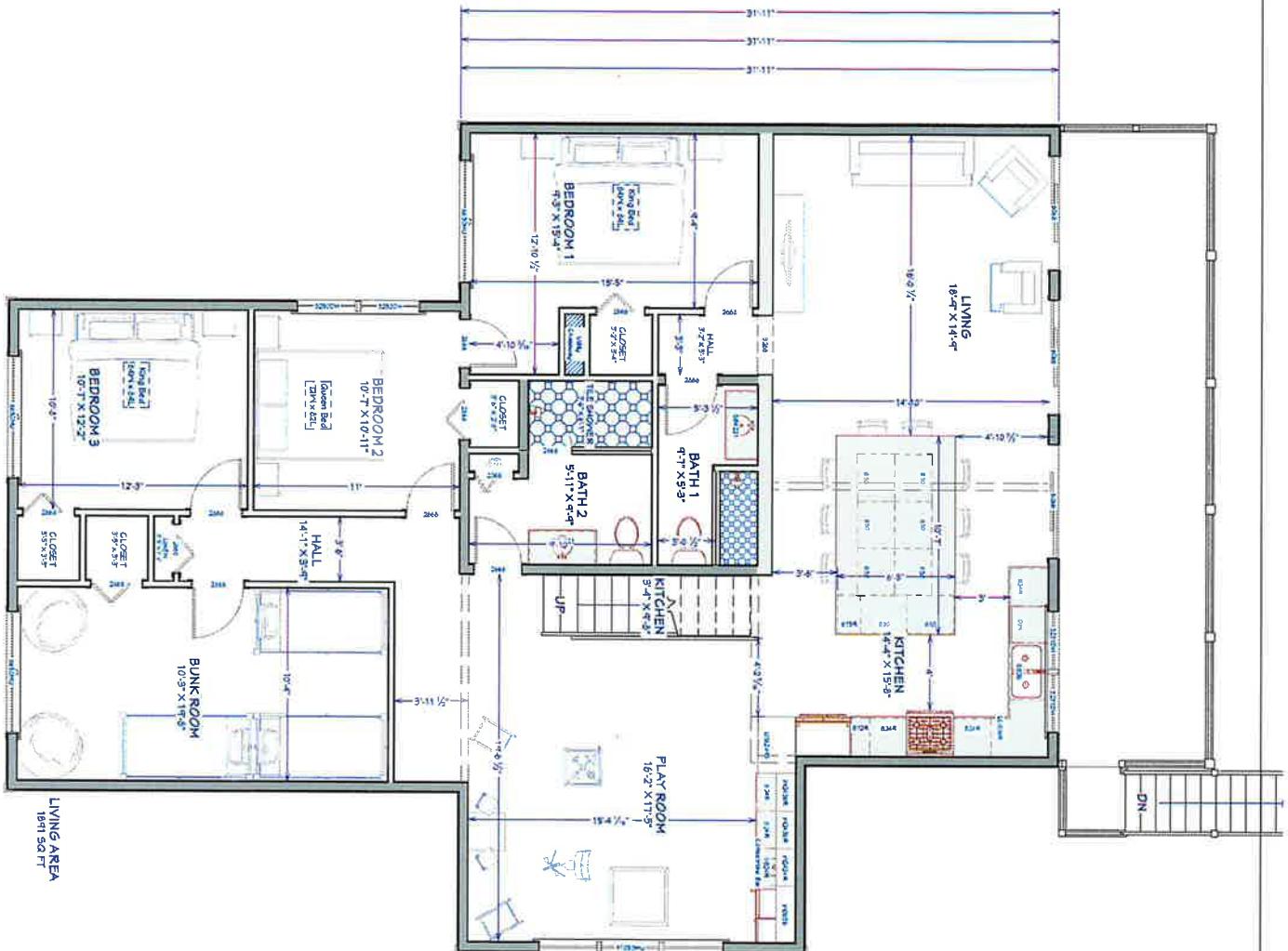
Title: McKay Addition & Remodel
Revised: 6-26-2025
By: OIC, JRL



1st Floor

Marie McKay
122 Paugus Park Road
Laconia, N.H.

Title: McKay Addition & Remodel
Revised: 6-26-2025
By: OIC, JRL
Revised: 5/21/25



#1



#3



#2



#4



PROJECT PHOTOS
MARIE C. MCKAY
122 PAUGUS PARK ROAD
LACONIA, N.H.
TAX MAP 287, LOT 178, SUB 7

BERRY SURVEYING
& ENGINEERING

335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : NONE

DATE : SEPTEMBER 16, 2025

FILE NO. : DB 2024-143

#5



#7



#6



#8



PROJECT PHOTOS
MARIE C. MCKAY
122 PAUGUS PARK ROAD
LACONIA, N.H.
TAX MAP 287, LOT 178, SUB 7

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& ENGINEERING

335 SECOND CROWN POINT RD.
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SCALE : NONE

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#9



#11



#10



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MARIE C. MCKAY
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TAX MAP 287, LOT 178, SUB 7

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335 SECOND CROWN POINT RD.
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SCALE : NONE

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FILE NO. : DB 2024-143



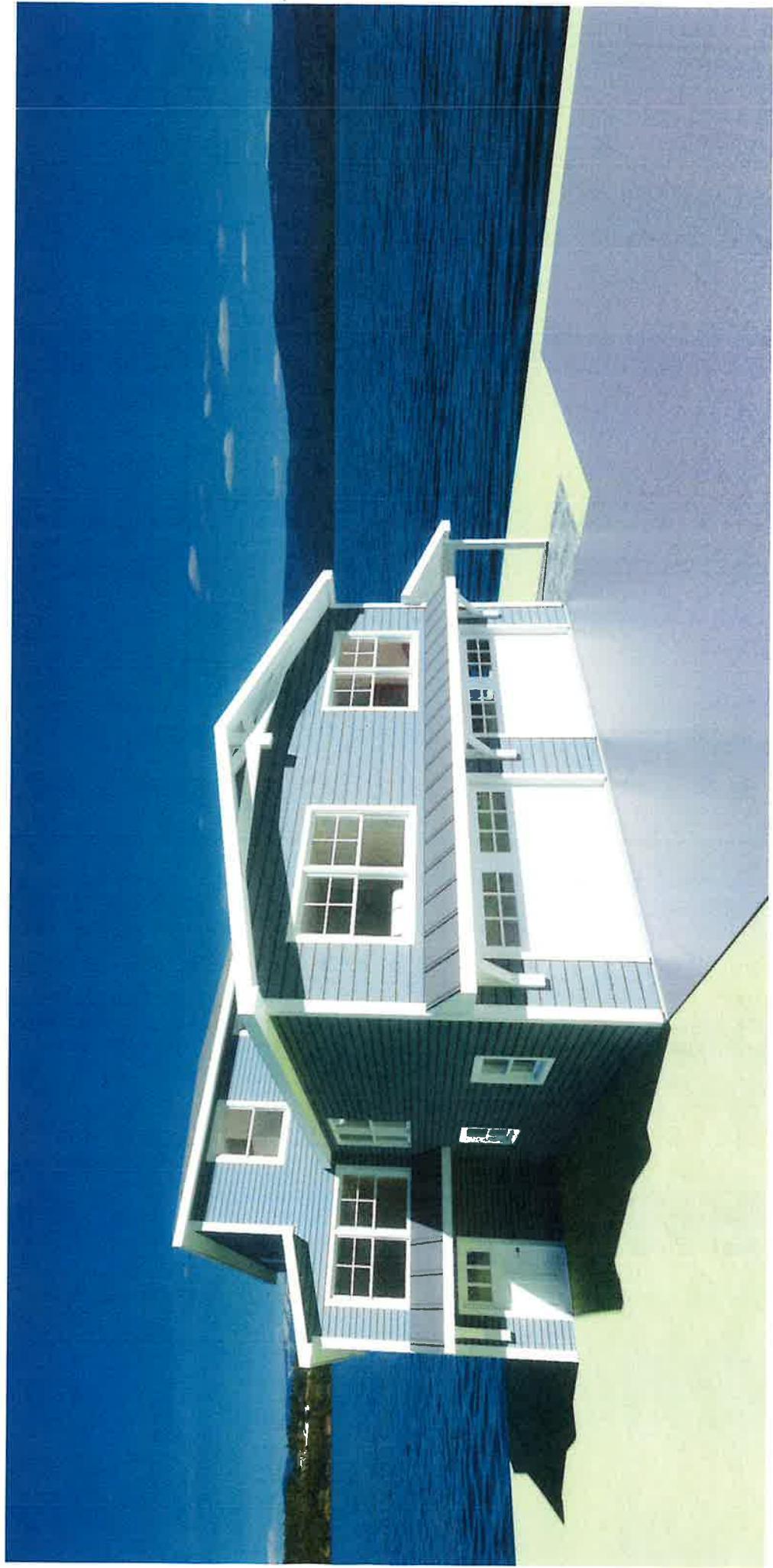
PAUGUS BAY

PAUGUS BAY

RS

PAUGUS BAY







15 Doe Ave Variance Application

Table of Contents

Page 1-2 – Application

Page 3 – Abutter GIS Map

Page 4 – Abutter Mailing Addresses

Page 5-6 – Previous Conditions

Page 7 – Current Conditions

Page 8 – Home Placement Photo

Page 9 – New Home on Lot Image

Page 10 – Owner Drawn Site Plan

Page 11 – Surveyor Drawn Site Plan inc.

- A) original home shown in red dash line**
- B) existing home shown in red solid lines**
- C) new home shown in yellow**



Application #: 282020-021
Fees Paid: 175.00
Check #: 1143
Receipt #: _____

ZONING BOARD OF ADJUSTMENT VARIANCE APPLICATION

Steven LeBoeuf

Name of Applicant: _____

Mailing Address: 1514 SW 50th St Apt #301 Cape Coral, FL 33914

SAME

Owner (If same as applicant, write "same"): _____

SAME

Mailing Address: _____

Tax Map/ Lot # (s): 145/64/4

Zoning District (s): CR

Street Address: 15 Doe Ave

Street Address: _____

OWNER AUTHORIZATIONS & STATEMENTS OF ASSURANCE:

I hereby make application to the City of Laconia for the above-referenced property (ies) and the development as described. To the best of my knowledge the information provided herein is accurate and is in accordance with the Zoning Ordinance and land use regulations of the City, except where waivers are requested. The City of Laconia Zoning Board and/or city employees are authorized to enter the property (ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at any and all meetings before the Zoning Board.

Sign as appropriate (If agent or non-person please attach certification)

NOTE: Please attach an Applicant Contact Worksheet

PROPERTY OWNER(S)

Steven LeBoeuf

Printed Name Here

A handwritten signature of Steven LeBoeuf in black ink.

Signature of Property Owner(s)

12/9/2025

Date

AGENT(S)

Printed Name Here

Signature of Agent(s)

Date

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.

REQUIRED ATTACHMENTS:

- Abutters List (from <https://www.axisgis.com/LaconiaNH/>)
- Envelopes and Certified Mail Receipts (Filled out for all abutters)
- Plot Plan (Showing dimensions of proposed building, setback requirements, and encroachments into any setbacks.)

DUE AT SUBMISSION:

10 COPIES OF ENTIRE ZONING BOARD APPLICATION WITH REQUIRED ATTACHMENTS

A variance is requested from article 23 section 35 of the Zoning Ordinance to permit _____
Allow 5' setback on the west side property line

Facts in support of granting the Variance:

1. Granting the variance would not be contrary to the public interest because:
Demolished building was much larger and following that same footprint does not make sense

2. If the variance were granted, the spirit of the ordinance would be observed because:
The demolished building did not meet the right, left or front setbacks and did not allow needed access to the rear building known as "15B"

3. Granting the variance would do substantial justice because:
It would allow much needed access to the back building and allow for ample off street parking required by 235-41 (11) and it provides reasonable landscaping area

4. If the variance were granted, the values of the surrounding properties would not be diminished because:
The proposed use is reasonable and will enhance the look and value of surrounding properties.
This is a much smaller and reasonably sized home that fits the character of the neighborhood.

5. Unnecessary Hardship

a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. 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 because:
The property originally had two homes of record. Building a new smaller home in place of a much larger abandoned and demolished home, leaving much needed access to the rear building and allowing for ample off street parking in the best interest of the surrounding properties and the public.

ii. The proposed use is a reasonable one because:

The previous building that was demolished was much larger and did not leave emergency access to the rear building and it did not have required off street parking.

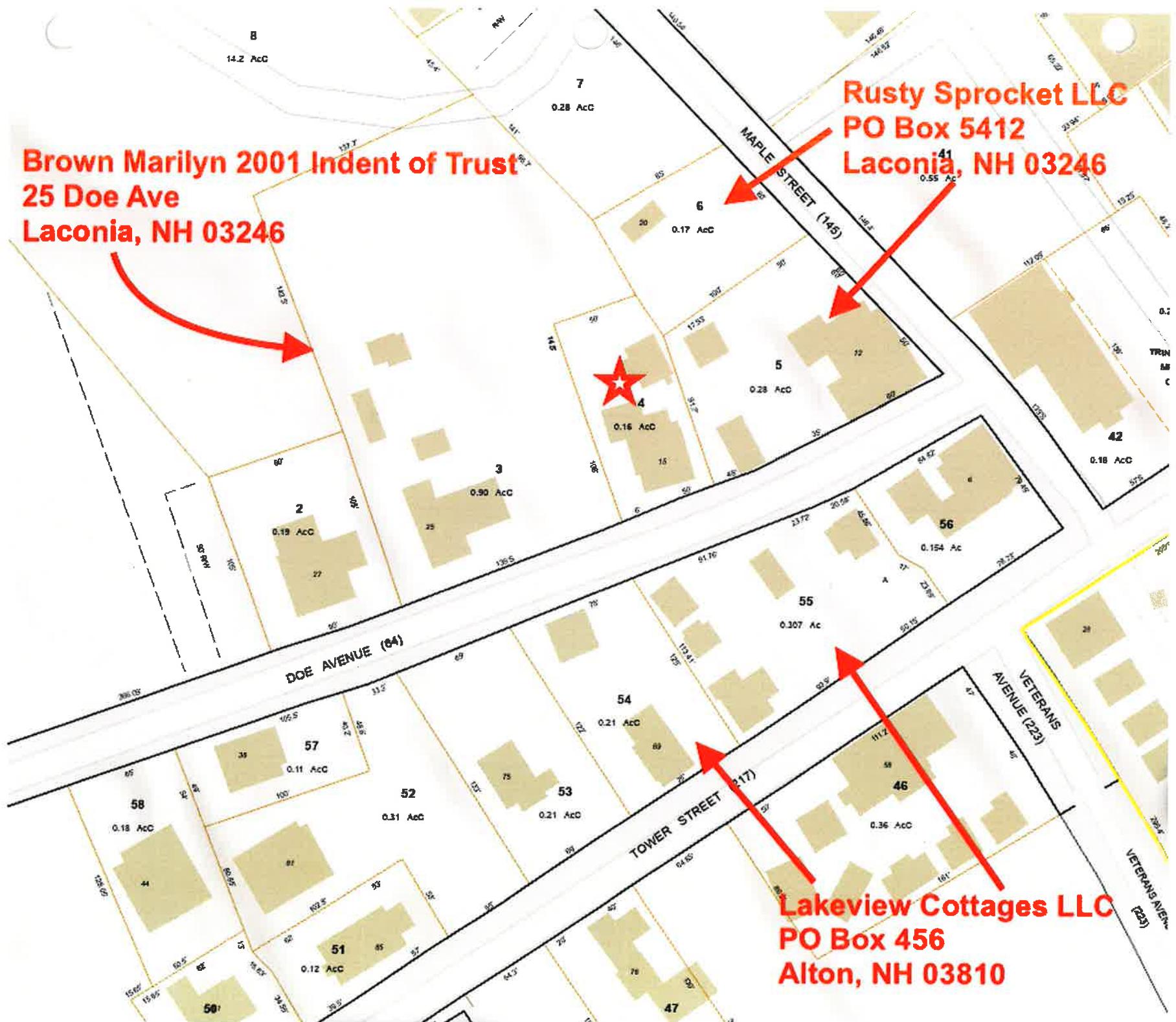
-or-

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.

Brown Marilyn 2001 Indent of Trust
25 Doe Ave
Laconia, NH 03246

Rusty Sprocket LLC
PO Box 5412
Laconia, NH 03246

Lakeview Cottages LLC
PO Box 456
Alton, NH 03810

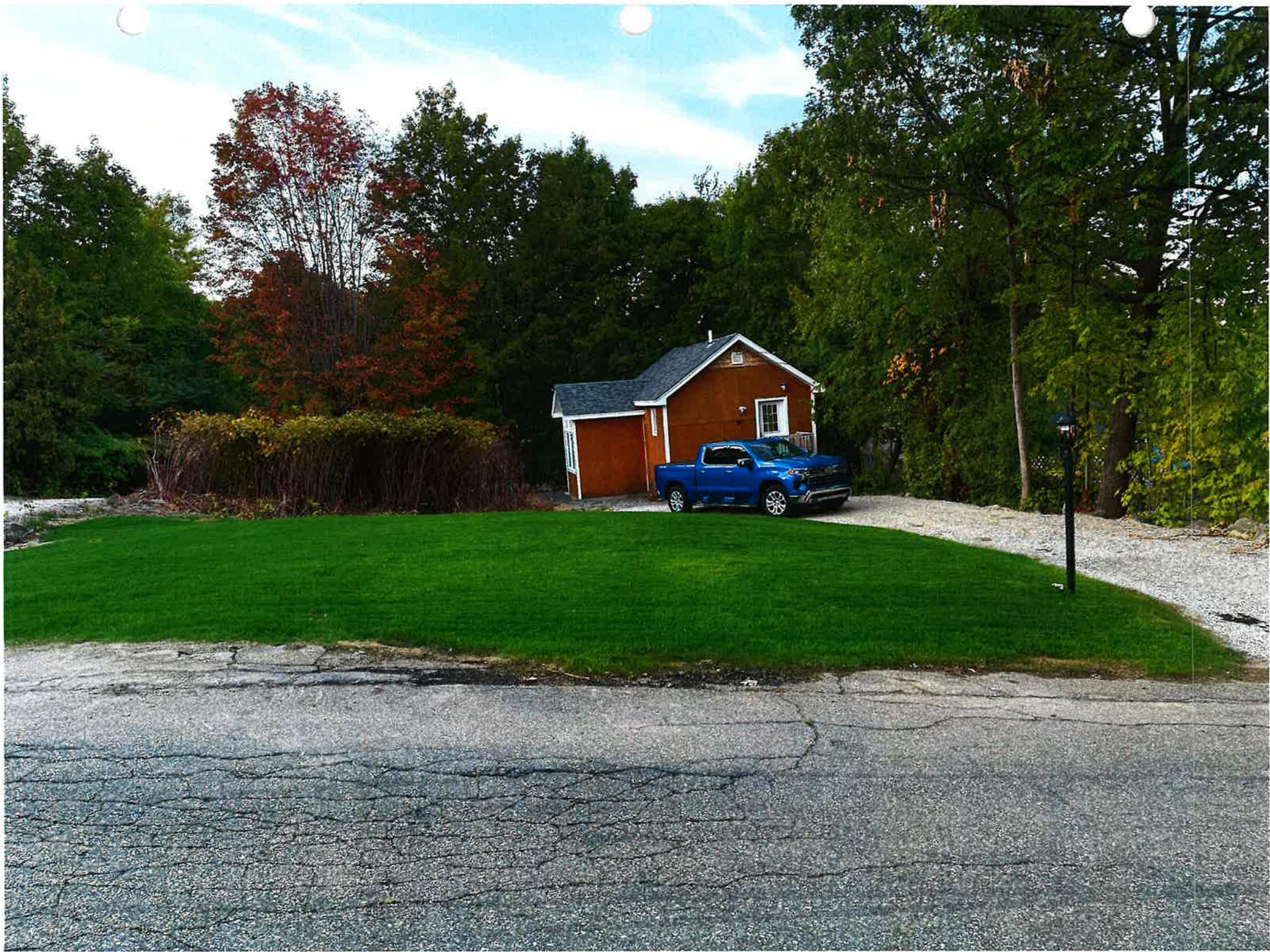


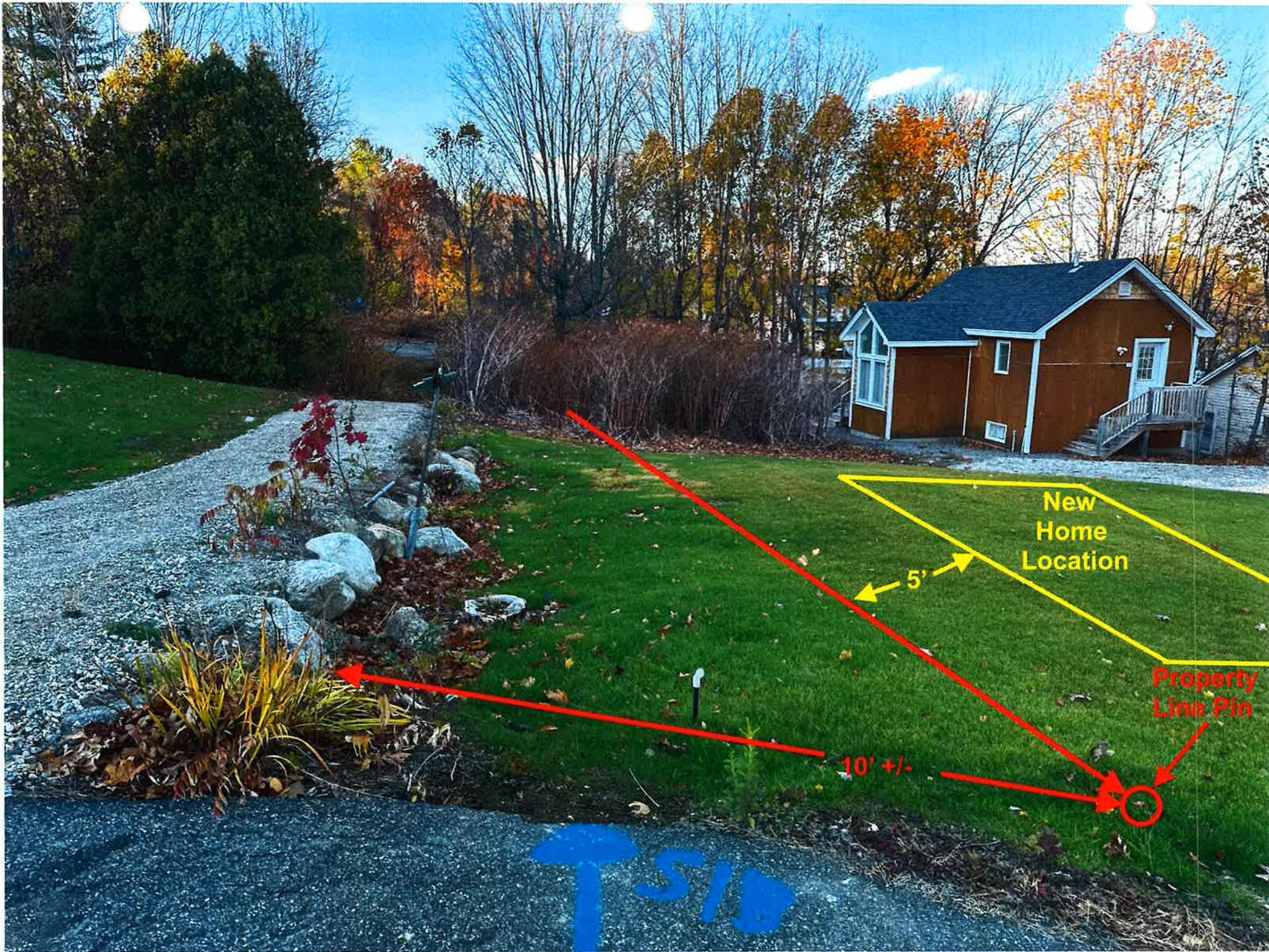
15 Doe Ave Abbutter List

NAME	PHYSICAL ADDRESS	MAILING ADDRESS	CITY	ST	ZIP
Brown Marilyn 2001 Rev Indent of Trust	25 Doe Ave	25 Doe Ave	Laconia	NH	03246
Rusty Sprocket LLC	12 Maple St	PO Box 5412	Laconia	NH	03247
Rusty Sprocket LLC	20 Maple St	PO Box 5412	Laconia	NH	03247
Lakeview Cottages LLC	69 Tower St	PO Box 456	Alton	NH	03810
Lakeview Cottages LLC	59 Tower St	PO Box 456	Alton	NH	03810

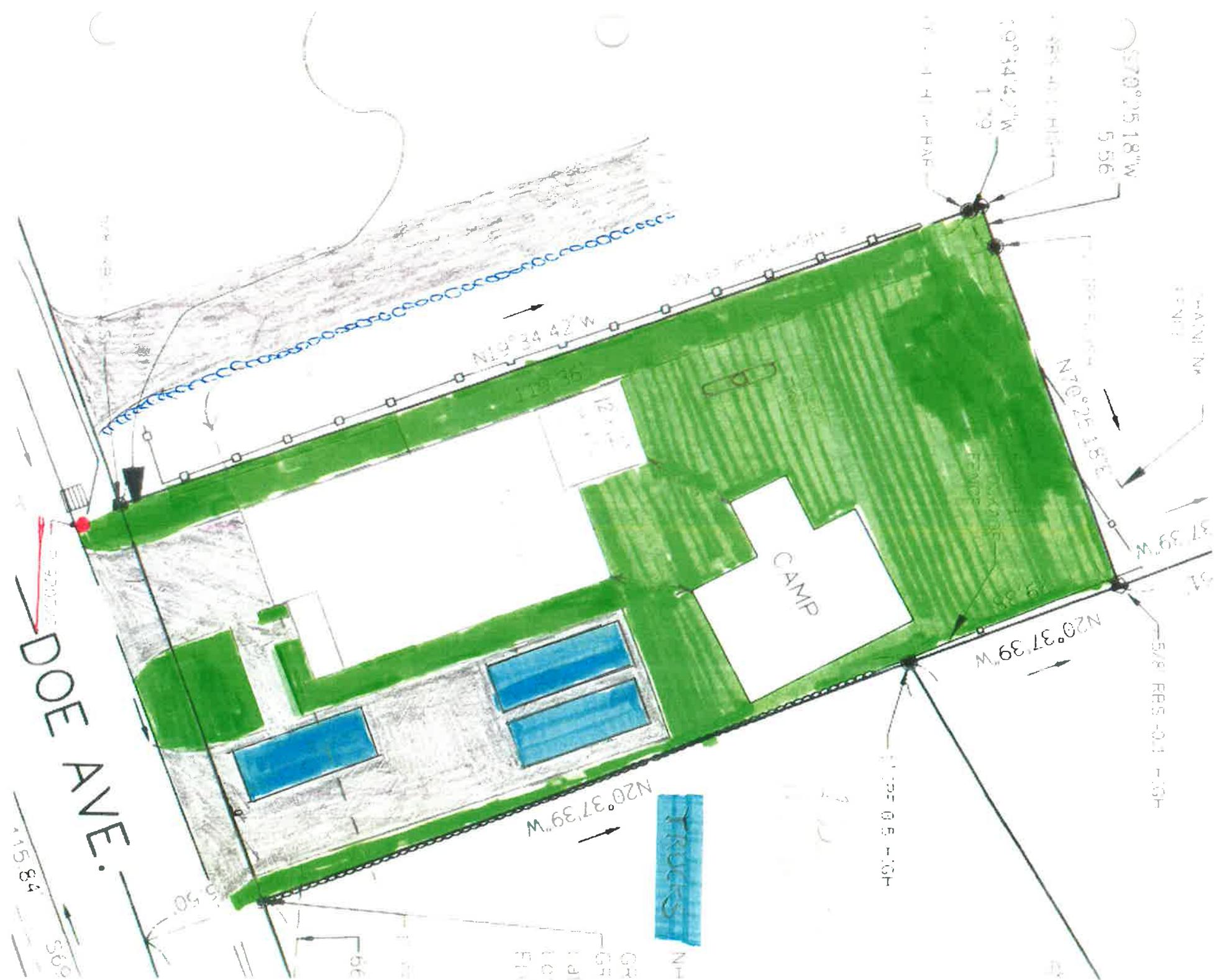


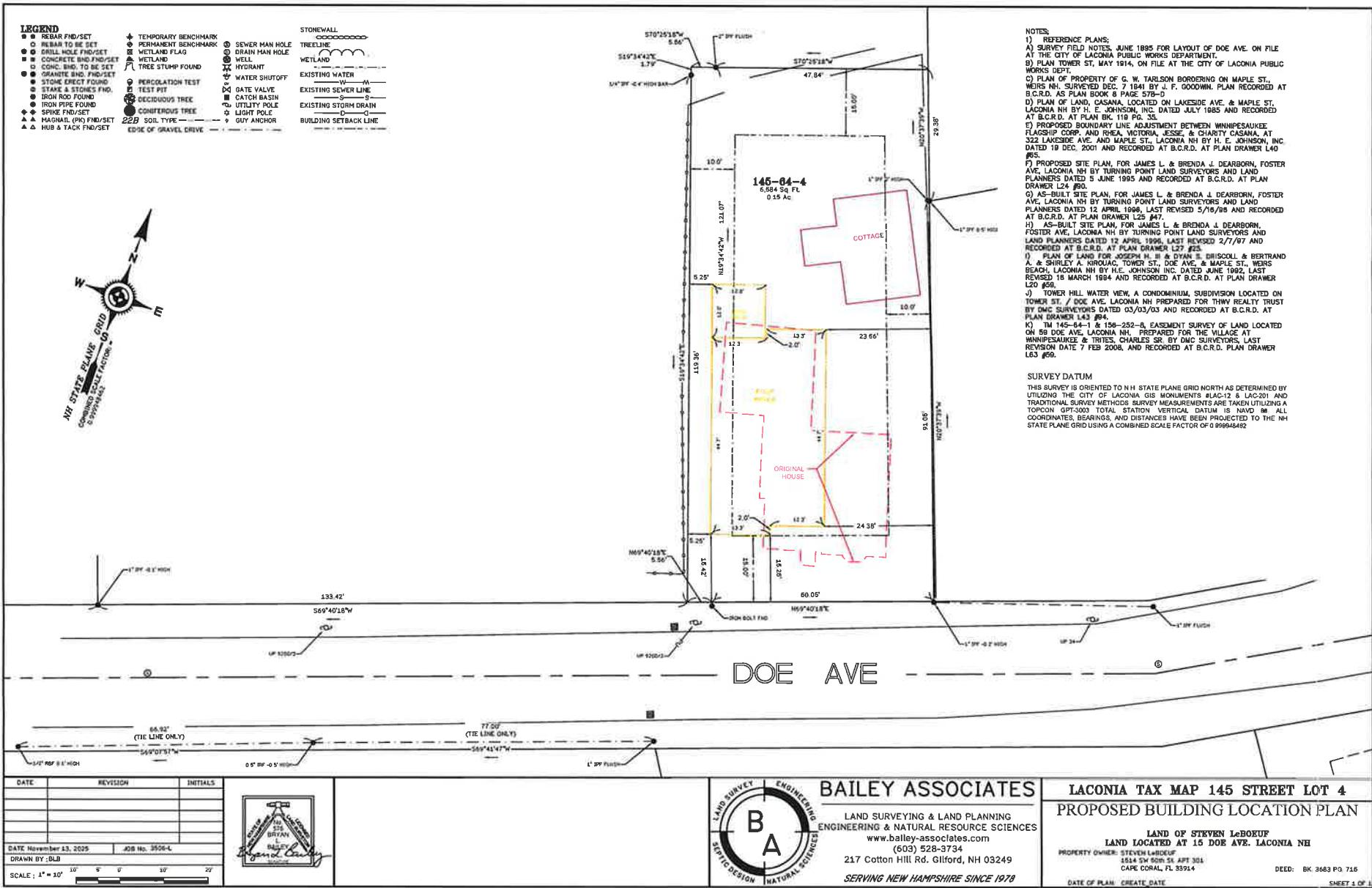








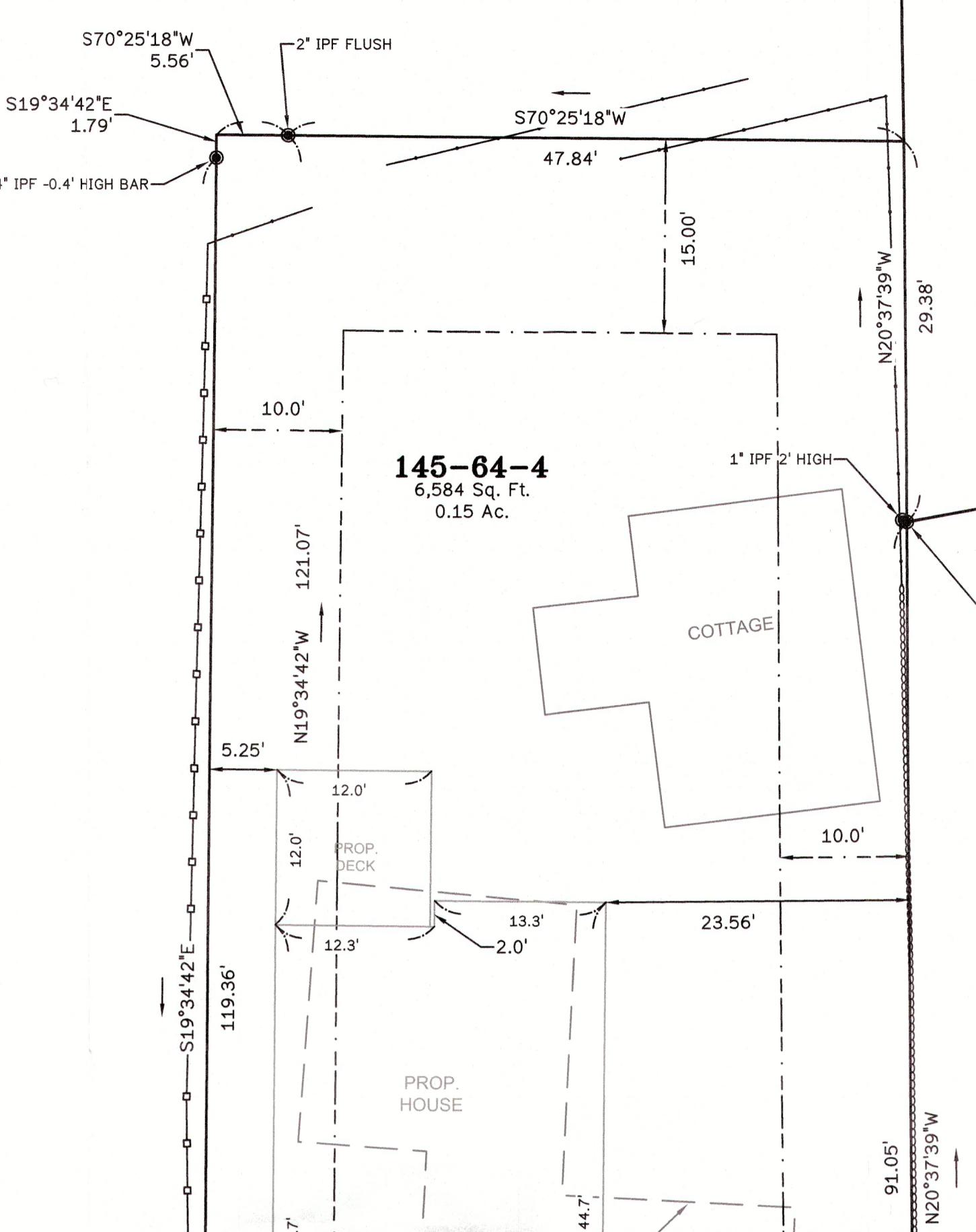




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COMBINED SCALE FACTOR
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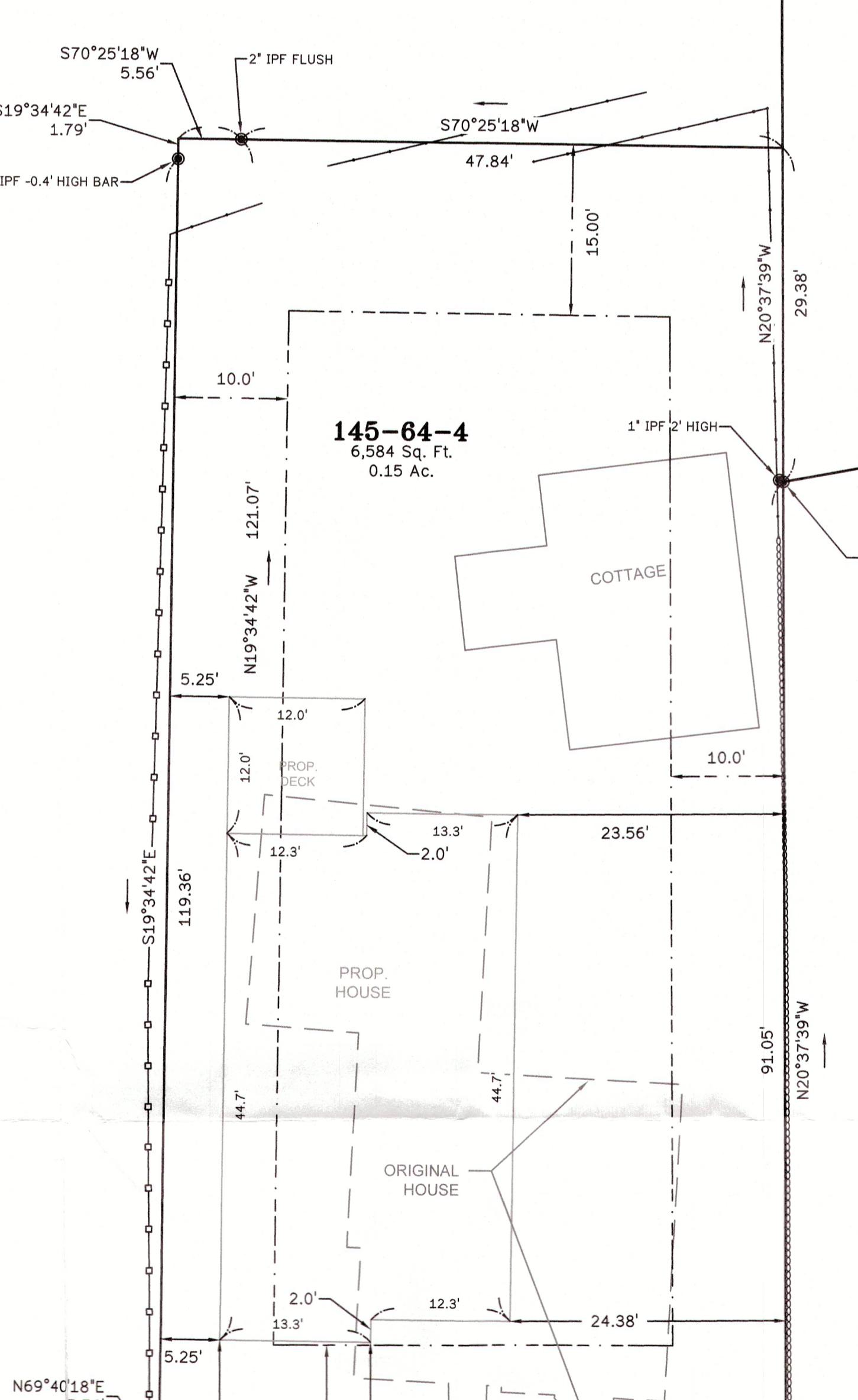
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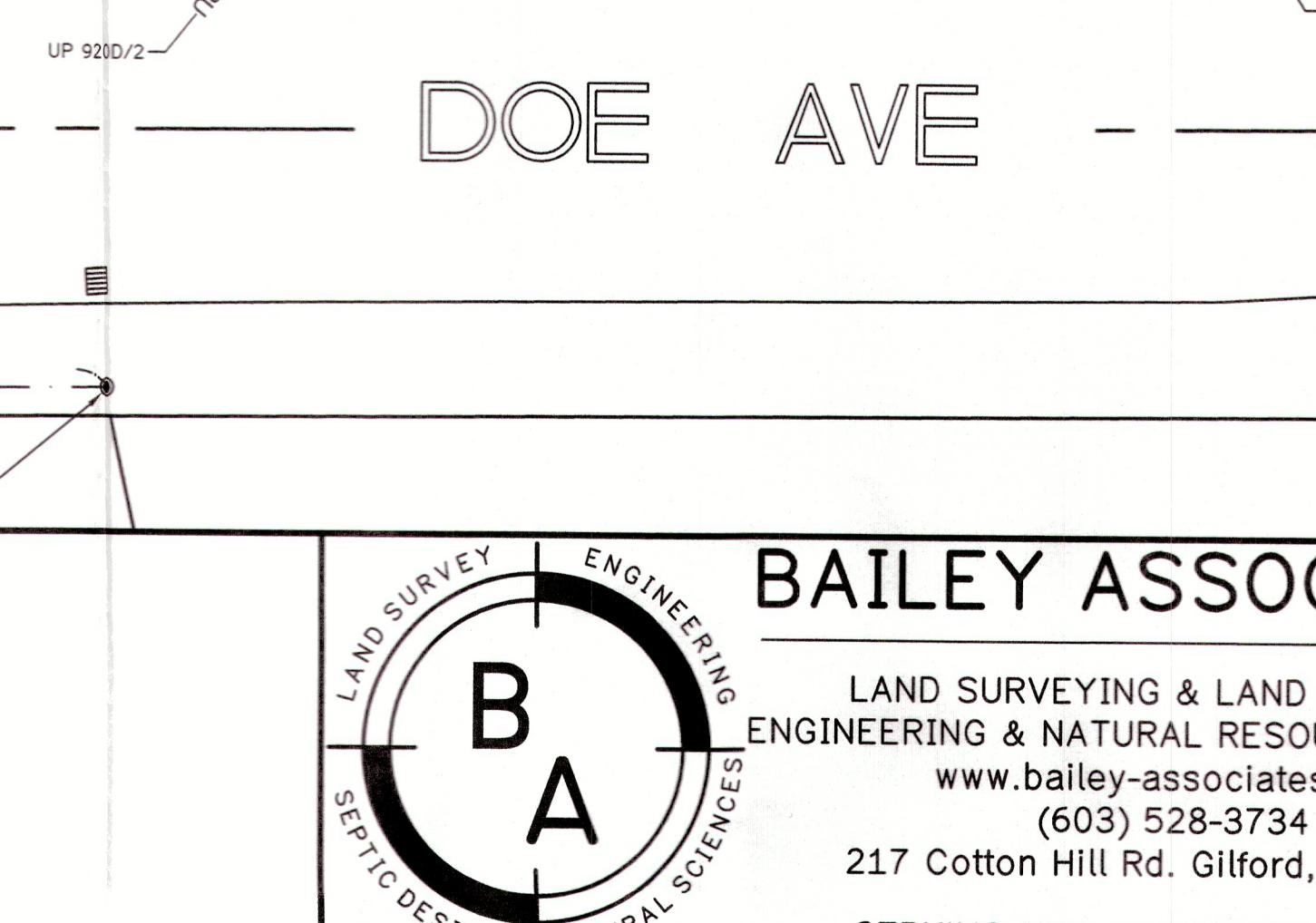
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- F) PROPOSED SITE PLAN, FOR JAMES L. & BRENDA J. DEARBORN, FOSTER AVE, LACONIA NH BY TURNING POINT LAND SURVEYORS AND LAND PLANNERS DATED 5 JUNE 1995 AND RECORDED AT B.C.R.D. AT PLAN DRAWER L43 #30.
- G) AS-BUILT SITE PLAN, FOR JAMES L. & BRENDA J. DEARBORN, FOSTER AVE, LACONIA NH BY TURNING POINT LAND SURVEYORS AND LAND PLANNERS DATED 12 APRIL 1996, LAST REVISED 5/16/96 AND RECORDED AT B.C.R.D. AT PLAN DRAWER L25 #47.
- H) TOWER HILL WATERVIEW, A CONDOMINIUM, SUBDIVISION LOCATED ON TOWER HILL AVE, LACONIA NH PREPARED FOR THWV REALTY TRUST BY DMC SURVEYORS DATED 03/03/03 AND RECORDED AT B.C.R.D. AT PLAN DRAWER L43 #34.
- K) TM 145-64-1 & 156-252-8, EASEMENT SURVEY OF LAND LOCATED ON 59 DOE AVE, LACONIA NH, PREPARED FOR THE VILLAGE AT WINNIPESAUKEE & TRITES,



Application #: ZB 2021-029
Fees Paid: \$195.00
Check #: 544
Receipt #:

ZONING BOARD OF ADJUSTMENT VARIANCE APPLICATION

Name of Applicant: Brian & Debra Beaulieu

Mailing Address: 278 Dockham Shore Rd., Gilford, NH 03249

Owner (If same as applicant, write "same"): Same

Mailing Address: Same

Tax Map/ Lot # (s): Map 167, Lot 269-1

Zoning District (s): SFR & Shoreland Protection Overlay District

Street Address: 17 Wentworth Cove Road

OWNER AUTHORIZATIONS & STATEMENTS OF ASSURANCE:

I hereby make application to the City of Laconia for the above-referenced property (ies) and the development as described. To the best of my knowledge the information provided herein is accurate and is in accordance with the Zoning Ordinance and land use regulations of the City, except where waivers are requested. The City of Laconia Zoning Board and/or city employees are authorized to enter the property (ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at any and all meetings before the Zoning Board.

Sign as appropriate (If agent or non-person please attach certification)

NOTE: Please attach an Applicant Contact Worksheet

PROPERTY OWNER(S)

Brian & Debra Beaulieu

Printed Name Here

A handwritten signature in black ink that reads "Brian & Debra Beaulieu".

Signature of Property Owner(s)

12/16/25

Date

AGENT(S)

Justin Daigneault - Granite Engineering, LLC

Printed Name Here

A handwritten signature in black ink that reads "Justin Daigneault".

Signature of Agent(s)

12/16/2025

Date

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.

REQUIRED ATTACHMENTS:

- Abutters List (from <https://www.axisgis.com/LaconiaNH/>)
- Envelopes and Certified Mail Receipts (Filled out for all abutters)
- Plot Plan (Showing dimensions of proposed building, setback requirements, and encroachments into any setbacks.)

A variance is requested from article 235-19 section F(2)(b) of the Zoning Ordinance to permit _____
Encroachment of 81 square feet of a raised deck into the 50' setback from Lake Winnipesaukee _____

Facts in support of granting the Variance:

1. Granting the variance would not be contrary to the public interest because:

See attached narrative.

2. If the variance were granted, the spirit of the ordinance would be observed because:

See attached narrative.

3. Granting the variance would do substantial justice because:

See attached narrative.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

See attached narrative.

5. Unnecessary Hardship

a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. 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 because:

See attached narrative.

ii. The proposed use is a reasonable one because:

See attached narrative.

-or-

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.

Facts in support of granting the Variance:

1. Granting the variance would not be contrary to the public interest because:

The proposal significantly reduces existing nonconformity within the 50-foot Lake Winnipesaukee waterfront setback. The existing development includes approximately 2,495 square feet of house and deck area within the setback. The proposed redevelopment relocates the residence entirely outside the setback, with only approximately 81 square feet of deck encroaching into the setback that was not previously encroached. This results in a substantial reduction of structural encroachment, improved shoreline conditions, and increased consistency with shoreland protection goals, thereby serving the public interest.

2. If the variance were granted, the spirit of the ordinance would be observed because:

The intent of Article 235-19, Section F(2)b is to protect Lake Winnipesaukee by limiting structural development close to the shoreline. The proposed project advances this intent by eliminating existing structures within the setback and replacing them with a conforming residence that substantially increases the setback distance of the primary structure from the lake. The limited deck encroachment represents a minimal and reduced impact compared to existing conditions and maintains the ordinance's protective purpose.

3. Granting the variance would do substantial justice because:

Granting the variance allows the applicant to modernize and improve the property while significantly reducing existing encroachments into the shoreline setback. Denial would perpetuate or incentivize continued use of outdated, nonconforming structures rather than encouraging redevelopment that improves compliance. The benefit to the applicant is proportionate and reasonable, while the public benefits from improved setback compliance and shoreline protection.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

The proposed redevelopment replaces multiple older structures with a single, code-compliant residence that is set farther back from the shoreline than existing conditions. This reduction in visual clutter and improvement in site layout is consistent with surrounding residential development patterns and is expected to enhance, rather than diminish, neighborhood character and property values.

5. Unnecessary Hardship:

- a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

The lot is constrained by its shoreline location, existing nonconforming development, and established building footprint patterns predating current zoning regulations. These conditions limit the ability to redevelop the property in full conformity without some encroachment. Strict application of the setback requirement would prevent reasonable redevelopment that substantially reduces nonconformity and improves compliance with current standards.

- i. 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 because:

Applying the 50-foot setback strictly to prohibit a minor deck encroachment, while allowing significantly larger existing encroachments to remain, does not further the ordinance's underlying public purpose. The proposed redevelopment materially advances shoreline protection goals by reducing encroachment area by over 90 percent, and denying the variance would not result in additional meaningful public benefit.



ZONING & PLANNING BOARD APPLICATION FEES

Adopted by City Council 2/10/2020

www.cityoflaconianh.org

Application Type †	Basic Fee*	Additional Fees*	
Administrative Review	\$125.00	None apply	
Administrative Review Short Term Lodging Permit	\$250	Permit must be renewed every 2 years, fee authorized at that time.	
Minor Site Plan Committee (MSPC), Minor Site Plan or Change of Use between 5,000 and 10,000 SF#	\$100.00	None apply	
Planning Board Basic Site Plan, Site Plan Amendment or Change of Use over 10,000 SF#	\$200.00	Construction of new commercial structures, and additions	+ \$50 per each 1,000 SF# of new structure footprint
		Construction of new <u>industrial</u> structures and additions	+ \$30 per each 1,000 SF# of new structure footprint
		Construction of new residential units	+ \$50 per unit
		Principal Outdoor Uses	+ \$100 per acre (or portion over .5 acre) of developed area
		Parking or paving	+ \$20 per 1,000 SF#
Basic Subdivision (of Lots or Sites)	\$200.00	For 1-3 lots/sites (includes the original lot)	\$50 per lot/site
		For over 3 lots/sites (including original lot)	\$75 per lot/site
		Lot Line Adjustments	\$50 for each adjustment between every two lots
		Boundary Line Agreements	\$50 for each adjustment between every two lots
Basic Site Plan for establishment or expansion of parking lots over 25 spaces	\$500.00	None apply	
Design Review	\$100.00	None apply	
Conceptual Review	No Fee	None apply	
As-built Site Plan	\$100.00	None apply	
Miscellaneous Items/Fees			
Request for a continued hearing		\$25.00 for the first request, \$50. for each request after	
Request for extension of approval		\$25.00 for the first request, \$50. for each request after	
Request for Street Acceptance		\$100.00 Flat fee	
Conditional Use Permits		\$100.00 Per requirement	
Zoning Petitions	\$100.00		
Zoning Applications, Zoning Re-Hearings	\$125.00 ✓		
Lot Merger Applications	\$25.00		
Sign Permits	\$30.00 per sign		
Banner Sign Permits	\$50.00 per banner per week		
After-the-fact Applications		\$500 or double the regular application fee, whichever is greater, plus the normal application fee	
Abutter Notification	7x10 = \$70	\$10 per abutter, includes postal fees. Applicants wishing to pay the postal fees will be credited that amount. Applicant must prepare the mailing envelopes including affixing certified slip (return receipt not required).	
Recording Fees		Make payable to Belknap County Registry of Deeds – amounts will vary depending on what is being recorded	

*Application fees do not include recording fees.

†Submission of an application fee must accompany a complete application in order for that application to be placed on an agenda for review and/or public hearing.

Brian & Debra Beaulieu
278 Dockham Shore Rd.
Gilford, NH 03249

166-269-44

DUDLEY BETTE A TRUST/TRUS
32 WENTWORTH COVE RD
LACONIA, NH 03246

166-269-28

HOMSI RICHARD
84 SUMMIT AVE
LACONIA, NH 03246

167-270-2

LEPINE PHILIP J TRUST/TRU
60 SUMMIT AV
LACONIA, NH 03246

166-270-27.2

RAHILLY DEBRA A
18 VERA RD
MIDDLETON, MA 01949

166-269-43

Consultants

Granite Engineering, LLC
150 Dow Street, Tower 2, Suite 421
Manchester, New Hampshire 03101

Marquis Contracting Group
717 Daniel Webster Highway
Merrimack, NH 03054

OWNER AFFIDAVIT

I, Debra Beaulieu, hereby authorize Granite Engineering, LLC to submit local, state, and federal land use applications on my behalf, as they relate to the redevelopment of the property situated at 17 Wentworth Cove Road, Laconia NH and referenced on Tax Assessor's Map 167 Lot 269-1. Further, I authorize Granite Engineering, LLC to aid in the representation of said permits, as required, before the City of Laconia and the State of New Hampshire.



Debra Beaulieu
17 Wentworth Cove Road
Laconia, NH 03246



GRANITE ENGINEERING, LLC

civil engineering • land planning • municipal services

December 19, 2025

City of Laconia Zoning Department
Scott Pelchat
Zoning Tech
45 Beacon Street E
Laconia, New Hampshire 03246

RE: 17 Wentworth Cove – ZBA Variance Application
Tax Map 269 Lot 1
17 Wentworth Cove Road
Laconia, NH
GE#2410221

Dear Mr. Pelchat,

Enclosed, please find an executed application and associated supporting material for the above referenced project, for an anticipated Zoning Board hearing on January 20, 2026.

Brian & Debra Beaulieu (Applicant) proposes to raze an existing single-family residence and construct a new single-family residence located at 17 Wentworth Cove Road in Laconia, NH (Tax Map 269 Lot 1). The property is located within the SFR & Shoreland Protection Overlay District.

The property includes an Application to the ZBA for a variance request for encroachment into the 50' waterfront setback. The existing development includes approximately 2,495 square feet of house and deck area within the setback. The proposed redevelopment relocates the residence entirely outside the setback, with only approximately 81 square feet of deck encroaching into the setback that was not previously encroached.

We are pleased to submit the following items for consideration in relation to this project:

1. One (1) copy of an Executed Zoning Board Variance Application with supporting narrative;
2. One (1) copy of the Zoning Application Fees
3. One (1) copy of certified list of abutters
4. One (1) copy of a Signed Owners and Applicant Affidavit;
5. One (1) set of envelopes with postage for use in abutter notification;
6. One (1) full size copies of the plans;
7. Checks to cover the various application fees calculated as follows:

Variance Request	= \$125.00
Abutter Notification	
5 Abutter x \$10	= \$50
<u>2 Owner/Applicant/Consultants x \$10</u>	<u>= \$20</u>
Check # 544	\$195.00

If you need any further information or if you have any questions, don't hesitate to contact this office.

Best Regards,

A handwritten signature in black ink, appearing to read "Justin Daigneault".

Justin Daigneault
Project Manager

REVISIONS		COMMENTS	PROJECT SUBMITTAL	BY
No.	DATE		1/20	2/20
1	9/26/2025		NH05 SHORELAND COMMENTS	2/20

OWNER: BRIAN & DEBRA BEAULEAU
17 WENTWORTH COVE ROAD
LACONIA, NH 03246
APPLICANT: BRIAN & DEBRA BEAULEAU
17 WENTWORTH COVE ROAD
LACONIA, NH 03246

**GRANITE
ENGINEERING**
civil engineering • land planning •
municipal services
150 Dow Street, Tower 2, Suite 421
Manchester, New Hampshire 03101
603.518.8030
www.GraniteEng.com

STAMP:

LOCATION: TAX MAP 167 LOT 269-1
17 WENTWORTH COVE ROAD
LACONIA, NEW HAMPSHIRE
BELKNAP COUNTY

PROJECT: 17 WENTWORTH COVE

TITLE: EXISTING
CONDITIONS PLAN

PROJECT No. DATE: 24-1022-1 AUGUST 15, 2025 SCALE: 1"=10'



REVISIONS		COMMENTS	PROJECT SUBMITTAL	BY
No.	DATE		1/20	2/20
1	9/26/2025		NH05 SHORELAND COMMENTS	2/20

OWNER: BRIAN & DEBRA BEAULEAU
17 WENTWORTH COVE ROAD
LACONIA, NH 03246
APPLICANT: BRIAN & DEBRA BEAULEAU
17 WENTWORTH COVE ROAD
LACONIA, NH 03246

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STAMP:

LOCATION: TAX MAP 167 LOT 269-1
17 WENTWORTH COVE ROAD
LACONIA, NEW HAMPSHIRE
BELKNAP COUNTY

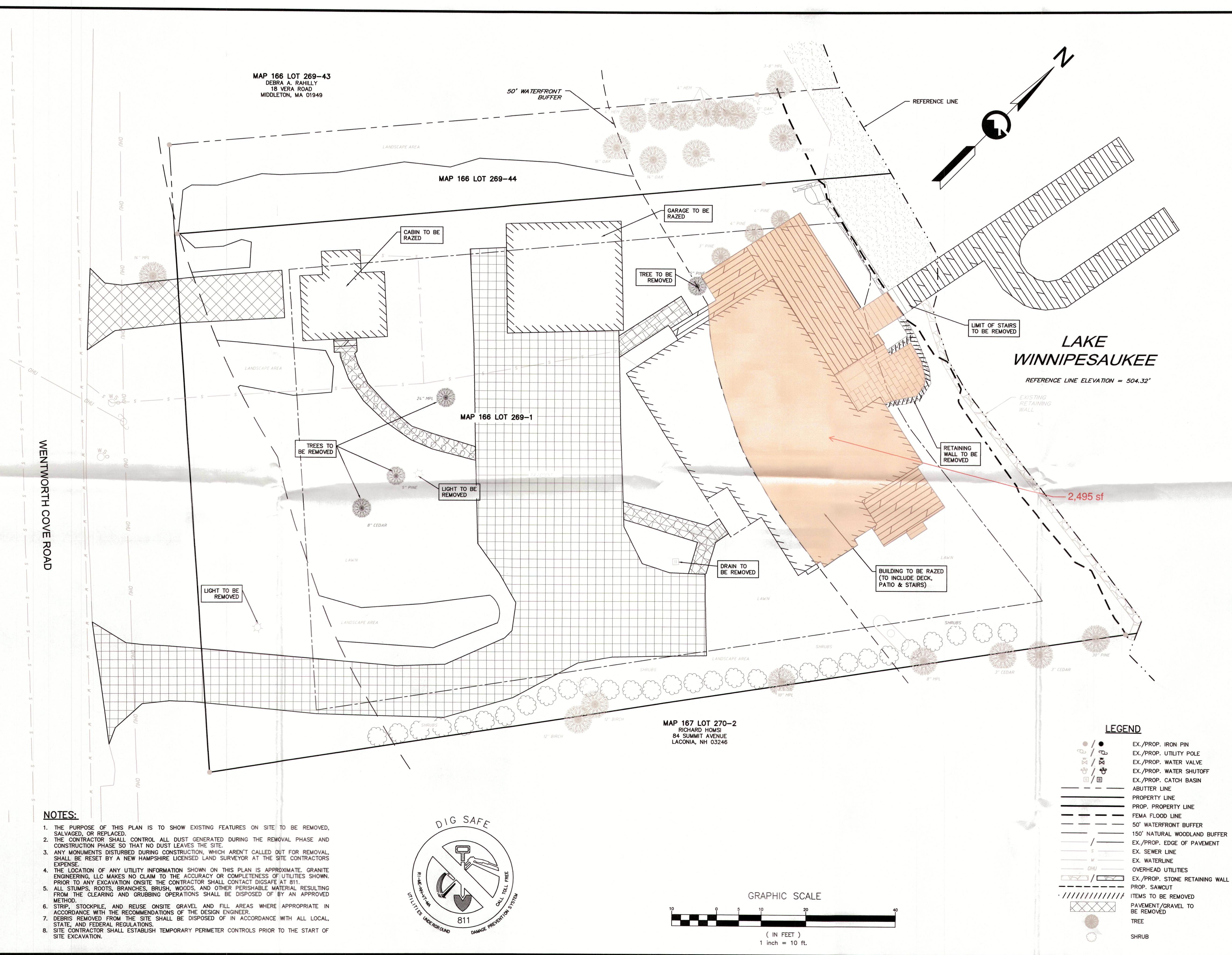
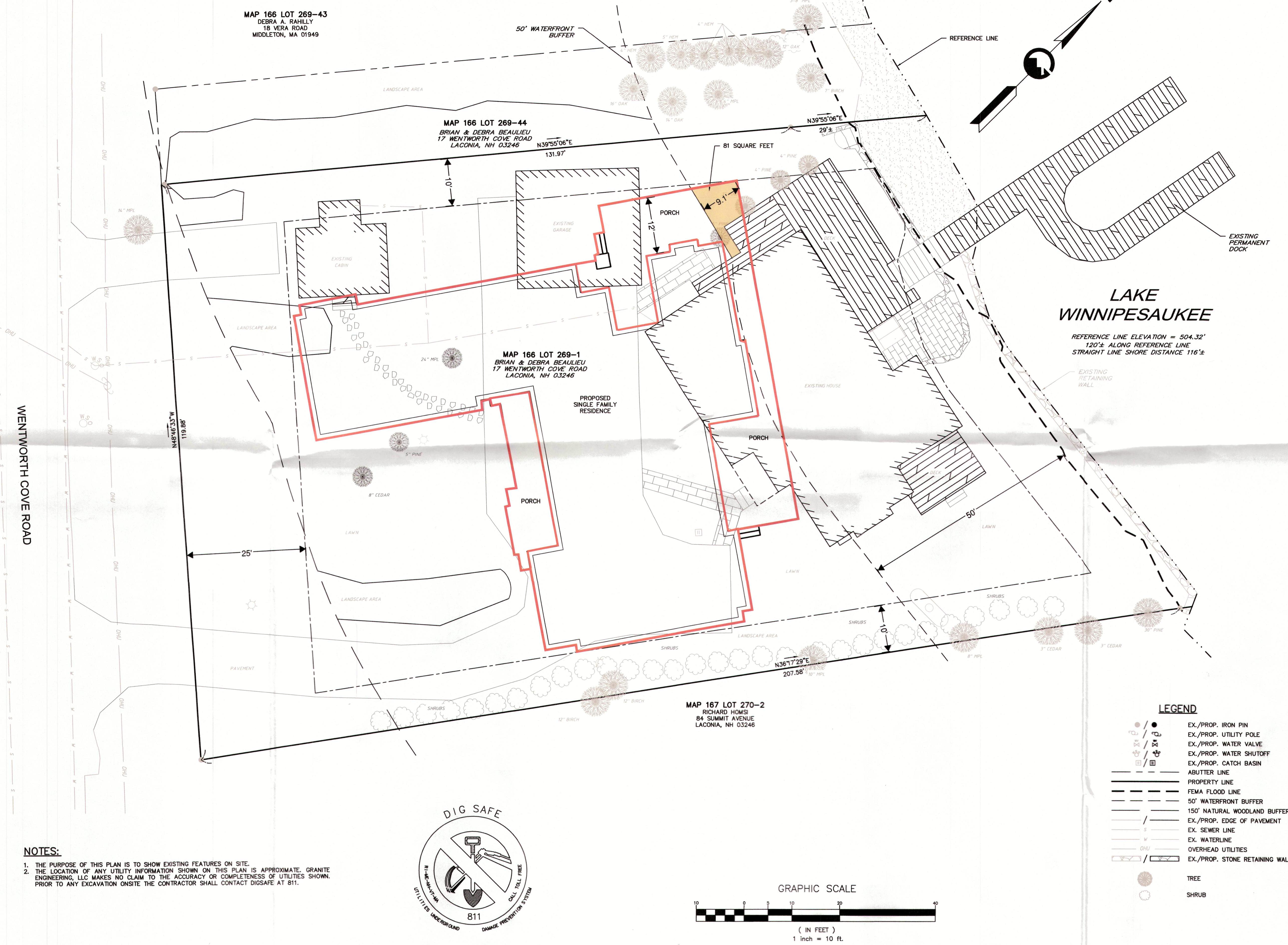
PROJECT: 17 WENTWORTH COVE


TITLE: REMOVAL
PLAN

PROJECT No. DATE: 24-1022-1 AUGUST 15, 2025 SCALE: 1"=10'

STAMP:

2 OF 5





BEAULIEU RESIDENCE
17 WENTWORTH COVE RD.
LACONIA, NH 03246

PROJECT NO.: 303
SHEET:
SITE PLAN
SP1.0

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J MAD ARCHITECTURE
275 Market Street, Suite 135
Minneapolis, MN 55405
877-795-JMAD
www.JamesMcNealArchitectureAndDesign.com

ISSUE:
2025-12-12

**Variance Request
Reply for
17 Wentworth Cove Road
Laconia, NH. 03246**

January 15, 2026

To : Laconia Planning Board Director
Rob Mora and affiliates.
45 Beacon Street East
Laconia, NH. 03246
603-527-1264

The variance request being made by Brian & Debra Beaulieu of 17 Wentworth Cove Road located in Laconia which is being presented by Justin Daigneault project manager is in full support by both property owners adjacent to this location listed below.

Chris & Deb Rahilly
27 Wentworth Cove Road
Laconia, NH. 03246
978-815-4681

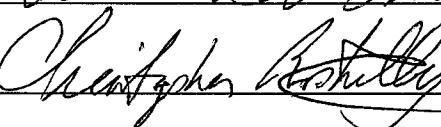
Richard Homsi
84 Summit Ave
Laconia, NH. 03246
617-538-9712

Sincerely,

Richard A. Homsi

 Date 1/15/2026

Christopher Rahilly

 Date 01/15/2026

Deb Rahilly

 Date 1/15/26

RECEIVED

DEC 30 2025

City of Laconia
Planning/Zoning

Application #: ZB2021-030
Fees Paid: \$75.00
Check #: 3619
Receipt #: _____



**ZONING BOARD OF ADJUSTMENT
SPECIAL EXCEPTION APPLICATION**

Name of Applicant: Sky View Acres, LLC, Peter Grenier, duly authorized

Mailing Address: PO Box 1926, Concord, NH 03302

Owner (If same as applicant, write "same"): Same

Mailing Address: _____

Tax Map/ Lot # (s): 255/241-02 Zoning District (s): RR1 and RR2

Street Address: 238 White Oaks Road, Laconia

OWNER AUTHORIZATIONS & STATEMENTS OF ASSURANCE:

I hereby make application to the City of Laconia for the above-referenced property (ies) and the development as described. To the best of my knowledge the information provided herein is accurate and is in accordance with the Zoning Ordinance and land use regulations of the City, except where waivers are requested. The City of Laconia Zoning Board and/or city employees are authorized to enter the property (ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at any and all meetings before the Zoning Board.

Sign as appropriate (If agent or non-person please attach certification)

NOTE: Please attach an Applicant Contact Worksheet

PROPERTY OWNER(S)

Peter Grenier, Duly authorized

Printed Name Here

A handwritten signature of Peter Grenier.

Signature of Property Owner(s)

12/18/2025

Date

AGENT(S)

John G. Cronin, Esq.

Printed Name Here

A handwritten signature of John G. Cronin, Esq.

Signature of Agent(s)

12/18/2025

Date

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.

REQUIRED ATTACHMENTS:

- Abutters List (from <https://www.axispis.com/LaconiaN1/>)
- Envelopes and Certified Mail Receipts (Filled out for all abutters)
- Plot Plan (Showing dimensions of proposed building, setback requirements, and encroachments into any setbacks.)

A Special Exception is requested for the use of a campground as specifically authorized in Zoning Ordinance, Table of Permitted Uses. Article Chap. 235 Section Attachment 2 - Table of permitted uses

Facts in support of granting the Special Exception:

a. The use requested is specifically authorized in this chapter.

Please see attached

b. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

Please see attached

c. The requested use will not overload any public water, drainage or sewer system or any other municipal system, nor will there be any significant increase in stormwater runoff onto adjacent property or streets.

Please see attached

d. The requested use will not create excessive demand for municipal police, fire protection, schools or solid waste disposal services.

Please see attached

e. Any special provisions for the use as set forth in this chapter are fulfilled.

Please see attached

f. The requested use will 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.

Please see attached

g. The proposed location is appropriate for the requested use.

Please see attached

h. The requested use is consistent with the spirit and intent of this chapter and the Master Plan.

Please see attached

SPECIAL EXCEPTION ATTACHMENT

Sky View Acres, LLC (the “Applicant”) seeks a special exception to develop a campground for recreational vehicles on 238 White Oaks Road, Laconia, New Hampshire (“Property”). The Property is 10.63 acres within the Residential Rural District (RR1) and the Residential Rural Corridor District (“RR2”). The majority of the Property, fronting on White Oaks Road, is located in the RR2 Zoning District. The rear section of the Property is located in the RR1 Zoning District. The Property currently has a house on it that is in a state of disrepair.

The Applicant initially proposed to develop the Property as a colonial style village of duplexes with circular driveways. The initial development plan included 11 structures with 22 duplex homes. The feedback from the public and the Honorable Board was the proposal was too dense and duplex style homes were not consistent with the area. As discussed at the hearing, the Applicant and its consulting engineer returned to the drawing board to revise the project to address the concerns raised at the hearing.

The revised proposal was substantially different. The density was reduced and the homes were limited to single family residences which are consistent with the character of the neighborhood. The design remained influenced by colonial architecture in the village style consistent with early colonial development. Despite the changes and consideration that the ordinance was adopted prior to the extension of municipal sewer, select neighbors indicated their intent to oppose the revised proposal. Based on these comments and the clear indication that the neighbors do not want housing on the Property, the Applicant has changed course.

The Applicant heard the concerns regarding traffic and year-round homes. In place of houses, the Applicant is proposing to build a campground for recreational vehicles. The proposed campground will be a vacation spot for those looking to rent a pad for their recreational vehicle. The proposed campground will include a pool and other amenities for the campers. The Applicant seeks a special exception for the campground which is an attempt for the Applicant to address the concerns of the neighbors while exercising its right to make reasonable use of its property.

RELIEF REQUESTED

235 - Attachment 2 - Table of Permitted Use – Campground, RV/Tent – Special Exception

SPECIAL EXCEPTION ELEMENTS

1. The use is specifically authorized by this chapter:

The proposed campground, RV/tent use is authorized in the RR1 and RR2 zones by special exception as stated in Section 235, Attachment 2:5.

2. The requested use will not create undue traffic congestion or impair pedestrian safety:

The proposed recreational vehicle campground will not create undue traffic congestion or impair safety. The Applicant will provide a traffic generation memo on or before the day of the meeting in order to show the estimated traffic caused by the campground. The intent of the proposed park is to be a place where campers may stay on-site and enjoy the pool and other amenities. Further, the Property will be used seasonally, limiting when cars will be coming and going.

3. The requested use will not overload any public water, drainage or sewer system or any other municipal system, nor will there by any significant increase in stormwater runoff onto adjacent property or streets:

The campground will not overload any public water, drainage or sewer system or other municipal system. Since the creation of the RR1 and RR 2 Districts, the City of Laconia has expanded its municipal sewer which is now available to service the Property. The Property will also be serviced by a community water system. The Property will have adequate drainage for the proposed use as required by local and state regulation.

4. The requested use will not create excessive demand for municipal police, fire protection, schools or solid waste disposal services:

The proposed campground is intended to be a place where camping enthusiasts will want to relax and enjoy the rural character of Laconia. The purpose of the campground is to provide a nice experience to all campers. The campground is unlikely to create an excessive demand for municipal police or fire protection. The Applicant will provide solid waste disposal sites as required by ordinance, and all services needed to maintain a clean campground and protect the environment. Because the campground cannot be a permanent residence for the campers, it will not add new students to the schools.

5. Any special provisions for the use as set forth in this chapter are fulfilled:

The Applicant will fulfill any and all special provisions that apply to the campground including but not limited to dimensional requirements.

6. The requested use will not create hazards to the health, safety or general welfare of the public, not be detrimental to the use of or out of character with the adjacent neighborhood.

The campground will be a self-contained seasonal community. The Applicant is proposing to build a community for people looking to vacation in the Lakes Region in a relaxing location. The campground will have municipal sewer and a community water supply. The applicant will provide a traffic report with information regarding any impact on the local traffic patterns.

The campsite will be buffered from the abutting properties by a tree line to ensure privacy. The proposed use will not be out of character with the neighborhood because the Property is a 10.63-acre parcel. Campsites are common in rural areas. Additionally, the Property abuts a condominium association and is in close proximity to the Daniel Webster Highway. The overall area around the Property is not strictly single-family homes. Further, there is another campground about two miles from the Property off of White Oaks Road.

7. The proposed location is appropriate for the requested use:

The Property is appropriate for a campground because it is large enough to provide a reasonable number of sites and amenities while maintaining buffers from the abutting properties. The Applicant is proposing a campsite with a pool, dog park, multi-use athletic courts, kids play area, event pavilion, general store, and even on-site laundry. All of these amenities will likely keep many campers on-site for the majority of their stay or at least limit their traveling. When campers do leave, they are close to Paugus Bay and various stores and restaurants which will be a benefit to Laconia's businesses.

The Applicant has made a number of attempts to find a productive use of the Property. The Applicant has heard the concerns of the neighbors and changed its plans to address the concerns multiple times now. This latest proposal is meant to make the highest and best use of the land without overly burdening the neighbors. The seasonal use will provide additional tourism to the area while allowing for times that the Property is not in use.

8. The requested use is consistent with the spirit and intent of this chapter and the Master Plan.

The campsite is consistent with the spirit and intent of the chapter of the Zoning Ordinance because it is a use that is not uncommon in rural areas. The Property is unique because of its proximity to local businesses but it is in a rural zone. The Applicant is attempting to balance the desires of the neighbors with its reasonable use of the Property.

The Laconia Master Plan notes that one guiding principal is that "Laconia will be an attractor for a vibrant citizenry of all ages, and seasonal and full-time residents." Master Plan Page 4 (Adopted May 8, 2018). The proposed campground helps Laconia meet this principal by allowing campers to enjoy Laconia on a seasonal basis. Seasonal residents will patronize local businesses and be a boost to the local economy without adding students to the schools.

LETTER OF AUTHORITY/PERMISSION

The undersigned, being the owner of the property known as 238 White Oaks Road, Map 255, Lot 241-2, hereby grants authority and consent to attorneys at Cronin, Bisson & Zalinsky, P.C. to sign and file ZBA and Planning Board applications and any related materials on my behalf and deliver the same to the Town of Laconia, represent me at any hearing(s) concerning these applications, and perform all other necessary actions in connection with such applications.



Signature

12-18-2025
Date

Peter Grenier,
Duly Authorized for Skyview Acres, LLC



100 feet Abutters List Report

Laconia, NH
December 18, 2025

Subject Property:

Parcel Number: 255-241-2
CAMA Number: 255-241-2
Property Address: 238 WHITE OAKS RD

Mailing Address: SKYVIEW ACRES LLC
PO BOX 1926
CONCORD, NH 03302

Abutters:

Parcel Number: 255-241-1
CAMA Number: 255-241-1
Property Address: 188 WHITE OAKS RD

Mailing Address: INGRAM DEAN R 2000 REV TST/TSTEE
INGRAM SUZANNE C 2000 REV
TST/TSTEE
188 WHITE OAKS RD
LACONIA, NH 03246

Parcel Number: 255-241-3
CAMA Number: 255-241-3
Property Address: 252 WHITE OAKS RD

Mailing Address: JOYCE GLENN & MARGO 2022 TRUST
JOYCE GLENN C & MARGARITE L
TRUSTEES
252 WHITE OAKS RD
LACONIA, NH 03246

Parcel Number: 255-241-4
CAMA Number: 255-241-4
Property Address: 255 WHITE OAKS RD

Mailing Address: BIRD IAN M & SAPACK MARY A
255 WHITE OAKS RD
LACONIA, NH 03246

Parcel Number: 255-241-5
CAMA Number: 255-241-5
Property Address: 235 WHITE OAKS RD

Mailing Address: EMERY ALEX G & GAIL P 2004 TRUST
EMERY GAIL P TRUSTEE
235 WHITE OAKS RD
LACONIA, NH 03246

Parcel Number: 255-241-6
CAMA Number: 255-241-6
Property Address: 209 WHITE OAKS RD

Mailing Address: RAY FRANCINE M
209 WHITE OAKS RD
LACONIA, NH 03246

Parcel Number: 255-241-7
CAMA Number: 255-241-7
Property Address: 201 WHITE OAKS RD

Mailing Address: GREENWOOD DANIEL BORDEAU
MIKAYLA
201 WHITE OAKS RD
LACONIA, NH 03246

Parcel Number: 255-241-8
CAMA Number: 255-241-8
Property Address: 191 WHITE OAKS RD

Mailing Address: WIRTH JULIE RAE
191 WHITE OAKS RD
LACONIA, NH 03246

Parcel Number: 254-248-8
CAMA Number: 254-248-8.010
Property Address: 257 WEIRS BY #10

WOODWORTH WILDER LEE & PAMELA
SUSAN
257 WEIRS BV #10
LACONIA, NH 03246

Parcel Number: 254-248-8
CAMA Number: 254-248-8.010
Property Address: 257 WEIRS BV #35

DOMO IN AETERNUM REV TRUST
ARRIGHI ROBERT & JOLENE A
TRUSTEES
14 BRIDGET CR
GILFORD, NH 03249

Parcel Number: 254-248-8
CAMA Number: 254-248-8.010
Property Address: 257 WEIRS BV #17

OCONNOR PATRICIA A & MARK F
2403 PHEASANT CREEK LN
PEABODY, MA 01960



www.cai-tech.com

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are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Verified 9/23/2025

Page 1 of 1

Abutters List Report - Laconia, NH

ABUTTER LIST

PAGE 2

Parcel Number: CAMA Number: Property Address:	254-248-8 254-248-8.016 257 WEIRS BV #16	LINDSEY CHRISTOPHER T & LYNNE 182 STONINGTON DR MANCHESTER, NH 03109
Parcel Number: CAMA Number: Property Address:	254-248-8 254-248-8.034 257 WEIRS BV #34	ROWLAND MICHAEL T & MARYCLAIRE E 16 SUMMER PATH WAY PEMBROKE, MA 02359
ENGINEER	BENCHMARK ENGINEERING INC 50 NASHUA ROAD, SUITE 305 LONDONDERRY, NH 03053	
ATTORNEY	JOHN G. CRONIN, ESQ. CRONIN, BISSON & ZALINSKY, P.C. 722 CHESTNUT STREET MANCHESTER, NH 03105	

SKYVIEW ACRES LLC
PO BOX 1926
CONCORD, NH 03302

SKYVIEW ACRES LLC
PO BOX 1926
CONCORD, NH 03302

OCONNOR PATRICIA A & MARK F
2403 PHEASANT CREEK LN
PEABODY, MA 01960

INGRAM DEAN R 2000 REV TST/TSTEE
INGRAM SUZANNE C 2000 REV
TST/TSTEE
188 WHITE OAKS RD
LACONIA, NH 03246

INGRAM DEAN R 2000 REV TST/TSTEE
INGRAM SUZANNE C 2000 REV
TST/TSTEE
188 WHITE OAKS RD
LACONIA, NH 03246

OCONNOR PATRICIA A & MARK F
2403 PHEASANT CREEK LN
PEABODY, MA 01960

JOYCE GLENN & MARGO 2022 TRUST
JOYCE GLENN C & MARGARITE L
TRUSTEES
252 WHITE OAKS RD
LACONIA, NH 03246

JOYCE GLENN & MARGO 2022 TRUST
JOYCE GLENN C & MARGARITE L
TRUSTEES
252 WHITE OAKS RD
LACONIA, NH 03246

LINDSEY CHRISTOPHER T &
LYNNE
182 STONINGTON DR
MANCHESTER, NH 03109

BIRD IAN M & SAPACK MARY A
255 WHITE OAKS RD
LACONIA, NH 03246

BIRD IAN M & SAPACK MARY A
255 WHITE OAKS RD
LACONIA, NH 03246

LINDSEY CHRISTOPHER T &
LYNNE
182 STONINGTON DR
MANCHESTER, NH 03109

EMERY ALEX G & GAIL P 2004 TRUST
EMERY GAIL P TRUSTEE
235 WHITE OAKS RD
LACONIA, NH 03246

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EMERY GAIL P TRUSTEE
235 WHITE OAKS RD
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MARYCLAIRE E
16 SUMMER PATH WAY
PEMBROKE, MA 02359

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209 WHITE OAKS RD
LACONIA, NH 03246

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50 NASHUA ROAD, SUITE 305
LONDONDERRY, NH 03053

WIRTH JULIE RAE
191 WHITE OAKS RD
LACONIA, NH 03246

WIRTH JULIE RAE
191 WHITE OAKS RD
LACONIA, NH 03246

BENCHMARK ENGINEERING INC
50 NASHUA ROAD, SUITE 305
LONDONDERRY, NH 03053

WOODWORTH WILDER LEE &
PAMELA SUSAN
257 WEIRS BV #10
LACONIA, NH 03246

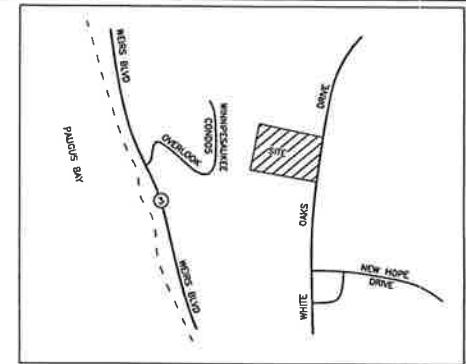
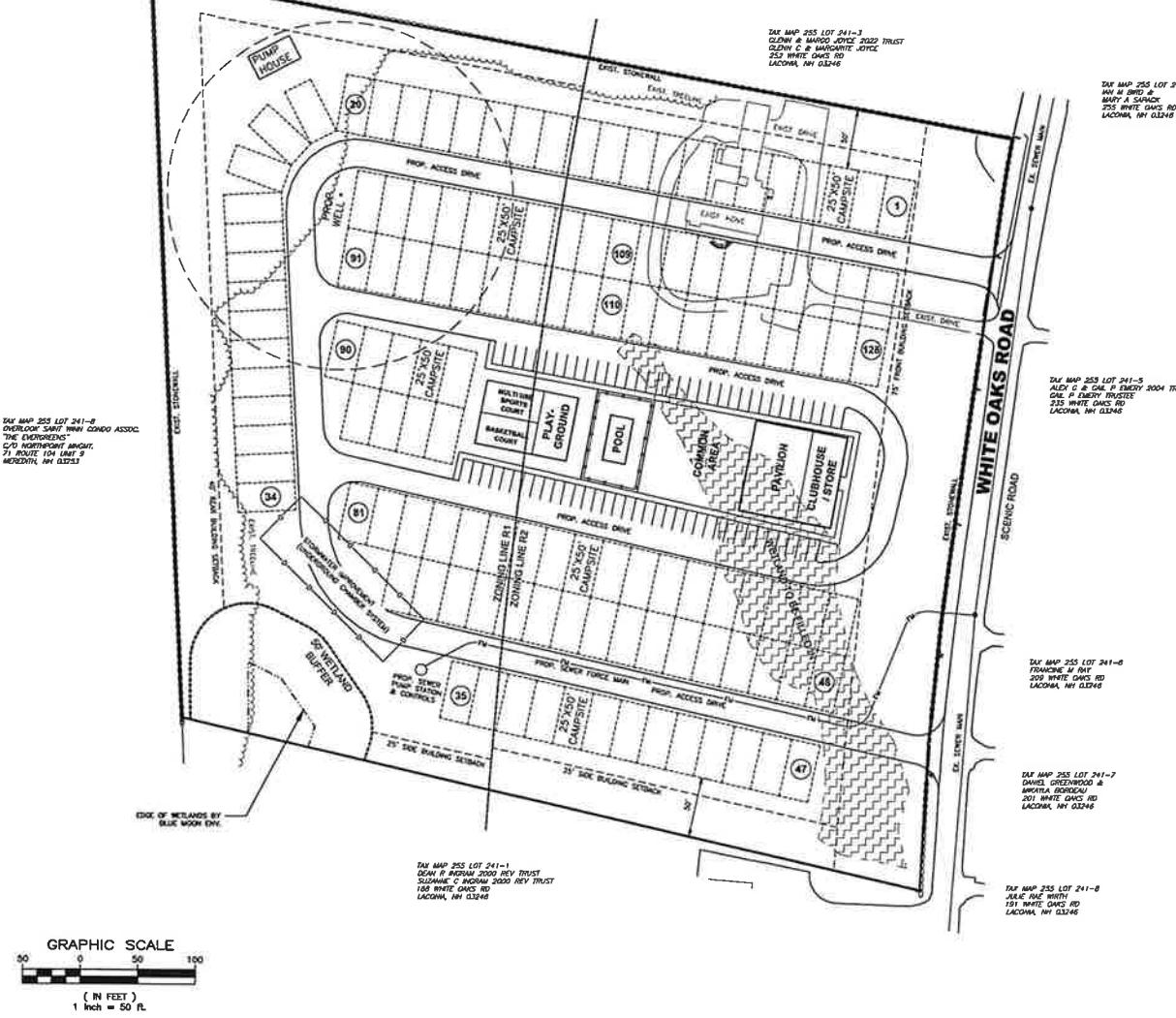
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PAMELA SUSAN
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LACONIA, NH 03246

JOHN G. CRONIN, ESQ.
CRONIN, BISSON & ZALINSKY P.C.
722 CHESTNUT STREET
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CRONIN, BISSON & ZALINSKY P.C.
722 CHESTNUT STREET
MANCHESTER, NH 03105



NOTES

- PURPOSE OF THIS PLAN IS TO SHOW PROPOSED DEVELOPMENT OF THE PROPERTY FOR THE PURPOSE OF OBTAINING A SPECIAL EXCEPTION TO ALLOW THE DEVELOPMENT OF 120 RV SITES.
- PARCEL ACREAGE = 10.63
- PARCEL ZONE = R2 & R1
- ZONING REQUIREMENTS

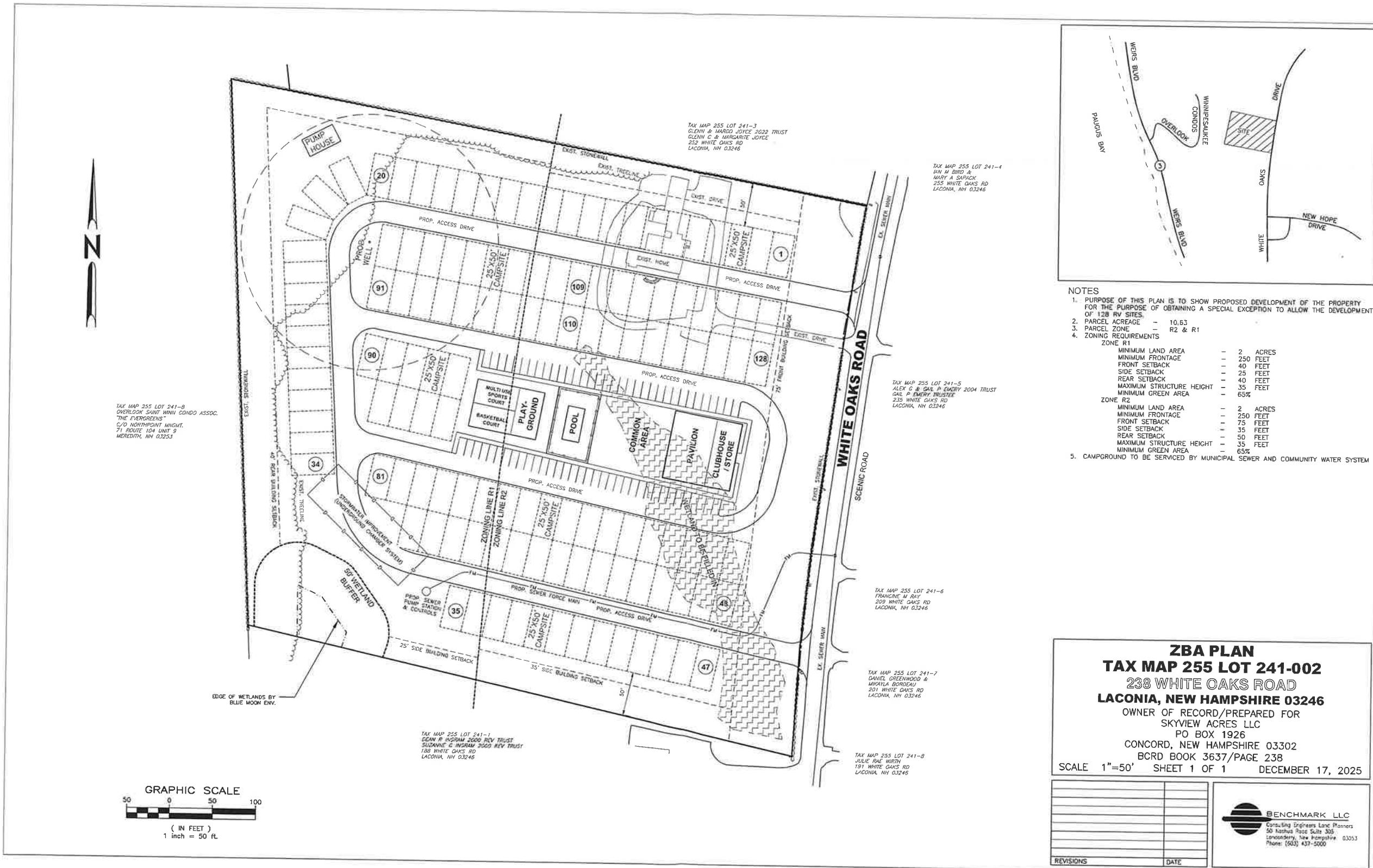
ZONE R1	MINIMUM LAND AREA = 2 ACRES
	MINIMUM FRONTAGE = 250 FEET
	FRONT SETBACK = 25 FEET
	SIDE SETBACK = 40 FEET
	REAR SETBACK = 35 FEET
	MAXIMUM STRUCTURE HEIGHT = 35 FEET
	MINIMUM GREEN AREA = 65%
- ZONE R2

MINIMUM LAND AREA = 2 ACRES
MINIMUM FRONTAGE = 250 FEET
FRONT SETBACK = 75 FEET
SIDE SETBACK = 35 FEET
REAR SETBACK = 35 FEET
MAXIMUM STRUCTURE HEIGHT = 35 FEET
MINIMUM GREEN AREA = 65%
- CAMPGROUND TO BE SERVICED BY MUNICIPAL SEWER AND COMMUNITY WATER SYSTEM

ZBA PLAN
TAX MAP 255 LOT 241-002
238 WHITE OAKS ROAD
LACONIA, NEW HAMPSHIRE 03246
OWNER OF RECORD/PREPARED FOR
SKYVIEW ACRES LLC
PO BOX 1926
CONCORD, NEW HAMPSHIRE 03302
BCRD BOOK 3637/PAGE 238
SCALE 1"=50' SHEET 1 OF 1 DECEMBER 17, 2025

REVISIONS	DATE

BENCHMARK LLC
Surveying Engineers Land Surveyors
50 Webster Road Suite 303
Londonderry, New Hampshire 03053
Phone: (603) 437-5000















December 18th, 2025

RE: Public Water Availability at 238 White Oaks Road

Mr. Grenier,

After reviewing the elevations of the parcel at 238 White Oaks Road, we cannot serve that property off of our "Lakeport" pressure zone, which is the closest available water. According to our tariff, we must be able to supply 35 psi to the highest fixture in the unit with our tank 1/3 full and a fire flow active. Based off of elevations alone we would only be able to supply 31 psi at ground level not factoring in fire flows, meters, backflows, etc. Our tank at 1/3 full is 702 feet and the elevation of a majority of the parcel is 630 feet. The difference between these is 72 feet and at .433 psi/ft, this comes out to the 31 psi mentioned above.

In order to supply public water to this site, a Laconia Water approved booster station would be required to create a higher pressure zone. I have attached our booster station specifications to give you an idea of what that entails.

An alternative would be to extend the water main from Lady Walsingham Way to the project via White Oaks Road, roughly 2500 feet. We would also need to investigate if the Paugus Woods booster station could take on the extra usage and upgrade as needed.

The last two options would most likely be cost-prohibitive due to booster stations costs (new or upgrades) and the length of water main needed.

If you have any further questions, please feel free to reach out.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Crawford".

Ben Crawford
Superintendent
Laconia Water Works

LACONIA WATER DEPARTMENT

POST OFFICE BOX 6146 • LAKEPORT, NEW HAMPSHIRE 03247-6146

988 UNION AVENUE • LACONIA, NEW HAMPSHIRE 03246-2567

PHONE 603-524-0901 FAX 603-528-5964

LACONIA WATER DEPARTMENT
WATER BOOSTER PUMP STATION
SPECIFICATIONS
REVISION NO. 9
May 20, 2009

1. The Laconia Water Department (LWD) shall not consider or accept a booster pumping station that services less than twenty five (25) single family residential units and services no more than 125 single family residential units. Any proposed station shall meet the following minimum standards and be submitted to LWD for approval by a registered professional engineer with experience in the design and construction of such facilities. The submittal shall be made to LWD in three (3) copies of a single complete preliminary design package. Following LWD's review and approval of the preliminary design documents, the engineer shall submit follow up submittals for final LWD approval. Construction shall not proceed without final LWD approval. Contractor shall coordinate construction with LWD to ensure LWD personnel are available to inspect the structure and equipment during construction. The cost of LWD inspection services shall be the responsibility of the contractor.
2. Pumping station structure shall be constructed of masonry or reinforced concrete materials. The station structure shall be constructed above grade; underground stations are unacceptable with the exception of underground PRV pits. They will comply with confined space entry regulations (stairs and exhaust fan). They will also be linked to LWD's SCADA system and use Ross valves for all PRV's.
3. The station structure shall be designed and constructed to minimize vandalism and blend architecturally with surrounding structures.
4. The station structure and piping shall be sized to accommodate future pumping equipment. The minimum design life shall be 25 years.
5. Standby electrical power shall be required to provide minimum fire flow pumping requirements, and shall power equipment with an automatic transfer switch. The generator will be housed in its own cabinet. The generator shall be housed inside the building. The generator will be fed by propane gas. The propane tank will be below ground. The propane tank will be provided by the developer. The system shall have muffling so as not to exceed 70 db at 20 feet.

6. All interior system piping (3 inch diameter and larger) shall be ductile iron or steel fusion bonded pipe. The steel pipe will be coated with water potable epoxy paint on both interior and exterior surfaces. Any piping under 3" shall be copper or brass. All gates will turn clockwise to open and counterclockwise to close.
7. Equipment shall have capability for local and remote pump control operations.
8. A pressure instrument shall be required (suction and discharge) and displayed on SCADA controlled " panelview ", and 4 to 20 ma output for remote radio transmission as described in item 7.
9. A reservoir elevation instrument shall be required (where applicable) and displayed on SCADA controlled " panelview ".
10. A flow measuring device such as a turbine meter or venturi tube with a minimum accuracy of 1.5% and local display with 4 to 20ma output for remote radio transmission as described in item 7 shall be required and registered in gallons.
11. Heat, ventilation, humidity control, interior lighting (fluorescent), and duplex outlets shall be required, and shall meet general commercial standards and codes. Wall insulation (R-19) and ceiling insulation (R-38) is required. The ceiling will be finished. Exterior lighting for the entry doors and driveway are to be controlled by a motion sensor. A bypass switch for the motion sensor will be located inside the station for continual lighting outside.
12. Shut-offs or isolation valves shall be required on the suction and discharge pipe of each pump. All valves shall conform to AWWA C-504 and shall be rated for a minimum 250 psi working pressure.
13. Each pump suction and discharge pipe shall include a compression type flexible coupling.
14. Non-slam wafer type check valves shall be required on each pump discharge.
15. An I-beam and trolley of sufficient capacity to accommodate the height and weight of the largest pump and motor shall be required.
16. The floor is to be pitched for drainage to reach the floor drain.
17. Doors shall be provided of adequate size to facilitate the removal of pumps and motors.
18. A 10 lb. ABC fire extinguisher will be required for fire suppression. It will be located on the interior wall next to the entry door.
19. Certified pump curves shall be required.
20. Bronze pump impellers shall be required.
21. Certified pump motor tests shall be required.
22. Three phase power will be required for the pump station with pump motors being furnished with power factor correction capacitors conforming to NEMA standards.
23. Motor control center shall be equipped with voltmeter, ammeter, wattmeter, and running time meter for each pump motor. (Phase failure / reversal protection relay shall be provided).

24. All wiring within the pump station structure shall be run in conduit and meet or exceed the requirements of the National Electrical Code. Control panels and switchgear shall comply with NEMA standards and UL specifications.
25. All surfaces of the pumping equipment including piping, valves, pumps, motors, etc., shall be cleaned to a bright metal surface and receive a protective coating of a high-build epoxy paint system. All surfaces of the pumping station structure shall be coated with durable paint systems and colors approved by the LWD.
26. Minimum pumping flow rates shall be based upon the following :
 - a. Per Capita design shall be 120 gpcd
 - b. Domestic flow shall be based on maintaining 35psi at the highest fixture served or during fire flow.
 - c. Fire flow shall meet Insurance Service Office (ISO) criteria.
27. Recommended pump scheme :
 - a. One variable speed jockey pump to maintain constant pressure.
 - b. Two variable speed service pumps sized at 100% peak hourly flow
 - c. One variable speed fire pump sized as required.
28. Pump management and operational logic shall be controlled by a PLC (Programmable Logic Controller) for constant speed pumps and coupled to a PID (Programmable Integral Derivative) for control of variable speed pumps, as described in item 28. the control system shall have full local and remote (radio telemetry) capability. A written description of the pump system control logic shall be provided including up and down sequencing of pumps, automatic shutdown, pump failure conditions, etc.
29. Pumping station shall be equipped with Allen Bradley SLC 503 or higher controlled SCADA operations system. This equipment shall be compatible and integrated with the LWD primary telemetry system (located at the Water Treatment Plant) using MDS radios and relay system. All costs associated with PLC programming, Intellution I-FIX programming and graphics generation, licensing and proposed operations shall be the contractors responsibility, including the cost per channel for all alarms that will be tied into LWD's auto dialer alarm panel, and the tags required for each function. The cost per channel will be \$156.00 and the cost for each tag will be \$9.40. The LWD shall provide the services of a systems integrator to make the necessary program and graphics modifications to the SCADA system at the Water Treatment Plant at the contractors expense. Minimum capabilities shall include local and remote monitoring and control of station pumps, status and override capability, generator status which shall be on local control, suction and discharge pressures, flow, chemical monitoring, status including no heat, high water, power failure, intrusion and smoke/fire alarms. Additional requirements for power system, reset, KW usage and other criteria may be assigned by LWD to the station, as appropriate.

30. Surge control measures shall be required. VFD's or Smart Motor Controllers (SMC) manufactured by Magnatek, Powermaster, Allen Bradley or approved equal. Secondary mechanical surge control equipment (Ross Valve) will also be required. (See spec sheet).
31. A hydro pneumatic tank(s) rated at 1.5 times the system operating pressure with a combined capacity sufficient to absorb surging conditions and maintain system pressure during low flows shall be provided.
32. A high pressure relief device such as a recirculation or a pressure relief valve (Ross) to be determined by LWD.
33. Suction and discharge water service sampling taps shall be required.
34. Suction and discharge liquid filled pressure gauges with a minimum 4.5" face with 2 lb increments shall be required.
35. All taps will be a minimum of $\frac{3}{4}$ " to prevent tuberculation problems in the sample lines.
36. A chlorine injector shall be in place on the discharge side of the pumps for future chlorination. Also to be included shall be an LMI chemical feed pump with a 10 gallon day tank, a CL17 chlorine analyzer, a sampling sink for residual testing, a wall mounted eyewash station mounted near the chlorinator, and a first aid kit. Sizing of the chemical pump to be determined by LWD.
37. Two fire hydrants shall be installed; one before the station and one after the station. They will be located within a close proximity of the pump house. They will act as a bypass if pumping water cannot be achieved.
38. An electrical meter shall be provided at a convenient exterior location in a NEMA watertight enclosure with a hasp and lock.
39. The exterior grounds shall be suitably landscaped to blend with surrounding features and paved parking for two vehicles shall be required. Ground maintenance will be the responsibility of the association.
40. The pumping station and all associated equipment shall be guaranteed for a minimum of two years. A two year maintenance bond representing 5% of the capital cost of the station shall also be provided. O&M costs shall be incurred by the association through a contract with LWD. The cost of the utilities shall be paid by the association which will include electric, gas, heat, telephone, water, and sewer.
41. All work and materials shall conform in every aspect with applicable Federal, State, and local codes.
42. One set of spare parts for critical electrical and chemical systems shall be required and kept at the pump station.
43. If the Laconia Water Department ever takes ownership and it is not located in a public right-of-way, the pumping station shall be located on a separate parcel of land with warranty deed conveyance to the Laconia Water Department. The size of the parcel shall be suited to accommodate future expansion of the station. The parcel shall be fenced to LWD approval.
44. All plans and drawings must be stamped by licensed engineer; i.e. structural, electrical, etc.

CRITICAL SPARE PARTS

ELECTRICAL (SCADA)

1 - A/B 1746-P3 POWER SUPPLY
1 - A/B DIGITAL INPUT CARD
1 - A/B ANALOG INPUT CARD
1 - A/B 24VDC POWER SUPPLY
1 - A/B 12VDC POWER SUPPLY
1 - A/B DIGITAL OUTPUT CARD
1 - A/B ANALOG OUTPUT CARD

(PART NUMBERS TO BE DETERMINED BY THE SCADA INTEGRATOR)

CHEMICAL

1 REBUILDING KIT FOR LMI CHEMICAL PUMP TO INCLUDE :

ACRYLIC HEAD
DIAPHRAGM
BALL AND SEAT CARTRIDGES
4 - FUNCTION VALVE
SUCTION AND DISCHARGE TUBING

Savanna Brunelle
Administrative Assistant
City of Laconia | Planning Department
45 Beacon Street East, Laconia, NH 03246
Phone: (603) 527-1264 | Sbrunelle@laconianh.gov

From: Patricia O'Connor <paoconnor71@outlook.com>
Sent: Wednesday, January 14, 2026 7:06 AM
To: Planning <planning@laconianh.gov>
Subject: 238 White Oaks Road proposal

EXTERNAL: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings
I have attached the certified letter regarding our comments about the proposed campground on White Oaks Road behind our property at 257 Weirs Blvd. We strongly oppose anything other than single family houses on this property. A campground is almost always associated with excess noise on weekend nights, and also campfire smoke from several sites becoming excessive.
Please consider this note a vote for NO campground.
Best regards,
Patricia and Mark O'Connor
257 Weirs Blvd
Unit 17
Laconia NH 03246
Get [Outlook for Android](#)

MEMORANDUM

93 Stiles Road, Suite 201, Salem, New Hampshire 03079 USA
800 Turnpike Street, Suite 300, North Andover, Massachusetts 01845 USA
Phone (603) 212-9133 and Fax (603) 226-4108
Email tepp@teppllc.com and Web www.teppllc.com

Ref: 1753
Subject: Traffic Assessment
238 White Oaks Road
Laconia, New Hampshire
From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
keh@teppllc.com
Date: January 9, 2026



INTRODUCTION

TEPP LLC has prepared this traffic-assessment memorandum regarding a proposed campground redevelopment at 238 White Oaks Road in the City of Laconia, New Hampshire. The project will:

- remove the existing single-family-detached dwelling unit
- remove the existing driveway intersecting the west site of White Oaks Road
- provide a campground with 128 campsites
- provide two driveways intersecting the west side of White Oaks Road

TEPP LLC anticipates that:

- available sight-distances for the White Oaks Road/proposed driveway intersections will be adequate
- the project will have no significant impact on area traffic operations
- the project will not create undue traffic congestion or unduly impair pedestrian safety

SIGHT DISTANCES AT PROPOSED DRIVEWAY

TEPP LLC conducted sight-distance analysis of the White Oaks Road/proposed driveway intersections.

The American Association of State Highway and Transportation Officials (AASHTO) has established authoritative policy for sight distances at unsignalized intersections in terms of:

- stopping-sight distance (SSD)
- intersection-sight distance (ISD)¹

SSD:²

- provides for safety
- enables a driver, on the major road, to perceive and react accordingly to a vehicle entering the major road from a minor road
- is conservative because it encompasses a wide range of brake-reaction times and deceleration rates

ISD:³

- is ordinarily greater than fundamental SSD
- may enhance traffic operations
- is not required for safety

Table 1 shows that:

Table 1. Sight-distance summary.

Intersection and View	Available Sight Distance (feet or ft) ^a	Speeds (miles per hour or mph)		
		Limit	SSD ^b	ISD ^c
White Oaks Road/Proposed North Driveway Intersection				
White Oaks Road to/from North	at least 500	35	50+	45+
White Oaks Road to/from South	at least 500	35	50+	45+
White Oaks Road/Proposed North Driveway Intersection				
White Oaks Road to/from North	at least 500	35	50+	45+
White Oaks Road to/from South	at least 500	35	50+	45+

^a Provided by Benchmark, LLC.

^b SSD design speed that available sight distance provides. AASHTO, pages 3-2 to 3-6.

^c ISD design speed that available sight distance provides. AASHTO, pages 9-35 to 9-59.

¹ AASHTO, *A Policy on Geometric Design of Highways and Streets*, 7th Edition (Washington, DC, 2018), pages 9-35 to 9-36.

² AASHTO, pages 3-2 to 3-6.

³ AASHTO, pages 9-35 to 9-59.

- White Oaks Road has a speed limit of 35 mph
- the intersections have at least 500 ft of available sight distance

Table 1 shows that available sight distances provide:

- all-season-sight distance of at least 400 ft
- design SSD for White Oaks Road approach speeds of at least 50 mph
- design ISD for White Oaks Road approach speeds of at least 45 mph

TRIP GENERATION

The Institute of Transportation Engineers (ITE) publishes trip-generation information in the authoritative *Trip Generation Manual*.⁴ This information is based on empirical data for a variety of land uses including:

- land use 210, single-family-detached housing, based on dwelling units⁵
- land use 416, campground/recreational vehicle park, based on campsites⁶

Land use 416, campground/recreational vehicle park, includes information for weekdays. For weekends, TEPP LLC used trip-generation rates per campsite obtained at Cold Brook Campground in the Town of Webster, New Hampshire.⁷

Table 2 shows calculated vehicle-trips for the following:

- existing single-family-detached housing, one dwelling unit
- proposed campground, 128 campsites

Differences in vehicle-trips due to the project (total of in and out) are:

- weekday daily, 124
- weekday AM-street-peak hour, 8
- weekday PM-street-peak hour, 11
- Saturday daily, 111
- Saturday site-peak hour, 13
- Sunday daily, 68

⁴ ITE, *Trip Generation Manual*, 12th Edition (Washington DC, August 2025).

⁵ ITE, *Trip Generation Manual*, Volume 3, pages 230 to 248.

⁶ ITE, *Trip Generation Manual*, Volume 4, pages 33 to 58.

⁷ TEPP LLC, memorandum regarding Traffic Assessment, Cold Brook Campground, Webster, New Hampshire, September 9, 2008.

Table 2. Calculated trip generation.

Time Period	Vehicle-Trips								
	Existing Residential ^a			Proposed Campground ^b			Difference		
	Total	In	Out	Total	In	Out	Total	In	Out
Weekday									
Daily	9	5	4	133	67	66	124	62	62
AM-Street-Peak Hour	1	0	1	9	2	7	8	2	6
PM-Street-Peak Hour	1	1	0	12	6	6	11	5	6
Saturday									
Daily	9	5	4	120	---	---	111	---	---
Site-Peak Hour	1	1	0	14	---	---	13	---	---
Sunday									
Daily	8	4	4	76	---	---	68	---	---
Site-Peak Hour	1	0	1	11	---	---	10	---	---

^a Based on ITE, *Trip Generation Manual*, land use 210, single-family-detached housing, one dwelling unit.

^b For weekdays, based on ITE, *Trip Generation Manual*, land use 416, campground/recreational vehicle park, 128 campsites. For weekends, based on trip-generation rates per campsite obtained at Cold Brook Campground in the Town of Webster, New Hampshire.

- Sunday site-peak hour, 10

POTENTIAL TRAFFIC IMPACTS

ITE suggests that land developments generating at least 100 peak-hour vehicle trips, in the busier direction, are candidates for consideration of traffic impact analysis.⁸ Tabulated peak-hour trip generation of the proposed project is well below this national ITE level.

Tabulated differences in peak-hour trip generation due to the project are:

- eight to 13 vehicle-trips
- split by direction (in or out)
- further split by orientation (north, south, east, or west)

Tabulated peak-hour trip generation approximates the following average increases per direction on White Oaks Road north or south of the project site:

- two to four vehicle-trips
- about one vehicle-trip per 18 to 30 minutes

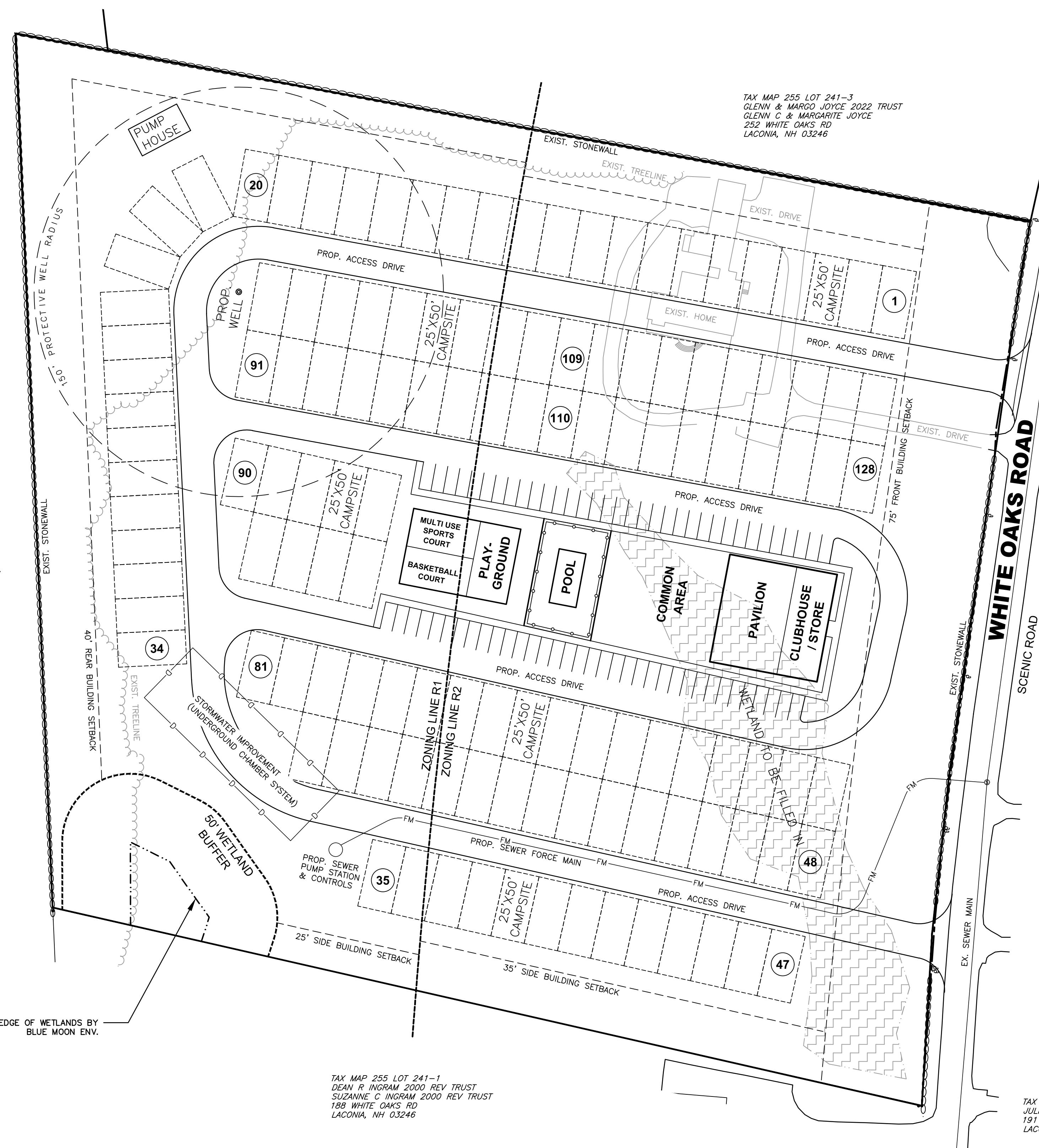
On these bases, TEPP LLC anticipates no significant area traffic impact due to the project.

CONCLUSION

TEPP LLC anticipates that:

- available sight-distances for the White Oaks Road/proposed driveway intersections will be adequate
- the project will have no significant impact on area traffic operations
- the project will not create undue traffic congestion or unduly impair pedestrian safety

⁸ ITE, *Manual of Transportation Engineering Studies* (Prentice Hall: Englewood Cliffs, New Jersey, 2000), page 144.



TAX MAP 255 LOT 241-8
OVERLOOK SAINT WINN CONDO ASSOC.
"THE EVERGREENS"
C/O NORTHPPOINT MNGMT.
71 ROUTE 104 UNIT 9
MEREDITH, NH 03253

EDGE OF WETLANDS I BLUE MOON EM

GRAPHIC SCALE

50 0 50 100

(IN FEET)

1 inch = 50 ft.

TAX MAP 255 LOT 241-
IAN M BIRD &
MARY A SAPACK
255 WHITE OAKS RD
LACONIA, NH 03246

TAX MAP 255 LOT 241-5
ALEX G & GAIL P EMERY 2004 TRUST
GAIL P EMERY TRUSTEE
235 WHITE OAKS RD
LACONIA, NH 03246

TAX MAP 255 LOT 241-6
FRANCINE M RAY
209 WHITE OAKS RD
LACONIA NH 03246

TAX MAP 255 LOT 241-7
DANIEL GREENWOOD &
MIKAYLA BORDEAU
201 WHITE OAKS RD
LACONIA, NH 03246

TAX MAP 255 LOT 241-8
JULIE RAE WIRTH
191 WHITE OAKS RD
LACONIA, NH 03246

NOTES

1. PURPOSE OF THIS PLAN IS TO SHOW PROPOSED DEVELOPMENT OF THE PROPERTY FOR THE PURPOSE OF OBTAINING A SPECIAL EXCEPTION TO ALLOW THE DEVELOPMENT OF 128 RV SITES.
2. PARCEL ACREAGE - 10.63
3. PARCEL ZONE - R2 & R1
4. ZONING REQUIREMENTS
ZONE R1
MINIMUM LAND AREA - 2 ACRES
MINIMUM FRONTAGE - 250 FEET
FRONT SETBACK - 40 FEET
SIDE SETBACK - 25 FEET
REAR SETBACK - 40 FEET
MAXIMUM STRUCTURE HEIGHT - 35 FEET
MINIMUM GREEN AREA - 65%
ZONE R2
MINIMUM LAND AREA - 2 ACRES
MINIMUM FRONTAGE - 250 FEET
FRONT SETBACK - 75 FEET
SIDE SETBACK - 35 FEET
REAR SETBACK - 50 FEET
MAXIMUM STRUCTURE HEIGHT - 35 FEET
MINIMUM GREEN AREA - 65%
5. CAMPGROUND TO BE SERVICED BY MUNICIPAL SEWER AND COMMUNITY WATER SYSTEM

A hand-drawn map showing a residential area. On the left, a dashed line labeled "PAUGUS BAY" represents a body of water. A solid line labeled "WEIRS BLVD" runs diagonally from the top left towards the bottom right. A circular marker with the number "3" is located on this road. A curved road labeled "OVERLOOK" branches off from the main road. A curved road labeled "Winnipesaukee CONDOS" branches off from the "OVERLOOK" road. On the right side, a solid line labeled "WHITE OAKS DRIVE" runs vertically. A curved road labeled "NEW HOPE DRIVE" branches off from this road. A shaded rectangular area labeled "SITE" is located near the bottom right. The map uses a simple line-art style with some handwritten labels.

ZBA PLAN P 255 LOT 241-002

LACONIA, NEW HAMPSHIRE 03240
OWNER OF RECORD/PREPARED FOR
SKYVIEW ACRES LLC
PO BOX 1926
CONCORD, NEW HAMPSHIRE 03302
BCRD BOOK 3637/PAGE 238
E 1"=50' SHEET 1 OF 1 DECEMBER 17

SCALE 1"=50' SHEET 1 OF 1 DECEMBER 17, 2025



RECEIVED

DEC 17 2021

City of Laconia
Planning Board

Application #: ZB2026-028
Fees Paid: \$125.00
Check #: 849
Receipt #: 711149

ZONING BOARD OF ADJUSTMENT
MOTION FOR REHEARING

Name of Applicant: SCOTT BERRY + PATRICIA MARCHETTI

Mailing Address: P.O. Box 5243, LACONIA NH 03247

Owner (If same as applicant, write "same"): NEBRON LLC (SAME PEOPLE AS ABOVE)

Mailing Address: SAME

Tax Map Lot # (s): 278-28 Zoning District (s): CR/PR1

Street Address: 43 White Oaks Rd, LACONIA NH 03246

OWNER AUTHORIZATIONS & STATEMENTS OF ASSURANCE:

I hereby make application to the City of Laconia for the above-referenced property (ies) and the development as described. To the best of my knowledge the information provided herein is accurate and is in accordance with the Zoning Ordinance and land use regulations of the City, except where waivers are requested. The City of Laconia Zoning Board and/or city employees are authorized to enter the property (ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at any and all meetings before the Zoning Board.

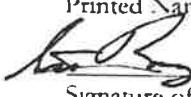
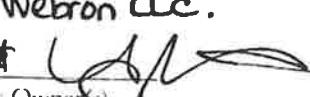
Sign as appropriate (If agent or non-person please attach certification)

NOTE: Please attach an Applicant Contact Worksheet

PROPERTY OWNER(S)

Scott Berry + Patricia Marchetti

Printed Name Here: Nebron LLC

 + 

Signature of Property Owner(s)

12-17-25

Date

AGENT(S)

Printed Name Here

Signature of Agent(s)

Date

Rehearing Request for Application #: ZB2026-022

As provided for by RSA 677:2, any party to the action or any person directly affected thereby may move for a rehearing in respect to any matter determined in the decision and must specify such grounds in the motion for rehearing. The Zoning Board of Adjustment may grant a rehearing if, in the opinion of the Board, there is sufficient reason presented in the applicant's motion for rehearing.

SUBMIT RESPONSE IN ACCORDANCE ARTICLE XI SECTION 235-69 C (7) AND RSA 677:2

DUE AT SUBMISSION

10 COPIES OF ENTIRE ZONING BOARD APPLICATION WITH REQUIRED ATTACHMENTS

Scott Berry-Patricia Marchetti / Webron LLC
43 White Oaks Rd
Laconia NH 03246
603-289-4515 & 339-222-0471 Trish@HousesByTrish.com
December 17, 2025

Zoning Board of Adjustment

Dear Members of the Zoning Board,

I am writing regarding **Application #ZB2026-022** as an abutter to the subject property located at 33 White Oaks Rd, Laconia. We are concerned about the variance that was granted on November 17th, 2025 and the impact it will have on our property.

The approved variance allows for the construction of three additional homes (refer to house lot 6 on the map) to be built significantly closer to our property boundary line. This approval directly affects our property's privacy and may negatively impact its value and overall enjoyment.

Due to an incorrect mailing address on file with the Assessor's Office, we did not receive notice of the meeting and were therefore unable to attend or voice our concerns prior to the variance being granted.

While we understand and respect our neighbor's desire to develop their property, it is equally important to consider the rights and impacts on surrounding abutters. In this case, the granted variance creates a substantial and lasting effect on our property.

For these reasons, we respectfully request that the Board reconsider the decision regarding this variance so that exhibit A is allowed and exhibit B is not granted.

Thank you for your time and consideration. We appreciate the Board's attention to this matter and the opportunity to be heard.

Respectfully,

Scott Berry and Patricia Marchetti



RECEIVED

OCT 24 2025

City of Laconia
Planning/Zoning

Application #: ZB2025-022
Fees Paid: \$205.00
Check #: 53247
Receipt #: _____

ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION

Name of Applicant: Scott Buonopane

Mailing Address: 217 Middlesex Turnpike, Burlington, Massachusetts

Owner (If same as applicant, write "same"): Daniel A. Greenhalgh

Mailing Address: 18 Tenney Road, Pelham, NH, 03076

Tax Map/ Lot # (s): 278/241/29 Zoning District (s): CR / RR-1

Street Address: 33 White Oaks Road

OWNER AUTHORIZATIONS & STATEMENTS OF ASSURANCE:

I hereby make application to the City of Laconia for the above-referenced property (ies) and the development as described. To the best of my knowledge the information provided herein is accurate and is in accordance with the Zoning Ordinance and land use regulations of the City, except where waivers are requested. The City of Laconia Zoning Board and/or city employees are authorized to enter the property (ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at any and all meetings before the Zoning Board.

Sign as appropriate (If agent or non-person please attach certification)

NOTE: Please attach an Applicant Contact Worksheet

PROPERTY OWNER(S)

Daniel Greenhalgh

Printed Name Here

Signature of Property Owner(s)

Date

AGENT(S)

Ari B. Pollack, Esq.

Printed Name Here

CB.

Signature of Agent(s)

10.23.25

Date

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.

REQUIRED ATTACHMENTS:

- Abutters List (from <https://www.axisgis.com/LaconiaNH/>)
- Envelopes and Certified Mail Receipts (Filled out for all abutters)
- Plot Plan (Showing dimensions of proposed building, setback requirements, and encroachments into any setbacks.)

DUE AT SUBMISSION:

10 COPIES OF ENTIRE ZONING BOARD APPLICATION WITH REQUIRED ATTACHMENTS

A variance is requested from article 235 section 15.C(2) of the Zoning Ordinance to permit Application of the CR District dimensional requirements for a distance of 500' from the District boundary whereas 100' is otherwise allowed (See, Exhibits A and B)

Facts in support of granting the Variance:

1. Granting the variance would not be contrary to the public interest because:

The majority of the buildable areas are located in the CR District and the surrounding areas are buffered by undevelopable wetlands.

2. If the variance were granted, the spirit of the ordinance would be observed because:

The majority of the buildable lot area is located in the CR District, which allows for higher density.

3. Granting the variance would do substantial justice because:

The resultant development will be cohesive and apply one set of standards versus a disjointed layout separated by an arbitrary zoning divide.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

The majority of the site will be single family homes built per CR District requirements, and match surrounding properties.

5. Unnecessary Hardship

a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. 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 because:

The 100' extension provision sets an arbitrary measurement which, as applied, awkwardly divides the subject parcel and would result in two different development programs on a single lot.

ii. The proposed use is a reasonable one because:

The effect of the variance would be having one set of restrictions apply to all of the buildable land as opposed to two different standards applying uniformly across the parcel.

-or-

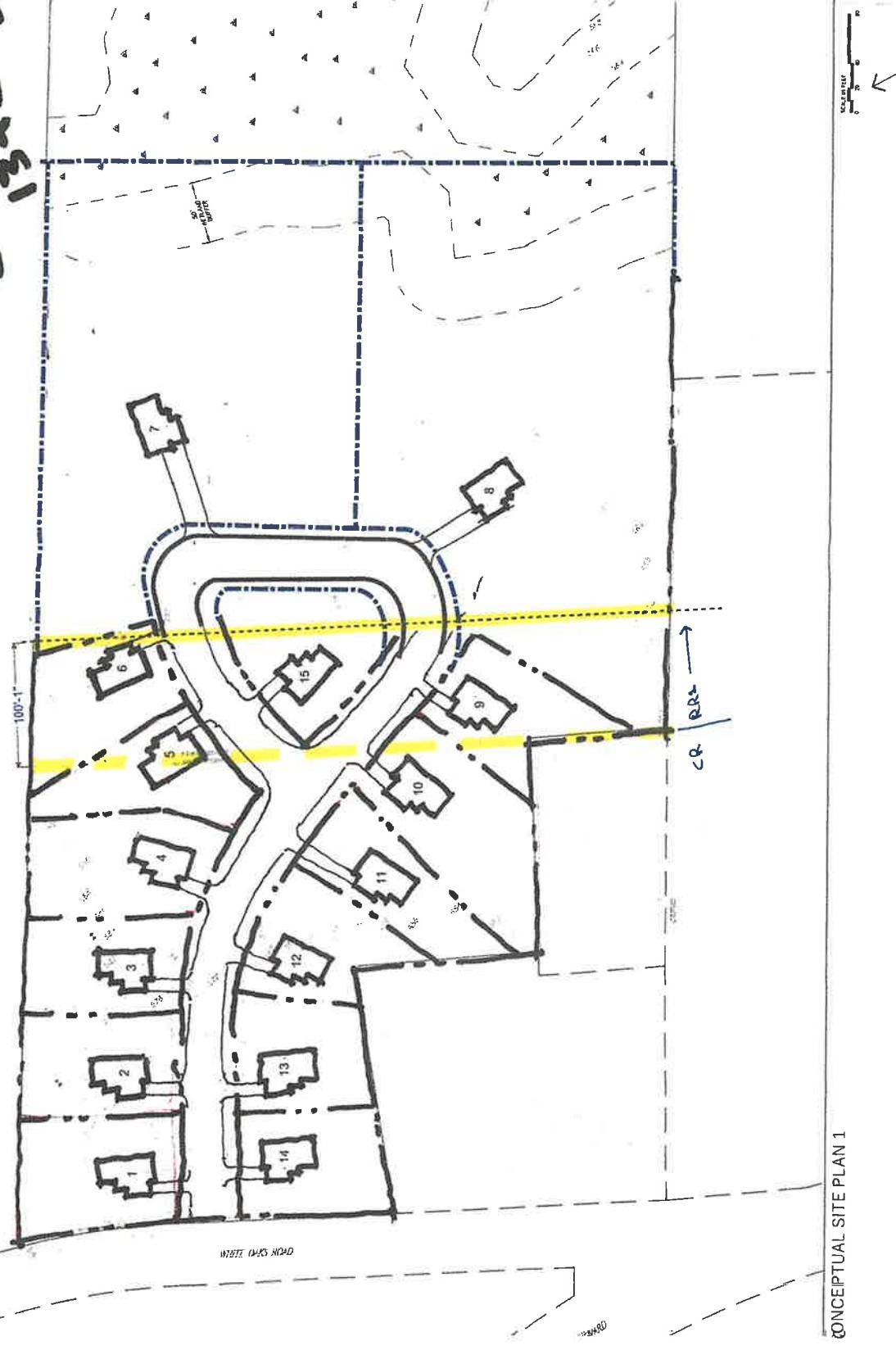
b. If the criteria in subparagraph (a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance,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

The subject property is distinguishable by size and having an area orphaned between the CR District and undevelopable wetlands. A variance is necessary to establish a uniform set of restrictions that would apply to the whole development and produce a typical residential development.

EXHIBIT A - Warrant Pursuant

33 WHITE OAKS RD
LA COCKA, NEW HAMPSHIRE

SFR PER
2013

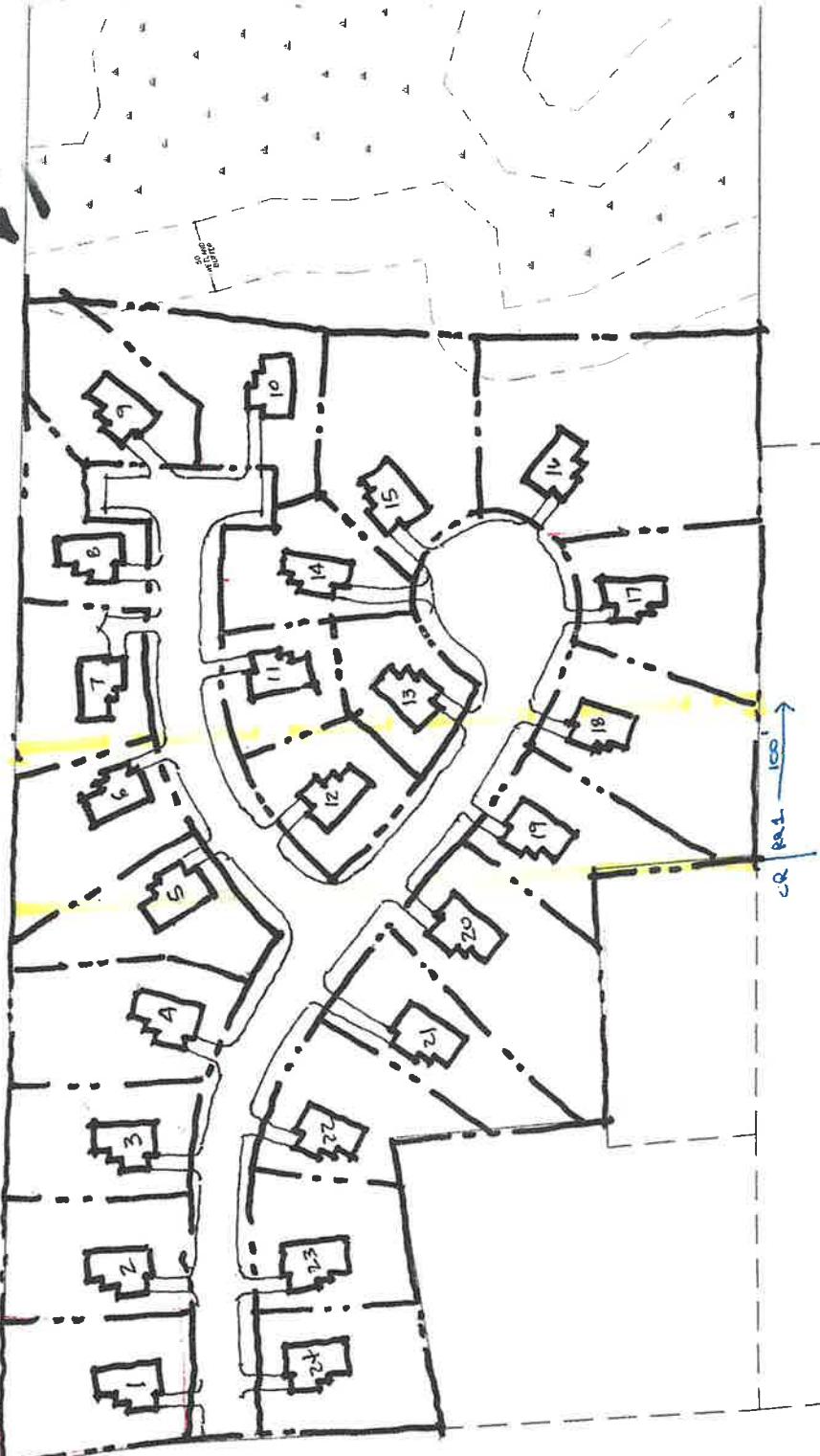


THE PRACTICAL USE OF THE BIBLICAL HISTORIES

33 WHITE OAKS RD
LACONIA, NEW HAMPSHIRE

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Wise
C. P. O. D. and
Alfreds



CONCEPTUAL SITE PLAN 1

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Tice & Bond

177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818