



City of Laconia
Zoning Board of Adjustment
Tuesday, February 21, 2023 - 6:30
PM
City Hall in the Armand A. Bolduc
City Council Chamber

1. ROLL CALL

1.I. CALL TO ORDER

2. STAFF IN ATTENDANCE

2.I. Staff In Attendance

Sheena Duncan, Conservation/ Planning Technician

Scott Pelchat, Zoning technician

3. RECORDING SECRETARY

3.I. Recording Secretary

Scott Pelchat, Zoning Technician

4. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

4.I. Acceptance Of Draft Minutes Of January 18, 2023

1/18/2023 draft minutes

Documents:

[ZBA MINUTES.PDF](#)

5. EXTENSIONS

6. 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. 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.

7.I. ZO2023-0002-65 Administrative Appeal 65 Gale Ave

Applicant Jon Steenbergen requests an Administrative Appeal of the **DENIAL** of Short-Term Lodging Permit based on lack of compliance with requirements noted under Article VII (*Supplementary Provisions*) Section M (*Short Term Lodging*) (1) (*Permitted or Prohibited in the Following Districts*) (c) (...owner occupied) [1] (...not less than 150

days out of the year).

Documents:

[ZO2023-0002AP - 65 GALE AVE.PDF](#)
[ZO2023-0002AP ABUTTERS LIST.PDF](#)
[ZO2023-0002AP RE-COMMUNICATION DEAN.PDF](#)
[ZO2022-0089 65 GALE AVE NOA.PDF](#)

7.II. ZO2023-0005VAR Lafayette St

Applicant Christopher Boldt, Esq. seeks Variance from Article III (*Districts Zoning Map*) Section 235-14 (*Districts established*) (C) (*Residential Single Family*) , Article V (*Uses*) Section 235-28 (*Uses Not Permitted*) and Attachment 2, Table 1 (*Table of Permitted Uses*) to allow for the use of “Two Family” in the Residential Single Family (RS) District where it is not allowed.

Documents:

[ZO2023-0005VAR LAFAYETTE ST. APPLICATION.PDF](#)
[ZO2023-0005VAR ABUTTERS LIST.PDF](#)
[ZO2023-0005VAR ABUTTERS NOTICE.PDF](#)

7.III. ZO2023-0006SE 485 Endicott St E #12 Seeking Special Exception

Applicant Nancy Sousa seeks Special Exception from Article XI (*Zoning Board Of Adjustment*) Section 235-70 (*Powers and duties of the Zoning Board of Adjustment*) C (*Granting of special exceptions*) (2) (*Short-term lodging*) To allow for the use of “Short Term Lodging” in a single family vacation home in a condominium cottage community, where it is allowed by Special Exception.

Documents:

[ZO2023-0006SE 485 ENDICOTT ST APPLICATION PACKAGE.PDF](#)
[ZO2023-0006SE 485 ENDICOTT ST E 12 ABUTTERS.PDF](#)
[ZO2023-0006SE EMAIL FROM LEGAL.PDF](#)
[ABUTTERS LIST.PDF](#)

7.IV. ZO2023-007VAR 8 Summer St

Applicant Randal Otis seeks Variance from Article VI (*Dimensional Standards*) Section 235-33 (*Maximum residential unit density*) to allow for a third dwelling unit on a .13-acre lot where .15 acres are required.

Documents:

[ZO2023-0007VAR APPLICATION PACKET.PDF](#)
[ZO2023-0007VAR 8 SUMMER ST.PDF](#)
[ZO2023-0007 8 SUMMER ST UPDATED TAX CARD.PDF](#)

8. OTHER BUSINESS

8.I. ZO2022-0096VAR Veterans Ave Motion For Rehearing

Applicant Jeff Robinson/ Agent Laurie Robinson seek a Motion for Rehearing of the

Zoning Board of adjustment under RSA 677:2. Section III. There will be no public comment on this issue.

Documents:

[ZO2022-0096VAR APPLICATION FOR REHEARING.PDF](#)
[ZO2022--0096 LETTER FROM JEFF ROBINSON.PDF](#)
[ZO2022-0096 EMAIL FROM JEFF ROBINSON.PDF](#)

9. 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.