

City of Laconia Minor Site Plan Committee  
Wednesday, February 26, 2020 - 2:00 PM  
City Hall - Armand A. Bolduc City Council Chamber  
AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. RECORDING SECRETARY
4. STAFF IN ATTENDANCE
5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS
  - 5.I. Acceptance Of Minutes From August 28, 2019  
*The draft minutes were sent out August 29*
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. PL2020-0022MSP; 264 & 292 Lakeside Ave; Proposal To Add 18 Sf To Connect The Two Builidngs  
  
Documents:  
  
[LAKESIDE.PDF](#)
8. OTHER BUSINESS
9. ADJOURNMENT



City of Laconia  
Minor Site Plan Application

Fees Paid <sup>\$14.76 postage</sup> \$100- Check # 3513

Application Number PL2020-0022MSP

Street Address 264 LAKESIDE AVE.

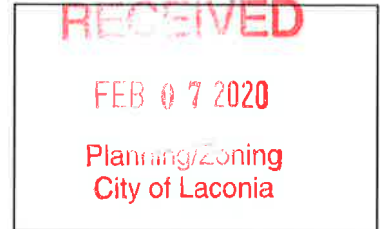
Number of Lots/Units 2

Building/Addition 1/8 Square Feet

Lot/Lots 1.5 Total Acres

Development Area \_\_\_\_\_ Acres/Square Feet

Receipt Stamp



**PARTIES INVOLVED** - Those listed below will receive Planner Reviews and Notices of Action by the Board.

Applicant Anthony Santagade PHONE \_\_\_\_\_  
ADDRESS 292 LAKE AVE FAX \_\_\_\_\_  
Laconia NH 03247 EMAIL \_\_\_\_\_

Owner 1 SAME PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_ FAX \_\_\_\_\_  
EMAIL \_\_\_\_\_

Owner 2 PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_ FAX \_\_\_\_\_  
EMAIL \_\_\_\_\_

Agent PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_ FAX \_\_\_\_\_  
EMAIL \_\_\_\_\_

**PROPERTY INFORMATION** - For multiple lots list each lot separately on an attached sheet. Check if additional sheets attached

Street Address 264 & 292 Lakeside Deed Reference: Book \_\_\_\_\_ Page \_\_\_\_\_  
Laconia NH 03247 Book \_\_\_\_\_ Page \_\_\_\_\_



Map 145 Street 127 Lot 34

Plan Reference: L \_\_\_\_\_ Plan \_\_\_\_\_

Current Use(s) \_\_\_\_\_

L \_\_\_\_\_ Plan \_\_\_\_\_

Zoning District \_\_\_\_\_

Number Acres Total \_\_\_\_\_

**PROPOSAL DESCRIPTION** - Use the space below to write a brief description of the development proposal and how it will affect the existing use of the property.

Joining Tower Hill Tavern (264 Lakeside Ave.)  
with 292 Lakeside Ave to enlarge  
the restaurant and to add a patio  
area behind 292 Lakeside with  
beer/alcohol privileges.

**NOTICE INFORMATION** - The following parties are required to be noticed (RSA 676:4 I.D.): abutters, the applicant, holders of conservation, preservation, or agricultural preservation restrictions, and every engineer, architect, land surveyor, or soil scientist whose professional seal appears on any plat. Abutters shall include any property owner, whether or not within the city limits, whose property is immediately adjacent to, across a public or private street or street right-of-way, railroad right-of way, stream or river. When multiple lots are involved abutters to all properties must be included. It is the responsibility of the agent/applicant to notify all abutters via registered mail. Envelopes are to be provided to the Planning department with postage attached.



NAME	ADDRESS	MAP/ST/LOT
SEE ATTACHED		

**APPLICATION AUTHORIZATION**

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 Planning Board, Technical Review Committee 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 Planning Board or Technical Review Committee.

Sign as appropriate. If agent's signature check here for attached certification

If non-person check here for attached certification

PROPERTY OWNER(S)

AGENT(S)

Anthony SANTAGATE  
 Print Name Here

\_\_\_\_\_  
 Print Name Here

[Handwritten Signature]  
 Signature of Property Owner(s)

\_\_\_\_\_  
 Signature of Agent(s)

1/31/20  
 Date

\_\_\_\_\_  
 Date



# 50 foot Abutters List Report

Laconia, NH  
February 07, 2020

## Subject Property:

Parcel Number: 145-127-34  
CAMA Number: 145-127-34  
Property Address: 264-290 LAKESIDE AV

Mailing Address: SHAIJAX CO LLC  
PO BOX 5412  
LACONIA, NH 03247

## Abutters:

Parcel Number: 145-127-33  
CAMA Number: 145-127-33  
Property Address: 279 LAKESIDE AV

Mailing Address: TOLIOS THEODORE & TOLIOS ERATO  
105 HYATT AV  
BRADFORD, MA 01835

Parcel Number: 145-127-35  
CAMA Number: 145-127-35  
Property Address: 292 LAKESIDE AV

Mailing Address: RUSTY SPROCKETT LLC  
PO BOX 5412  
LACONIA, NH 03247

Parcel Number: 145-127-36  
CAMA Number: 145-127-36  
Property Address: 306 LAKESIDE AV

Mailing Address: TOLIOS ERATOS MRS  
105 HYATT AVE  
BRADFORD, MA 01830

Parcel Number: 145-127-44  
CAMA Number: 145-127-44  
Property Address: 248-260 LAKESIDE AV

Mailing Address: HALF MOON ENTERPRISES INC  
PO BOX 5308  
WEIRS BEACH, NH 03247

Parcel Number: 145-217-43  
CAMA Number: 145-217-43  
Property Address: TOWER ST

Mailing Address: TRINITY UNTED METHODIST CHURCH  
PO BOX 5268  
LACONIA, NH 03247-5268



www.cai-tech.com

Data shown on this report 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 report.

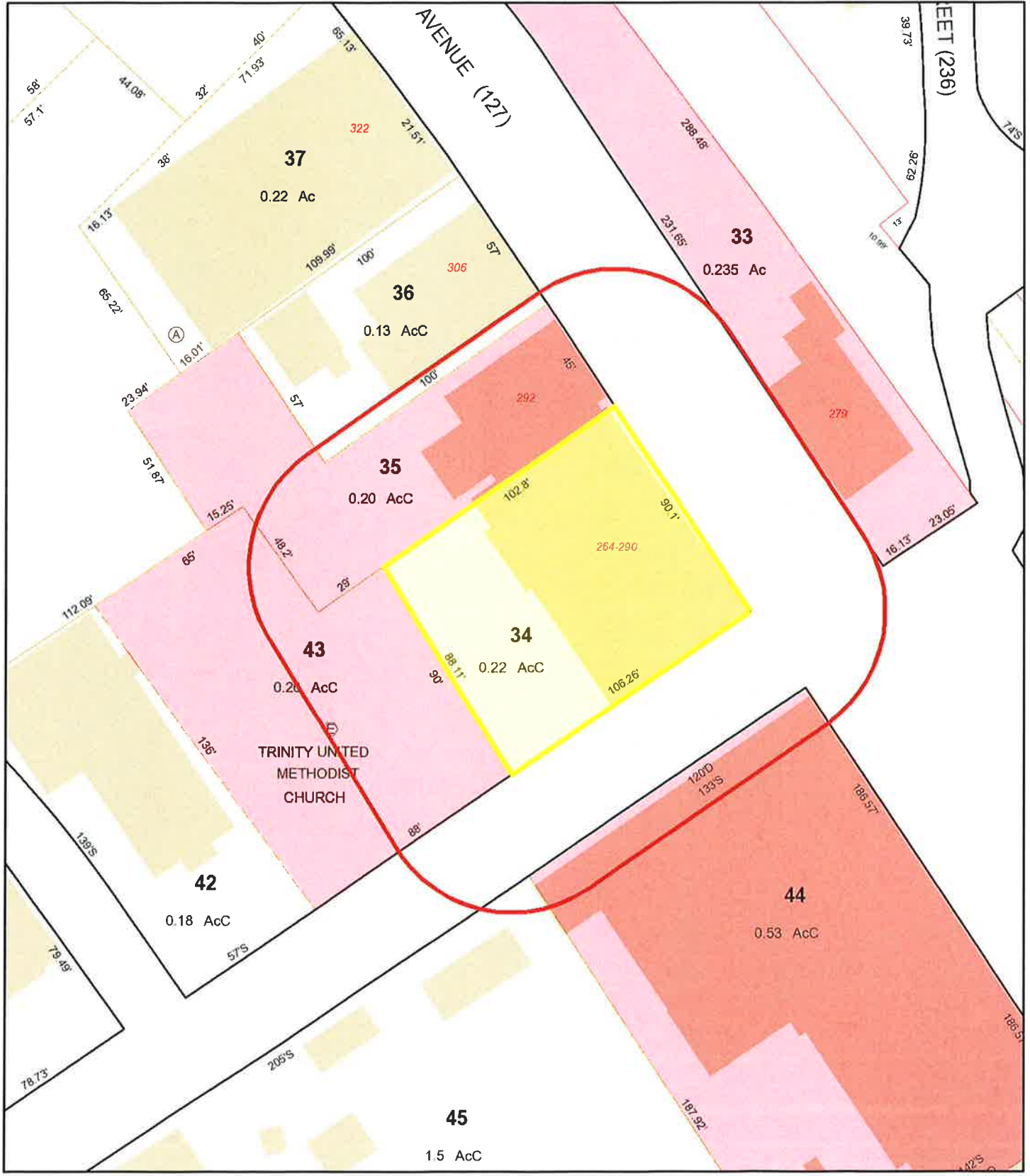


Laconia, NH

1 inch = 50 Feet



February 7, 2020



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.

### 264-290 LAKESIDE AV

**Location** 264-290 LAKESIDE AV

**Mblu** 145/ 127/ 34/ /

**Acct#** 1227

**Owner** SHAIJAX CO LLC

**Assessment** \$383,600

3187

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$298,900	\$84,700	\$383,600

**Owner of Record**

**Owner** SHAIJAX CO LLC

**Sale Price** \$0

**Co-Owner**

**Certificate**

**Address** PO BOX 5412

**Book & Page** 3225/0762

LACONIA, NH 03247

**Sale Date** 03/13/2019

**Instrument** 40

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHAIJAX CO LLC	\$0		3225/0762	40	03/13/2019
SANTAGATE ANTHONY	\$0		3225/0759	40	03/13/2019
SANTAGATE PROPERTIES LLC	\$365,000		2617/0582	00	12/30/2009
COOK ALAN M	\$0		1571/0834	1H	02/04/2000
COOK ALAN M & ROSANNE	\$0		0668/0227		02/03/1976

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1950

**Living Area:** 8,096

**Building Photo**

Building Attributes	
Field	Description
STYLE	Restaurant
MODEL	Commercial
Grade	Average
Stories:	2

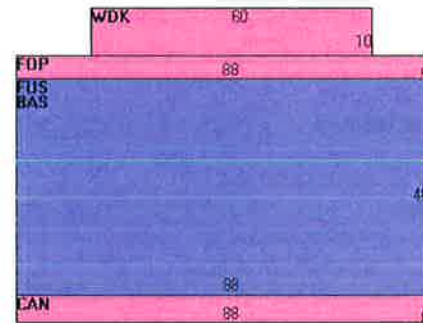


Occupancy	1
Exterior Wall 1	Wood on Sheath
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	Pine/Soft Wood
Heating Fuel	Coal/Wood/None
Heating Type	None
AC Type	None
Bldg Use	OTH IN REC MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	1
1st Floor Use:	3771
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL/MN WL
Rooms/Prtns	AVERAGE
Wall Height	9
% Comn Wall	0



(<http://images.vgsi.com/photos/LaconiaNHPhotos//\00\01\10\10.jpg>)

**Building Layout**



(<http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/318>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	4,048	4,048
FUS	Upper Story, Finished	4,048	4,048
CAN	Canopy	528	0
FOP	Porch, Open, Finished	440	0
WDK	Deck, Wood	600	0
		9,664	8,096



**Extra Features**

Extra Features			Legend
Code	Description	Size	Bldg #
KITH	X KITCHEN	1 UNITS	1

**Land**

**Land Use**

**Use Code** 3260  
**Description** REST/CLUBS

**Land Line Valuation**

**Size (Acres)** 0.21  
**Frontage** 0



**Zone** CR **Depth** 0  
**Neighborhood** LAKESIDE AVE **Assessed Value** \$84,700  
 No  
**Category**

**Outbuildings**

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
FSP	SCREEN HOUSE			110 S.F.	1
WDK	WOOD DECK			440 S.F.	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$298,900	\$84,700	\$383,600
2018	\$287,000	\$84,700	\$371,700
2017	\$286,300	\$84,700	\$371,000

(c) 2020 Vision Government Solutions, Inc. All rights reserved.

290 Lakeside Ave  
Gilford, New Hampshire  
Google  
Street View



Use From  
Hotel  
Images  
292 Lake

Church Parking

Fence

Fence

Retaining Wall

Retaining Wall

**Tower Hill Tavern LLC**

Map	Block	Lot
145	127	35

Map	Block	Lot
145	127	34

**Floor Plan**

264 Lakeside Ave  
 joining  
 292 Lakeside Ave

Tower Hill driveway used  
 for a bar area during  
 bike week and festivals

**\*Patio Area**

To be used daily as a  
 place of assembly

Stage

Gate

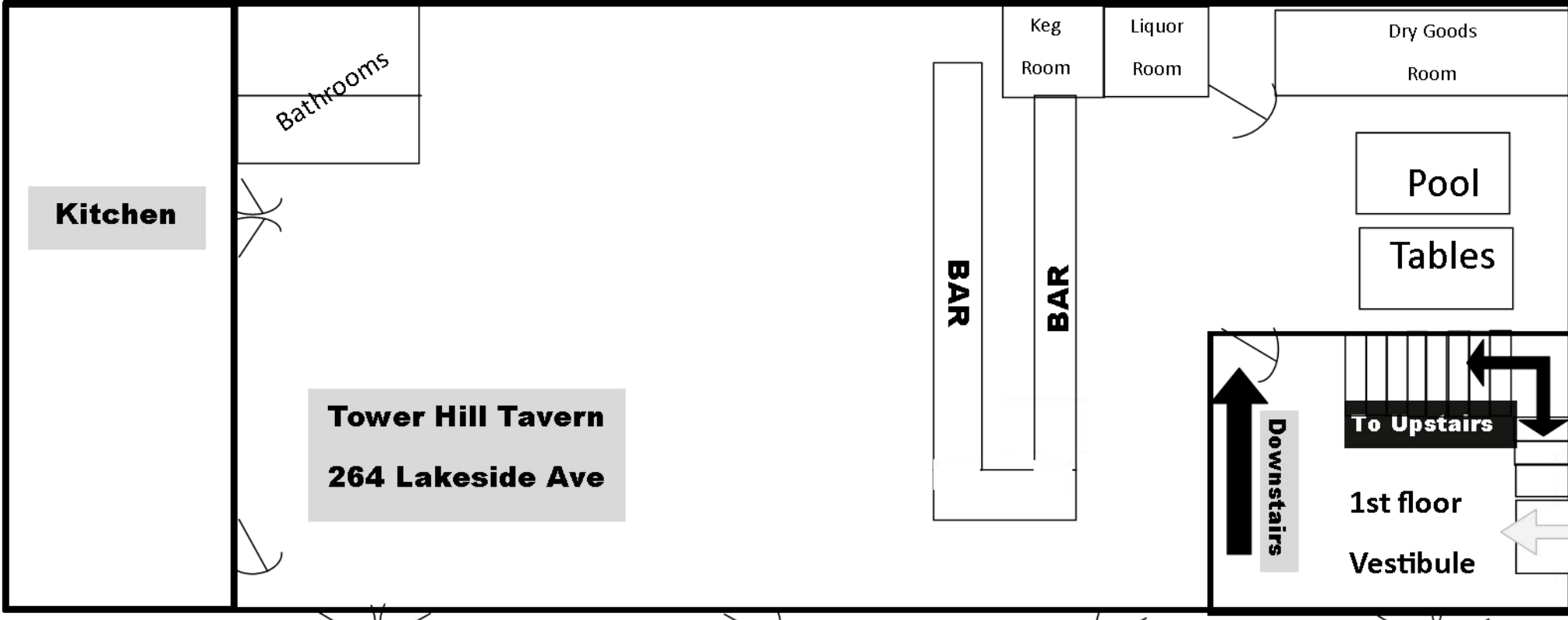
Fence

City  
Electric

Anthony Santagate  
 PO Box 5412  
 Laconia NH 03247  
 (603)767-2226  
 towerhill603@gmail.com

Tower St.

**Upstairs Patio Area**



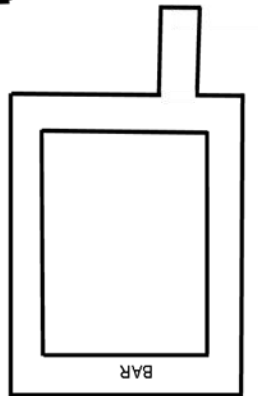
**Tower Hill Tavern**  
**264 Lakeside Ave**

**Tower Hill Tavern**  
**292 Lakeside Ave**

Outdoor Bar

upstairs  
**2nd Flr.**

Men's  
Women's



**Crazy Gringo**

47'  
Driveway

Gate

Lakeside Ave

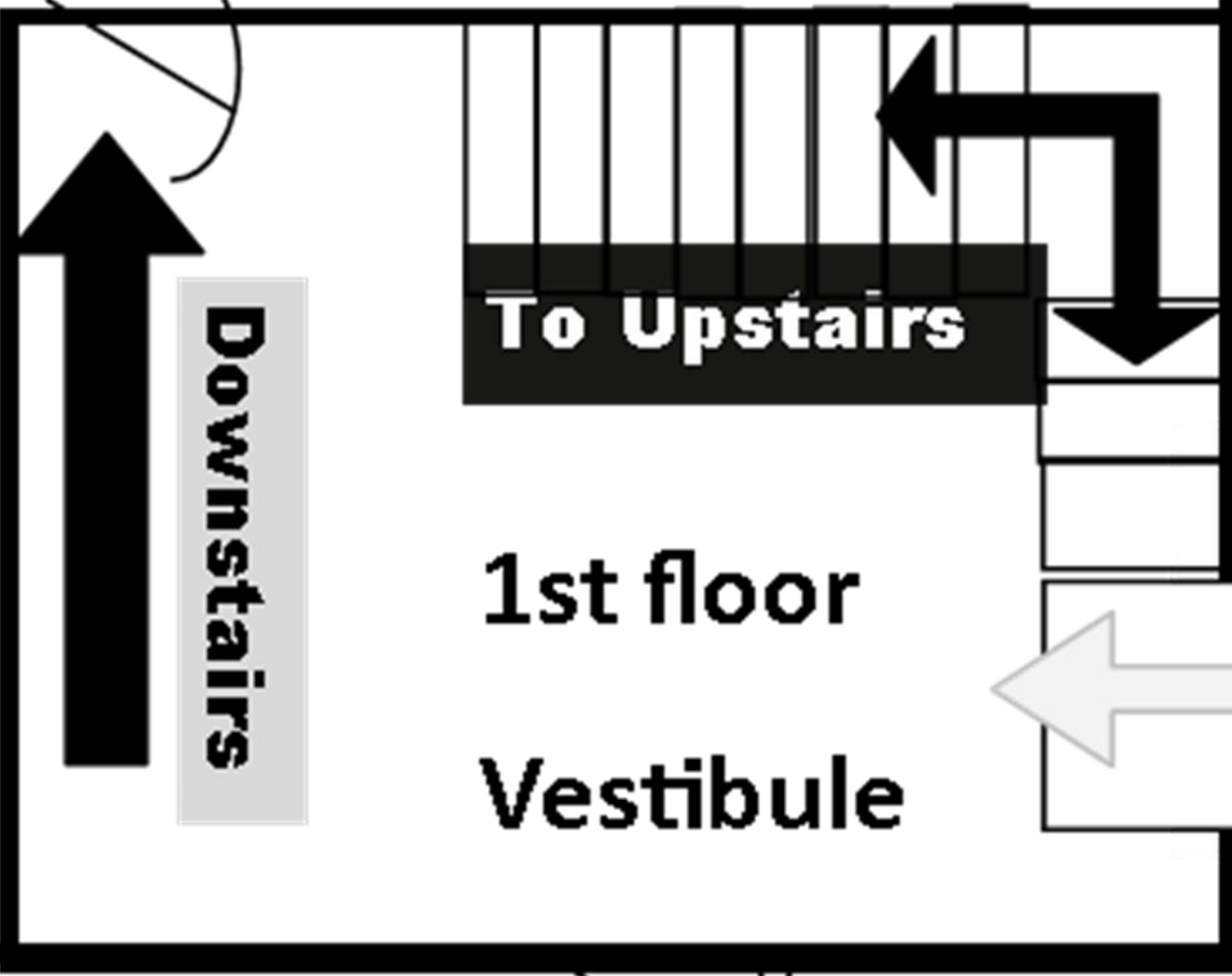
**BAR**

**Pool**

**Tables**

65'

\*New Building will be fully equipped with Sprinklers, strobes, pull stations and heat sensors.



**Downstairs**

**To Upstairs**

**1st floor**

**Vestibule**

Map	Block	Lot
145	127	35

Map	Block	Lot
145	127	34

Dining Area

**Lakeside Ave**