

City of Laconia Minor Site Plan Committee
Wednesday, March 11, 2020 - 11:00 AM
City Hall - Armand A. Bolduc City Council Chamber
Rescheduled from Feb 26
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 Buildings

Documents:

[LAKESIDE.PDF](#)
8. OTHER BUSINESS
9. ADJOURNMENT



City of Laconia
Minor Site Plan Application

Fees Paid ^{\$14.76 postage} \$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 Santagata 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 _____
L _____ Plan _____

Current Use(s) _____

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

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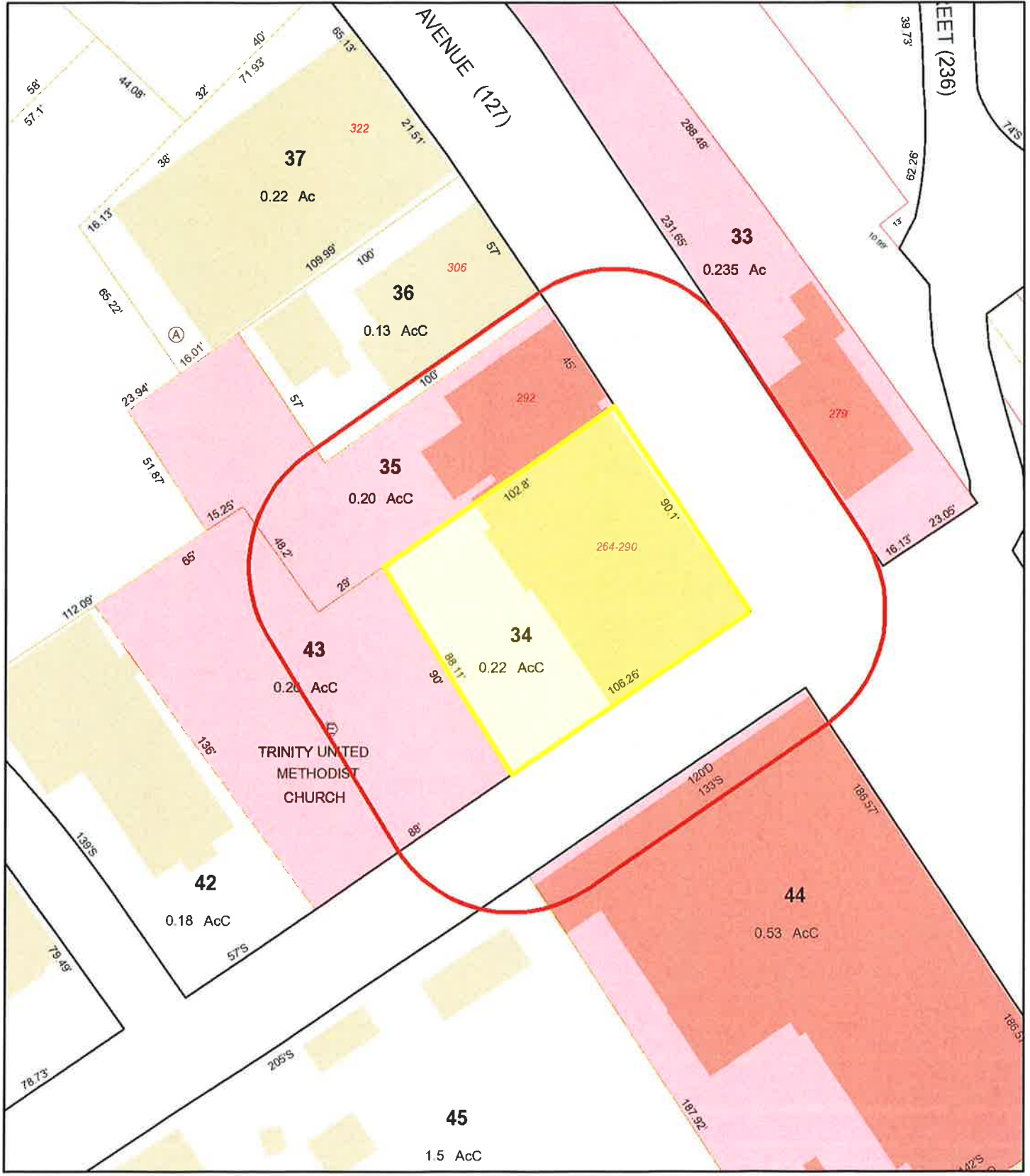


Laconia, NH

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

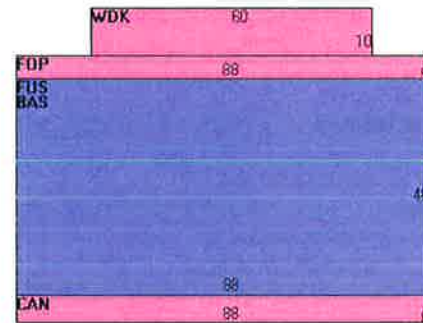
Building Attributes	
Field	Description
STYLE	Restaurant
MODEL	Commercial
Grade	Average
Stories:	2

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

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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

City Electric

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

264 Lakeside Ave
 joining
292 Lakeside Ave

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

Stage

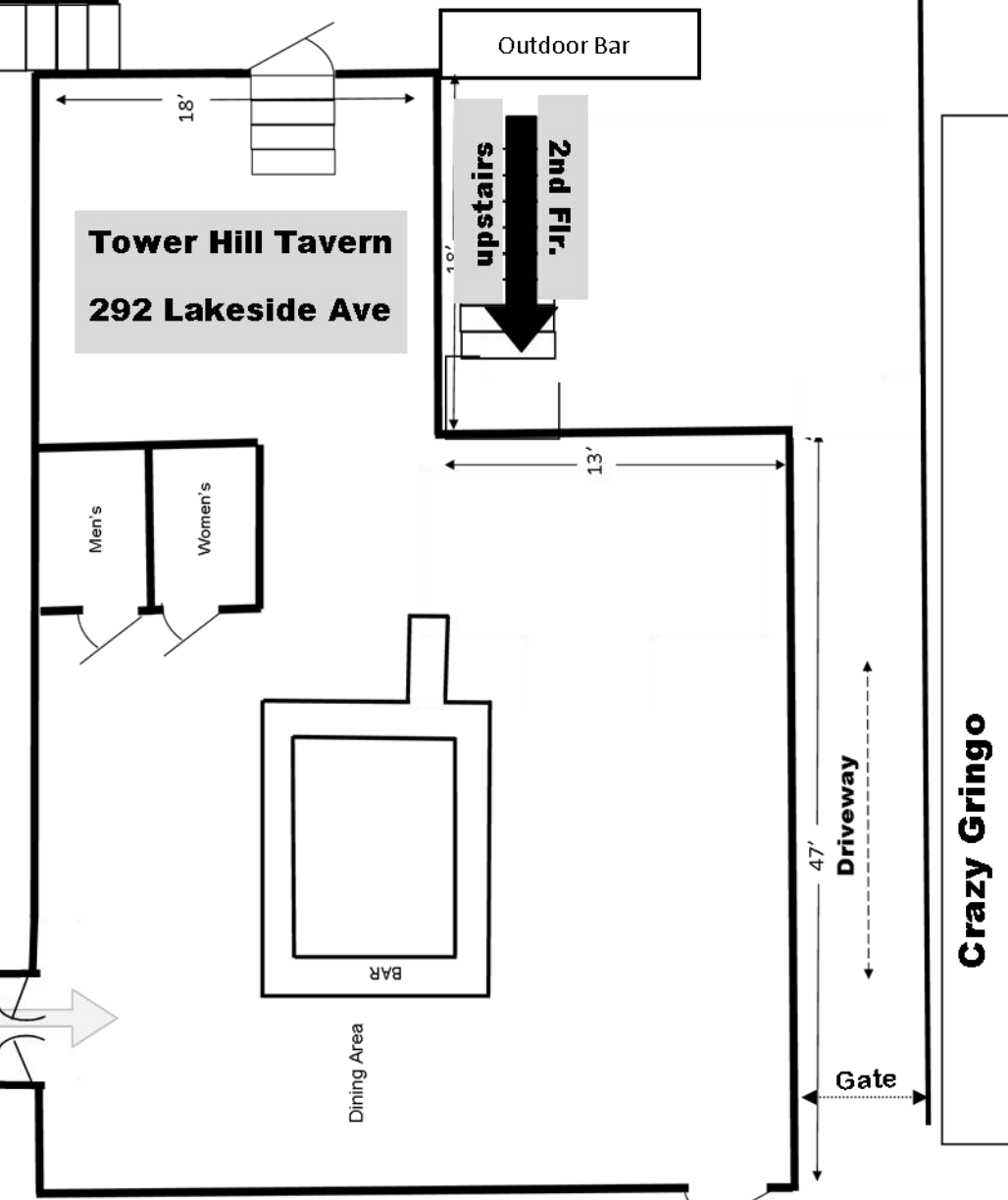
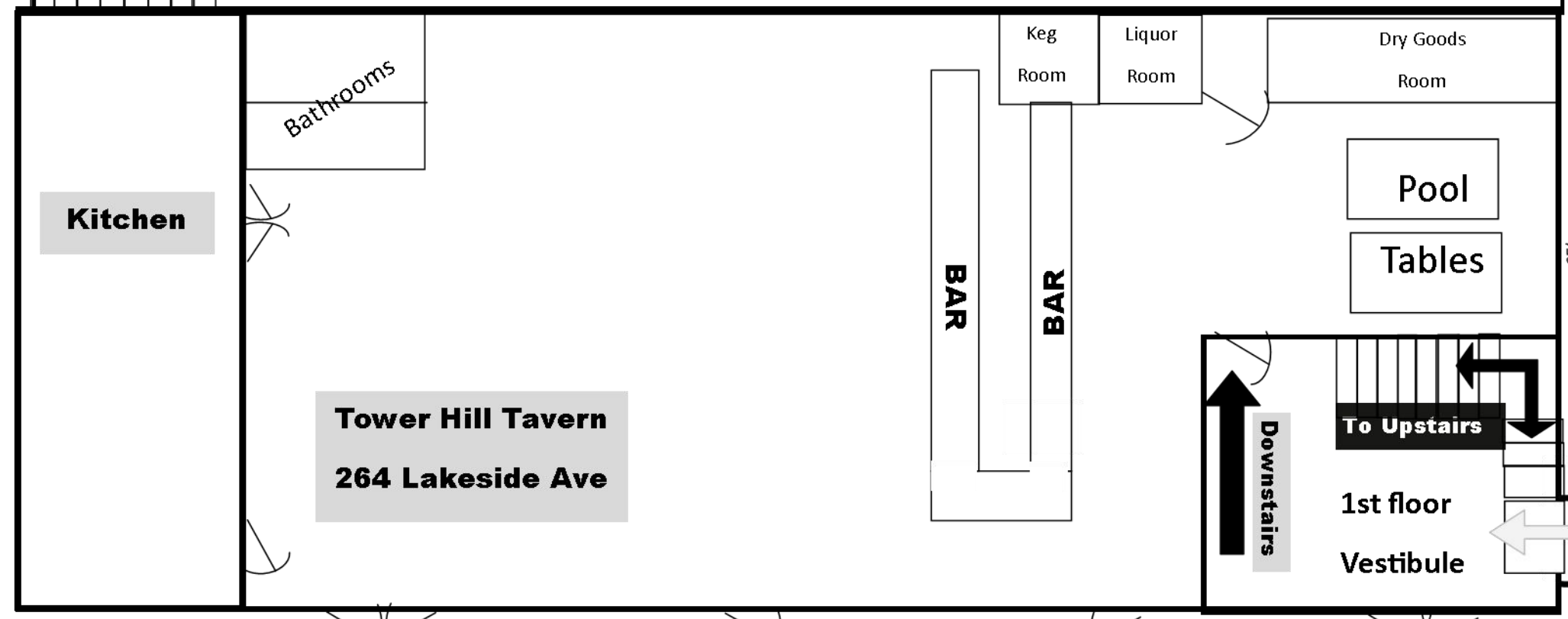
***Patio Area**

To be used daily as a
 place of assembly

Tower St.

Upper Ramp to Tower Hill upstairs

Upstairs Patio Area



Lakeside Ave

Fence

Crazy Gringo

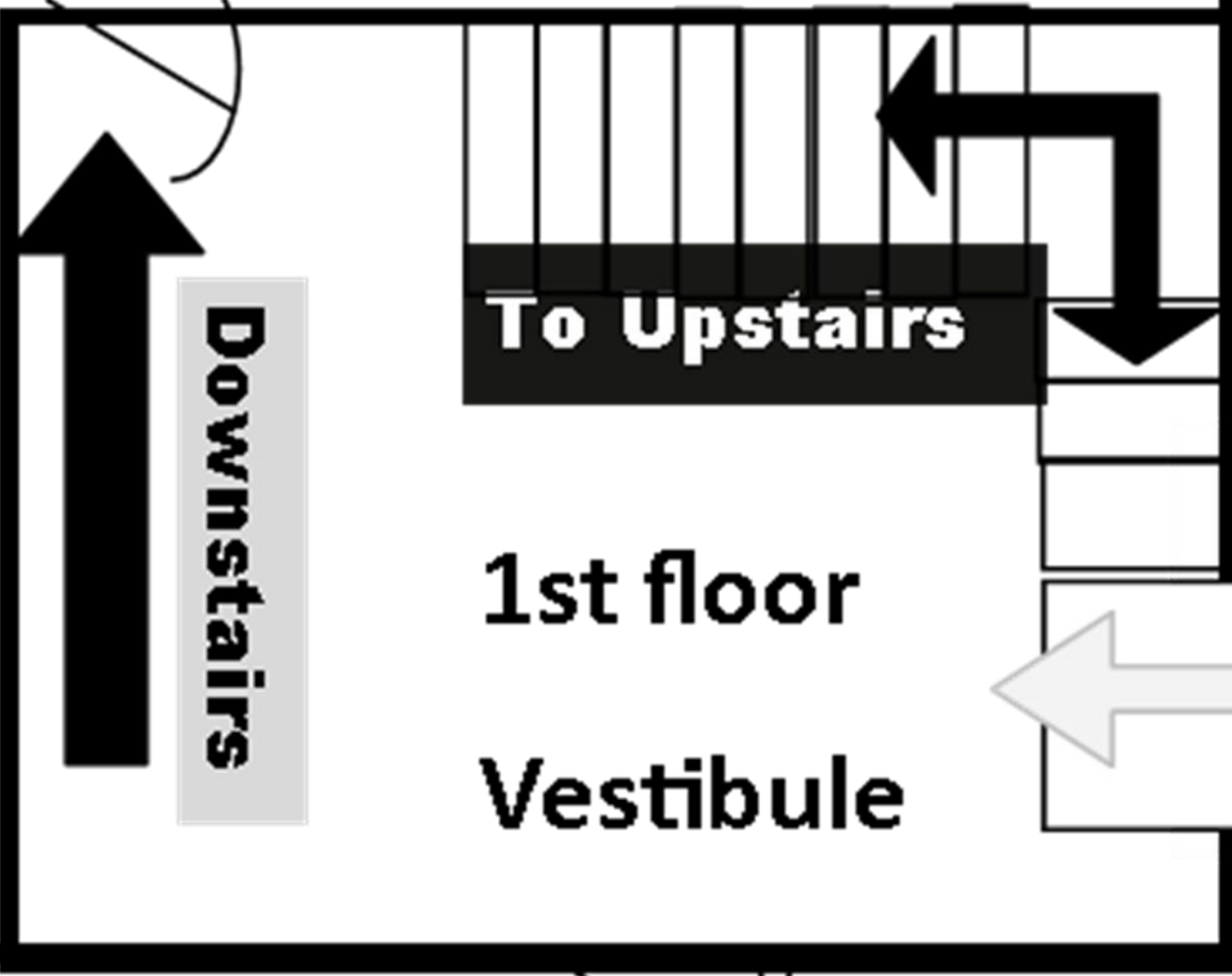
BAR

Pool

Tables

65'

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



Downstairs

To Upstairs

1st floor

Vestibule

Dining Area

Map	Block	Lot
145	127	35

Map	Block	Lot
145	127	34

Lakeside Ave