

City of Laconia Minor Site Plan Committee
Wednesday, May 25, 2022 - 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 April 27 Minutes
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. PL2022-0060MSP; 51 Church Street; Proposal To Add Two Small Additions And One Storage Building

Documents:

[CHURCH 51 MSP.PDF](#)
8. OTHER BUSINESS
9. ADJOURNMENT



Application(s) #: PL2022-0060MSP
 Fees Paid: 150-
 Check #: 2745
 Receipt #:

RECEIVED

PLANNING BOARD APPLICATION

MAY 04 2022

Project Name: Bonnette, Page & Stone Corp. Home Office

Planning/Zoning
City of Laconia

Project Address: 51 Church Street

Tax Map/ Lot # (s): _____ Zoning District (s): _____ Parcel Size Acres: _____

Number of Lots: 1 Total Developed Land Area: _____ Building(s) and/or additions Total Sq. Ft. _____

Submittal Request (Check all that apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Alternative Parking CUP | <input type="checkbox"/> Amendment | <input type="checkbox"/> Boundary Line Adjustment |
| <input type="checkbox"/> Boundary Line Agreement | <input checked="" type="checkbox"/> Change of Use | <input type="checkbox"/> Cluster Development CUP |
| <input type="checkbox"/> Cluster Subdivision | <input type="checkbox"/> Condominium Subdivision | <input type="checkbox"/> Conventional Subdivision |
| <input type="checkbox"/> Discretionary Easement | <input type="checkbox"/> Marinas and Yacht Club CUP | <input checked="" type="checkbox"/> Minor Site Plan |
| <input type="checkbox"/> Performance Zoning CUP | <input type="checkbox"/> Site Plan (Commercial) | <input type="checkbox"/> Site Plan (Multi-family) |
| <input type="checkbox"/> Steep Slope CUP | <input type="checkbox"/> Wetland/Wetland Buffer CUP | <input type="checkbox"/> Other _____ |

Proposal Description: Adding two small additions and one storage building to the property at 51 Church Street to accommodate the offices of BP&S Corp.

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, Minor Site Plan Committee, 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, Minor Site Plan Committee or Technical Review Committee.

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

NOTE: Please attach an Applicant Contact Worksheet

	PROPERTY OWNER 1	PROPERTY OWNER 2	AGENT / APPLICANT
Printed Name:	<u>Keith McBay</u>	_____	_____
Signature:	<u>[Signature]</u>	_____	_____
Date:	<u>May 4, 2022</u>	_____	_____



BONNETTE, PAGE & STONE CORPORATION
91 BISSON AVENUE, LACONIA, NH 03246
TEL: 603. 524. 3411 FAX: 603. 524. 4641

"Progress on Purpose"

Construction Management ♦ Design/Build Services

May 4, 2022

Dean Trefethen, Director of Planning/Zoning and Code Enforcement
City of Laconia
45 Beacon Street East
Laconia, New Hampshire 03246

Re: 51 Church Street
Laconia, New Hampshire

Dear Mr. Trefethen,

Thank you for your help throughout this process. I am writing to provide a narrative of the intended use of the property located at 51 Church Street in Laconia, New Hampshire. We have a signed purchase and sale in place for this property and have attached authorization from the current Owner to proceed through this review process.

Our intention is to utilize the 51 Church Street property as the home office of Bonnette, Page & Stone Corp. We are a construction manager who has been in Laconia since May of 1969. We propose to utilize the first floor and upper level of the rear addition as general office space. The basement level of the existing building and lower level of the rear addition will be utilized as small tool storage.

We are proposing a three-sided stand-alone storage building that is intended to be utilized as storage for staging, planking, accessories and larger tools.

We are sensitive to the fact that this location is in the downtown area and for that reason are proposing fencing and gates to surround the rear of the property. We propose the use of chain link fencing with vinyl slats as blinds. We want to be good neighbors. The yard will hold our shop truck, a small amount of misc. materials, ground and air heaters when not in use on jobsites. Please note that larger items will be stored off site.

We propose a new entry at the Church Street elevation. This addition will add to the building aesthetic and more importantly allow us to remove the interior vestibule providing a better flow to the front office.

Please reach out if you are in need of additional detail. (603 455 6640)

Sincerely,
Bonnette, Page & Stone Corp.

Keith McBey, President

Building Pride Since 1969

CARLISLE CAPITAL CORPORATION

May 4, 2022

To Whom it May Concern.

My name is Mark Graham, and I am the Vice President of Carlisle Capital Corporation in Portsmouth, NH. Carlisle Capital is the Manager of Police Media Building, LLC, which is the owner of the property located at 51 Church Street in Laconia.

Police Media Building, LLC has entered into a definitive Purchase & Sale Agreement with Bonnette, Page & Stone Corp. ("BPS"), pursuant to which BPS will purchase the 51 Church Street property. Prior to the closing, BPS intends to file with the City of Laconia for permits to make certain improvements to the property after it takes ownership.

Please accept this letter as formal authorization from current ownership for Keith McBey or other representatives of BPS to file for any and all necessary permits from the Planning Board (or any other relevant municipal entity) to construct the referenced improvements at 51 Church Street.

Should you have any questions or require additional information, please feel free to reach out to me directly. Thank you in advance for your time and consideration.

Best Regards,



Mark Graham
VP/CFO, Carlisle Capital Corporation,
as Manager of Police Media Building, LLC
O: (603) 431-0000
C: (603) 662-6657
E: mark@carlislecapital.com

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
POLICE MEDIA BUILDING LLC		4 Rolling	1 All Public	1 Paved	5 Heavy	Description	Code	Appraised	Assessed	1501 LACONIA, NH
126 DANIEL ST STE 200						COMMERC.	3400	321,400	321,400	
PORTSMOUTH NH 03801						COM LAND	3400	73,900	73,900	
						COMMERC.	3400	12,000	12,000	
SUPPLEMENTAL DATA										
Alt Prcl ID 148 44 3A OWNOCC N					ZONE 2 ZONE 2 % WARD WARD 3					
REVIEW ZONE 1 UC ZONE 1 % 100					Assoc Pid#					
GIS ID 432-44-32							Total 407,300 407,300			

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
POLICE MEDIA BUILDING LLC		2856 0403	06-21-2013	U	I	0	45	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
POLICE MEDIA BUILDING LLC		2850 0755	05-29-2013	U	I	0	31	2021	3400	321,400	2020	3400	321,400	2019	3400	321,400
POLICE MEDIA BUILDING LLC		2834 0500	03-07-2013	U	I	0	35		3400	73,900		3400	73,900		3400	71,500
LACONIA CITY OF		0757 1000	11-09-1978	U	I	0			3400	12,000		3400	12,000		3400	12,000
BRANSTON CORP		0397 0141	06-30-1959			0		Total 407,300 Total 407,300 Total 404,900								

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code	Appraised Bldg. Value (Card)					319,200
0001		D	TIF		Appraised Xf (B) Value (Bldg)					2,200
					Appraised Ob (B) Value (Bldg)					12,000
					Appraised Land Value (Bldg)					73,900
					Special Land Value					0
					Total Appraised Parcel Value					407,300
					Valuation Method					C
					Total Appraised Parcel Value					407,300

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
2012-412-4	05-01-2013	35	C-RENOVATE	4,200	12-06-2013	100				04-01-2019	TB			25	REVIEWED
2012-00412	03-19-2013	35	C-RENOVATE	500,000	04-03-2013	100	10-24-2013	CO ISSUED		07-13-2016	DG			16	FIELDREV CHG
2012-412-2	01-24-2013	35	C-RENOVATE	0	12-06-2013	100				02-03-2014	TB			07	INFO BY PLAN
										12-06-2013	DD			14	INSPECTED
										04-23-2013	DD			25	REVIEWED
										04-03-2013	JD	01		14	INSPECTED
										06-16-2010	JW			32	COM FIELD REVIEW

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3400	OFFICE BLD	UC			15,500 SF	3.07	1.00000	5	1.00	COM	1.550			0	4.77	73,900
Total Card Land Units						0.36 AC	Parcel Total Land Area: 0.36						Total Land Value				73,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	18	Office Bldg			
Model	94	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2	14	Carpet			
Heating Fuel	02	Oil			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	0340	OFFICE BLD MDL-94			
Total Rooms					
Total Bedrms	00				
Total Baths	4				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	12.00				
% Comn Wall	0.00				
1st Floor Use:	9031				

MIXED USE		
Code	Description	Percentage
3400	OFFICE BLD	100
		0
		0

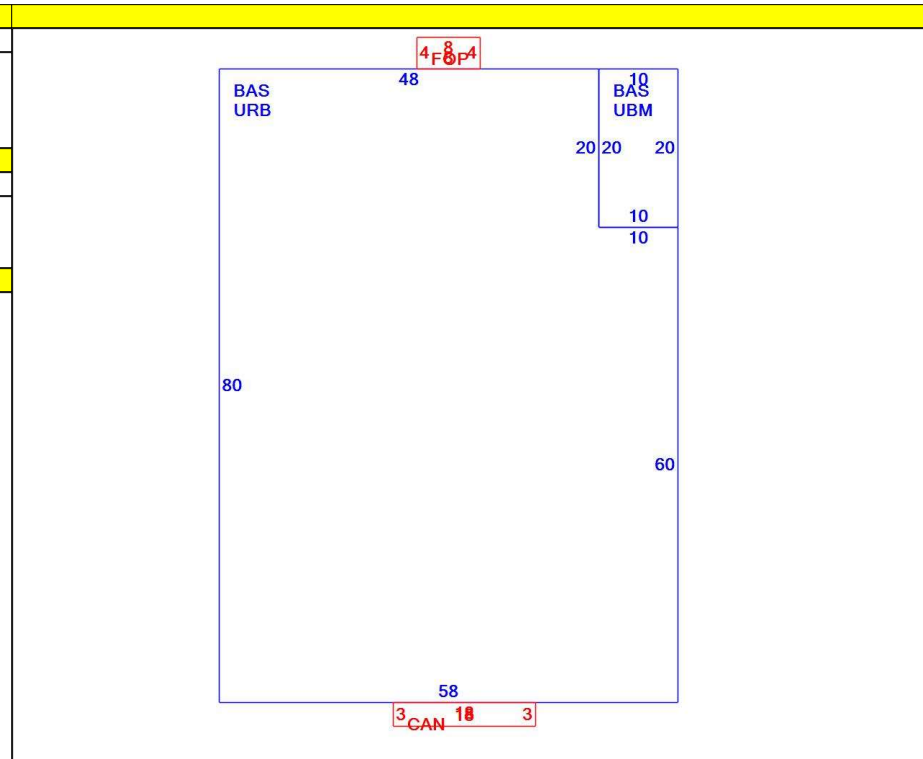
COST / MARKET VALUATION	
RCN	491,115
Year Built	1960
Effective Year Built	1986
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	65
RCNLD	319,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	8,000	2.50	1960	A	50		0.00	10,000
FN3	FENCE-6' CHAI	L	224	13.00	1960	A	50		0.00	1,500
VLT1	VAULT-AVG	B	24	140.00	1984		65		0.00	2,200
FN2	FENCE-5' CHAI	L	88	11.00	1960	A	50		0.00	500

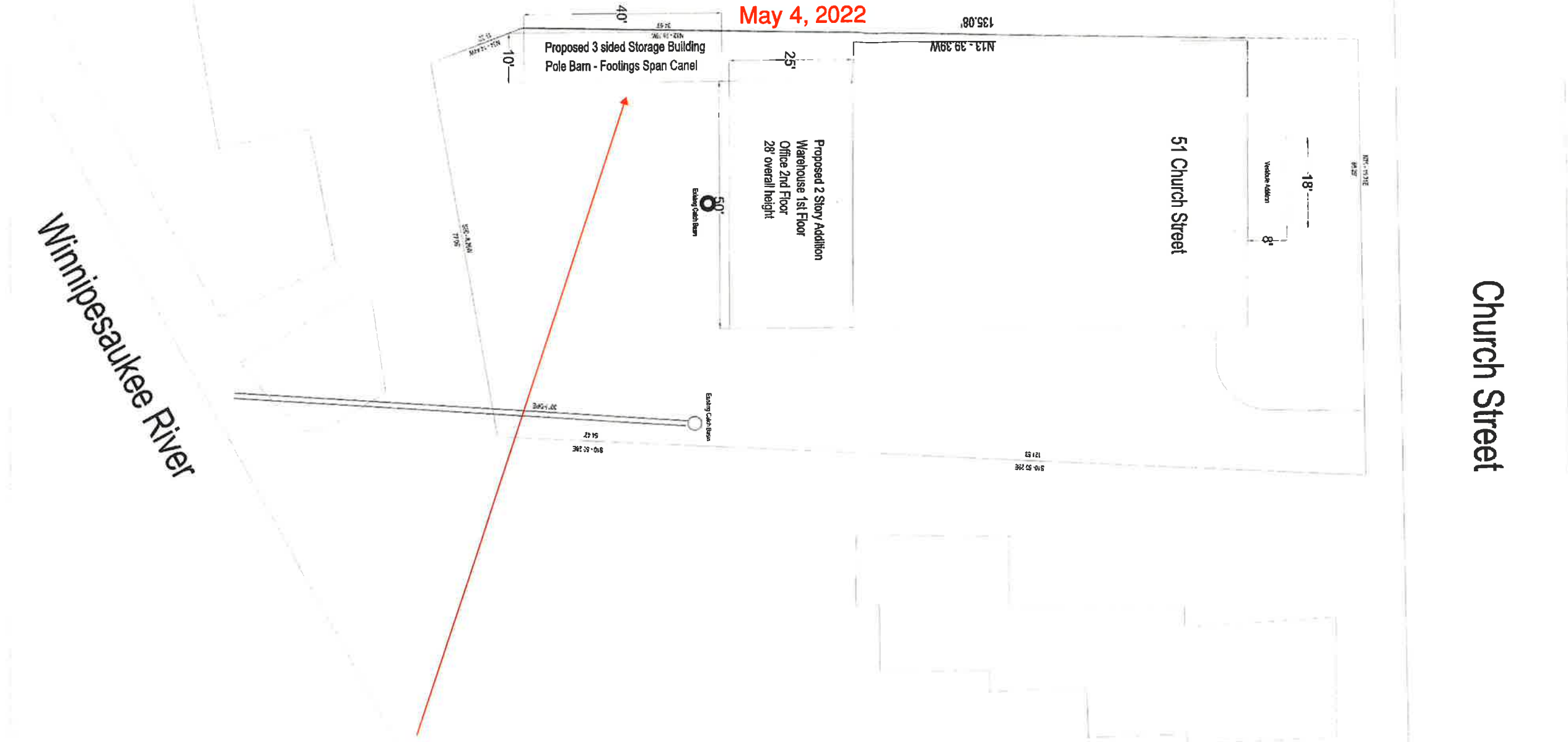
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,640	4,640	4,640	81.54	378,346
CAN	Canopy	0	54	5	7.55	408
FOP	Porch, Open, Finished	0	32	6	15.29	489
UBM	Basement, Unfinished	0	200	40	16.31	3,262
URB	Basement, Unfinished, Raised	0	4,440	1,332	24.46	108,611
Ttl Gross Liv / Lease Area		4,640	9,366	6,023		491,116



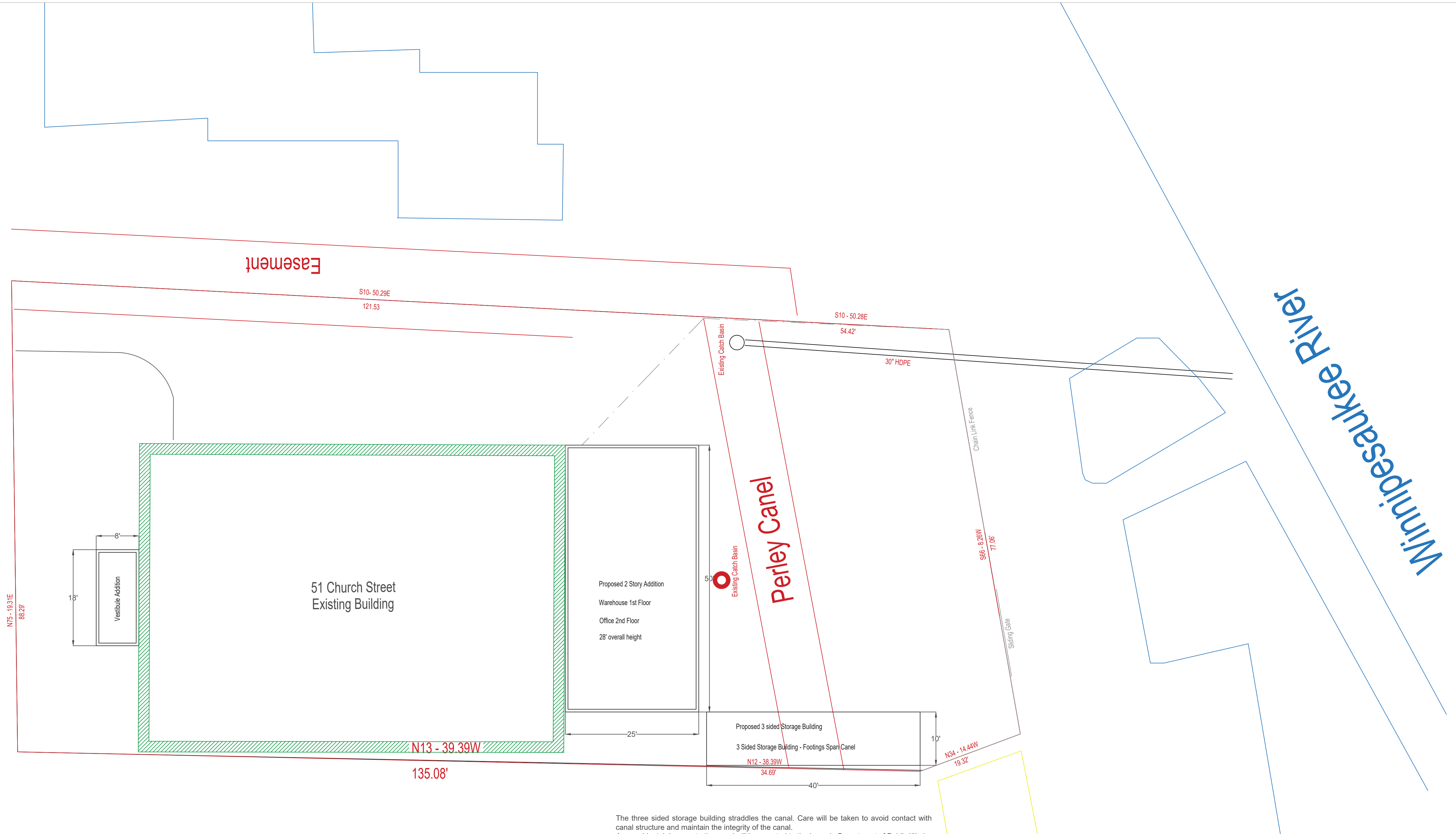
51 Church Street Canal Integrity Commitment Notes

May 4, 2022



The three sided storage building straddles the canal. Care will be taken to avoid contact with canal structure and maintain the integrity of the canal. Any accidental damage to the canal will be reported to the Laconia Department of Public Works and necessary repairs will be performed by BPS Corp. to assure that this important drainage system remains in operation.

Church Street



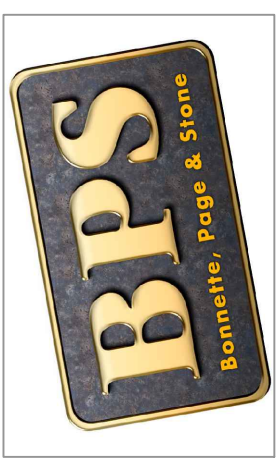
9 Leased Spaces

The three sided storage building straddles the canal. Care will be taken to avoid contact with canal structure and maintain the integrity of the canal. Any accidental damage to the canal will be reported to the Laconia Department of Public Works and necessary repairs will be performed by BPS Corp. to assure that this important drainage system remains in operation.

REV. NO.	DESCRIPTION	DATE
		3/6/2014

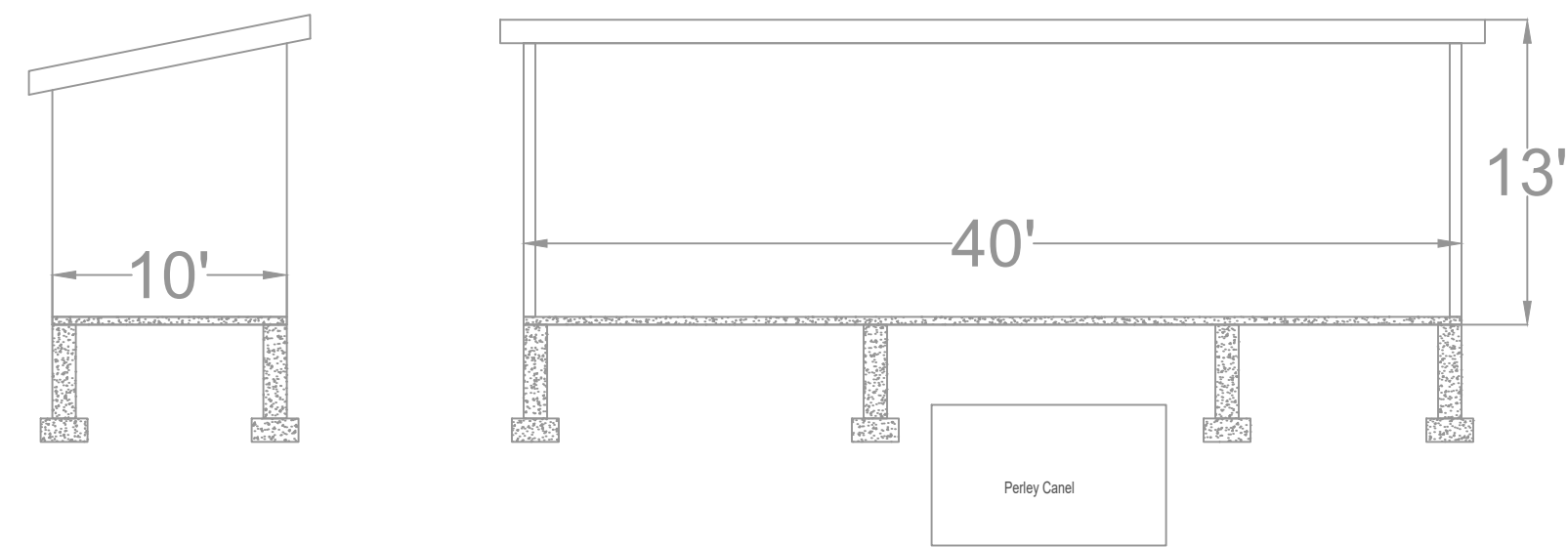
Bonnette, Page & Stone Corp.
51 Church Street Laconia, NH

91 BISSEON AVENUE
LACONIA, NH 03246
PH: (603) 524-3411
FX: (603) 524-4641

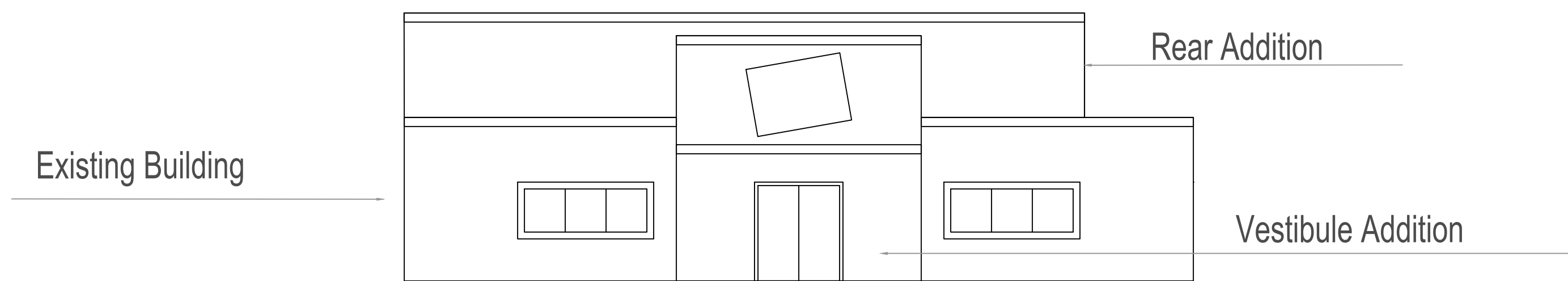


SCALE: 3/32" = 1'-0"
DATE: 4/17/2022

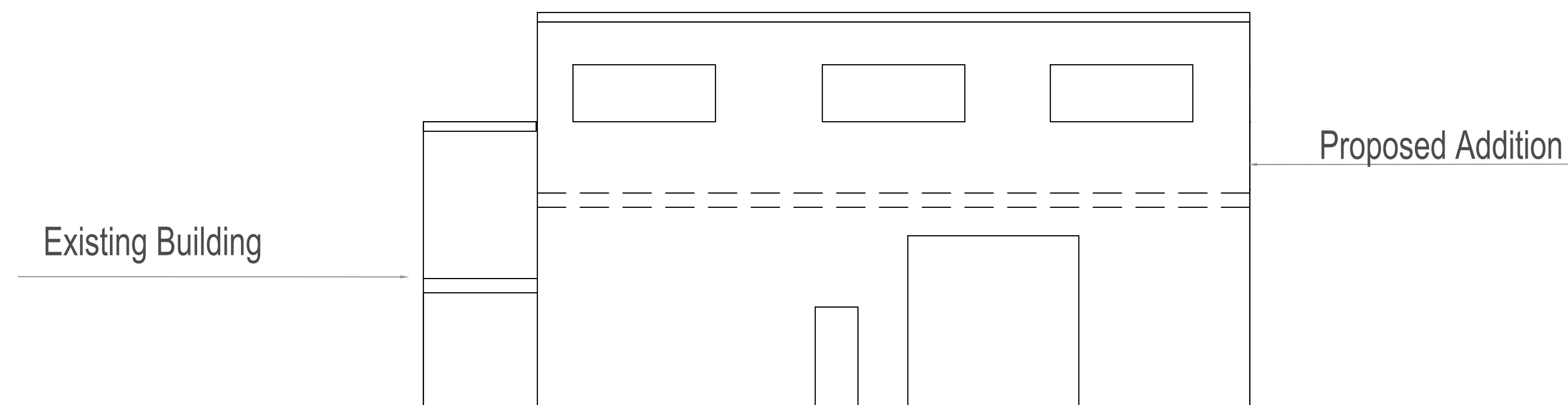
A-1



3 Sided Storage Building



Church Street Elevation



Rear Elevation

REV. NO.	DESCRIPTION	DATE
		3/6/2014

Bonnette, Page & Stone Corp.
51 Church Street Laconia, NH

91 BISBON AVENUE
LACONIA, NH 03246
PH: (603) 524-3411
FX: (603) 524-4641



SCALE: 3/32" = 1'-0"

DATE: 4/17/2022

A-1