

CITY OF LACONIA PLANNING BOARD
Tuesday, July 11, 2023 - 6:30 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 June 6 minutes

6. PRESENTATIONS

7. EXTENSIONS Note: The purpose of this agenda section is for the board to consider requests from applicants with previously approved projects to extend the deadline dates. The board may also deliberate the request, decide and conduct a final vote at this time. PUBLIC INPUT IS NOT TAKEN ON EXTENSION REQUESTS.

7.I. PL2011-0024SP, 0026CUP(Steep Slope), 0027CUP(Wetlands), 2015-0141SU(BLA), 2018- 0023SU(BLA); 553 Weirs Blvd; Langley Cove Development, request to extend the approval for 291 unit cluster development and boundary line adjustments AND PL2015-0142SPamd; White Oaks Rd, Paugus Woods development; request to extend the approval to amendment to remove lot 33 to allow for second access

Documents:

[EXT.PDF](#)

8. 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.I. PL2022-0114SP; 13 Summer Street; Creation of multifamily in existing structure
Request continuance to August 1 for ZBA approval

Documents:

[13 SUMMER APP.PDF](#)

8.II. PL2023-0043SP, 0044CUP (watercraft storage); Endicott North MBL 114-252-2;
Proposal for outside storage for watercraft, trailers, campers, etc. ~Waiver requested for stamped engineered plans

Documents:

[STAFF MEMO.PDF](#)
[ENDICOTT N APP.PDF](#)

- 8.III. PL2023-0048SP, 0049CUP(campgrnd); Endicott North MBL 114-252-3; Proposal to construct an RV campground with associated ground work, bathhouse and pool

Documents:

[END N CG APP.PDF](#)

- 8.IV. PL2023-0029SP, 0030SU; White Oaks Rd; Proposal for residential site plan for 6 multifamily buildings for total of 29 units in on private road

Documents:

[WHITE OAKS CONDO.PDF](#)

9. 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.I. PL2023-0084SU; 15 Brittany Ln; Proposal to subdivide one lot into four, waiver requested for sidewalk

Documents:

[STAFF REV BRIT LN 7.11.23.PDF](#)
[BRITTANY 15 PB.PDF](#)

- 9.II. PL2023-0088SP; 1386 Meredith Center Road, Laconia Christian Academy; Proposal to construct 4104 sf to the existing structure

Documents:

[PLANNER REVIEW FOR JULY 11 - 1386 MEREDITH CENTER ROAD.PDF](#)
[LCA SP PB.PDF](#)

- 9.III. PL2023-0091SP, 0092CUP (park), 0093CUP(perf zon); 17-19 Bay Street; Proposal to convert the structure to 12 one bedroom apartments with association parking and utilities. Waiver requested for 60% of the impact fee for affordable housingfee

Documents:

[STAFF REVIEW FOR JULY 11 - 17-19 BAY STREET.PDF](#)
[STAFF REVIEW FOR JULY 11 - CUP PARKING -17-19 BAY STREET.PDF](#)
[STAFF REVIEW FOR JULY 11 - CUP PERFORMANCE ZONING -17-19 BAY STREET.PDF](#)
[BAY 17 PB.PDF](#)

10. APPLICATION ACCEPTANCE Note: The purpose of this agenda section is to publicize that a Planning Board application has been submitted AND for the Planning Board to determine if the application is complete enough to begin the review process. PUBLIC INPUT IS NOT TAKEN AT THIS TIME. If the application is accepted the Planning Board will schedule a Public Hearing at which time the application will be heard and public comments will be accepted. Information about applications can be obtained on the city's web site or by calling the Planning office.

11. NEW BUSINESS

- 11.I. Request for compliance hearing for 224 Endicott Street East development

Documents:

[COMPLIANCE REQUEST.PDF](#)
[ABUTTER CONCERNS.PDF](#)
[THIRD PARTY FINAL.PDF](#)

11.II. Request for compliance hearing for Lilac Valley development

Documents:

[COMPLIANCE REQUEST 7.11.23.PDF](#)

11.III. State School property conceptual project design

RSA 676:4 II. A planning board may provide for preliminary review of applications and plats by specific regulations subject to the following: (a) Preliminary conceptual consultation phase. The regulations shall define the limits of preliminary conceptual consultation which shall be directed at review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems with meeting requirements during final consideration. Such consultation shall not bind either the applicant or the board and statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken. The board and the applicant may discuss proposals in conceptual form only and in general terms such as desirability of types of development and proposals under the master plan. Such discussion may occur without the necessity of giving formal public notice as required under subparagraph I(d), but such discussions may occur only at formal meetings of the board

Documents:

[STATE SCHOOL.PDF](#)

11.IV. Election of officers

12. OLD BUSINESS

12.I. LRPC representative to replace Stacy Soucy

13. PLANNING DEPT REPORT

14. LIAISON REPORTS

- LAKES REGION PLANNING COMMISSION
- CONSERVATION
- CITY COUNCIL
- HISTORIC DISTRICT COMMISSION

15. OTHER BUSINESS

15.I. General discussion on rules and procedures revisions

16. 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 that the City can make any necessary arrangements.