

City of Laconia Minor Site Plan Committee
Wednesday, August 24, 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 May 25 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. PL2022-0089MSP; 137 White Oaks Road; Proposal To Construct 40x40 Professional Office With Accessory Dwelling Unit Above

Documents:

[WHITE OAKS MSP.PDF](#)
8. OTHER BUSINESS
9. ADJOURNMENT



RECEIVED

AUG 04 2022

Planning/Zoning
City of Laconia

Application(s) #: PL2022-0089 MSP

Fees Paid: 270

Check #: _____

Receipt #: 711036

PLANNING BOARD APPLICATION

Project Name: Barn/business construction

Project Address: 137 White Oaks Rd, Laconia, NH 03246

Tax Map/ Lot # (s): 260-241-13 Zoning District (s): RR2 Parcel Size Acres: .88

Number of Lots: 1 Total Developed Land Area: 1/2 Acre Building(s) and/or additions Total Sq. Ft. 1600

Submittal Request (Check all that apply):

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

Proposal Description: Erection of 40x40 building to house professional office space (1st-floor) as well as an efficiency apartment (upstairs). 8 parking spaces included

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>Shawn Dutile</u>	<u>Marci Dutile</u>	_____
Signature:	<u>[Signature]</u>	<u>[Signature]</u>	_____
Date:	<u>8/1/22</u>	_____	_____

Predesigned Barn

Laurel - 40'x36'

40' x 40'

40'x36' Western

~~Starting At: \$78,598*~~

- Add accessories as shown: +\$13,995
- Mortise and tenon timber frame: +\$50,565
- Shipping, engineering not included.
- Prices subject to change.
- Renderings for visual reference only. Local codes may require different timber sizes, plates, or changes to dimensions.

*For Mortise-and-Tenon options please call Timberlyne to speak to a representative



Package Overview

~~With Accessories: \$92,593*~~

Accessories shown listed in overview section

Accessories Shown:

- (6) 6-Lite 26"x37" Hopper Windows
- (4) 4-Lite 47"x16" Transom Windows
- (1) 42"x7' Walk-Out Door
- (1) 10'x9' Double Sliding Door
- (3) 4'x8' Dutch Doors
- (1) 4'x4' Loft Door
- (1) 3'x3' Windowed Cupola
- (1) Hay Hood
- (2) Copper Louvered Gable Vents
- Stair Package



Standard Options

Package Includes:

- Frame: 8x precision cut timbers, powder coated steel joinery
- Walls: 2x6 girts, 1/2" sheathing, house wrap, sill, KD pine siding: 1x10 board, 1x4 batten
- Roof: 4x6 purlins, KD 1x10 roof decking & soffit, roof underlayment
- Loft: 2x6 T&G decking, 2x10 joists
- Structural building plans, foundation plans
- Construction guide and phone support

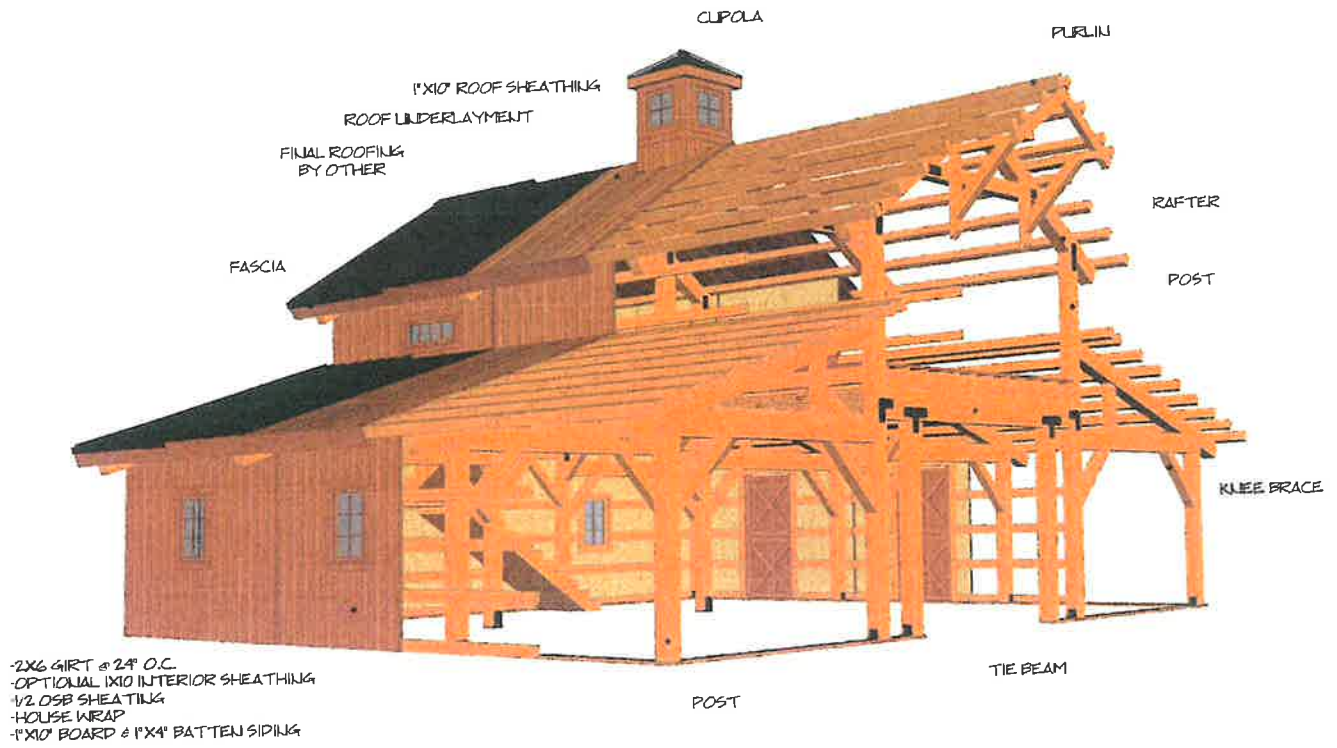
Not Included:

- Final roofing material
- Interior walls, wall insulation, interior finishing
- HVAC, plumbing, electrical
- Site prep, foundation, utility hookups

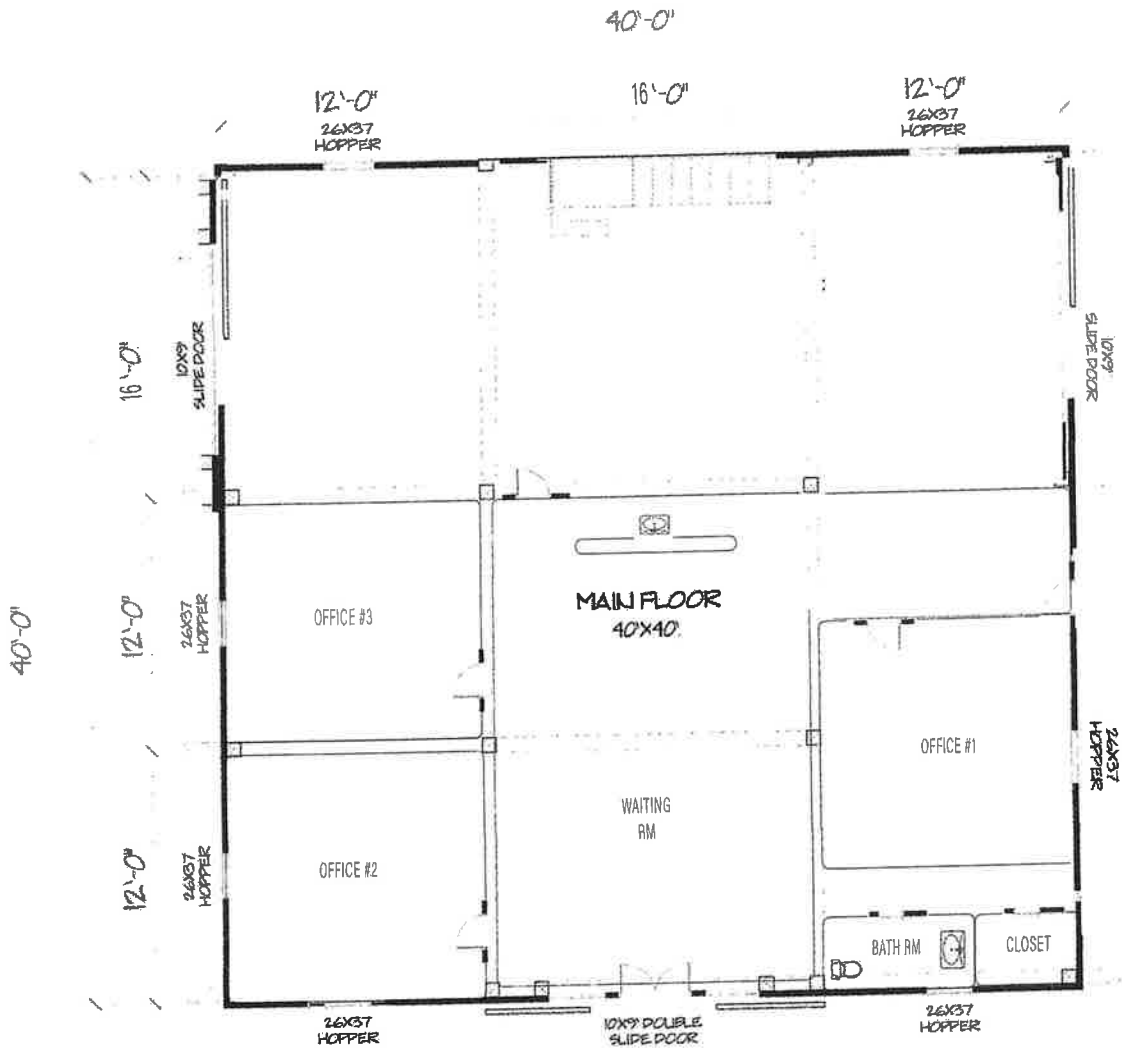


Nebraska: 116 West 1st Street | Wayne, NE 68787 | 888-489-1680
 Texas: 613 Hwy 46 E. | Boerne, TX 78006 | 877-680-1680

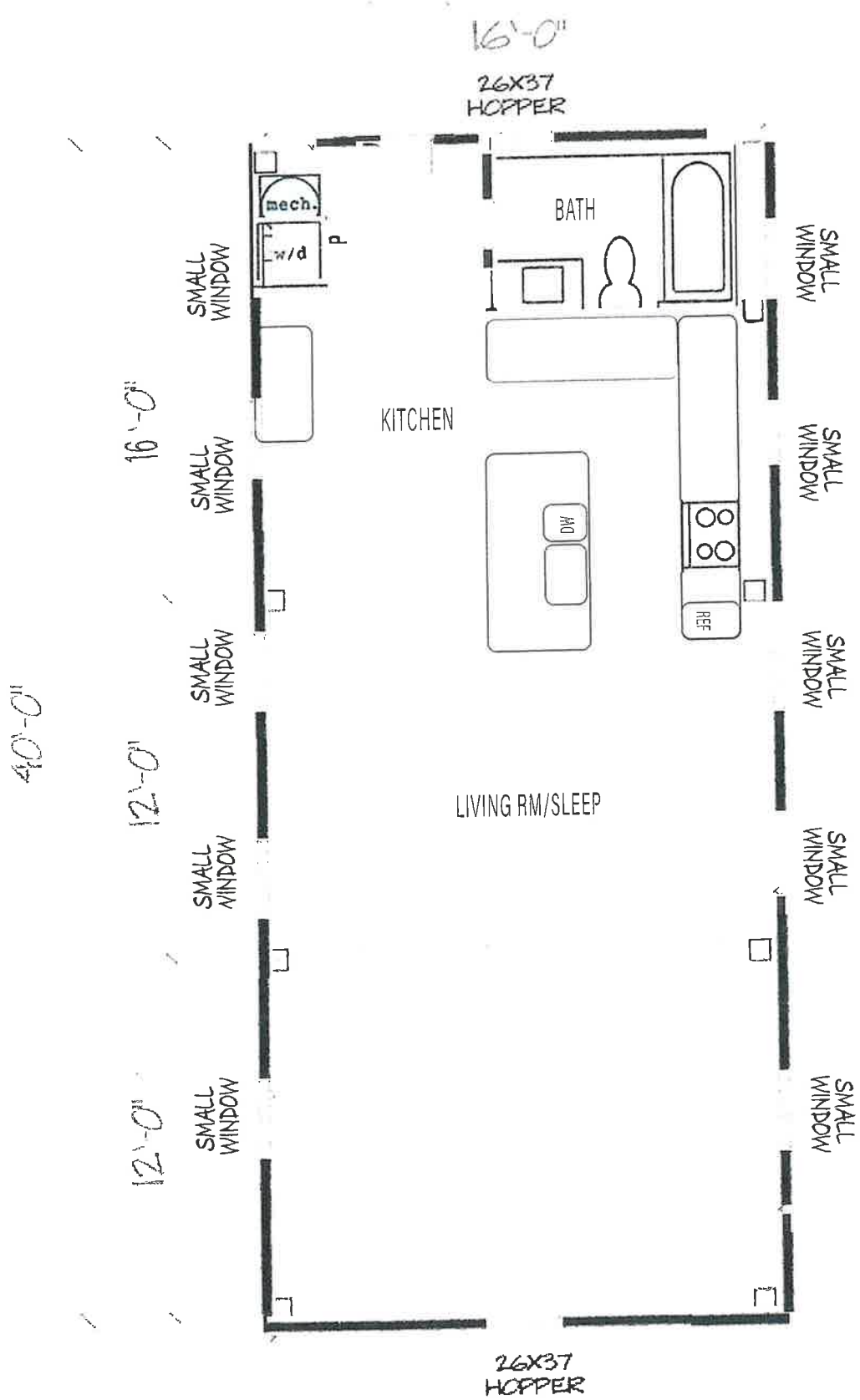
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Timberlyne Laurel Timber Frame Barn Cutout



FIRST FLOOR PLAN



SECOND FLOOR PLAN



100 foot Abutters List Report

Laconia, NH
August 01, 2022

Subject Property:

Parcel Number: 260-241-13
CAMA Number: 260-241-13
Property Address: 137 WHITE OAKS RD

Mailing Address: DUTILE SHAUN PAUL & MARCI C
137 WHITE OAKS RD
LACONIA, NH 03246

Abutters:

Parcel Number: 260-241-14
CAMA Number: 260-241-14
Property Address: 125 WHITE OAKS RD

Mailing Address: ISNOR ERIC
13 ECHO AV
NASHUA, NH 03062-1413

Parcel Number: 260-241-15
CAMA Number: 260-241-15
Property Address: 111 WHITE OAKS RD

Mailing Address: HART FAMILY TRUST/ HART DENNIS
TRUSTEE A & E REALTY NH
TRUST/COSTA AMBER TRSTEE
73 ASHLEY DR
LACONIA, NH 03246

Parcel Number: 260-241-2
CAMA Number: 260-241-2
Property Address: 112 WHITE OAKS RD

Mailing Address: LAHEY JOSHUA D SEPT 2015 REV
TRUST LAHEY JOSHUA D TRUSTEE
112 WHITE OAKS RD
LACONIA, NH 03246

Parcel Number: 260-241-3
CAMA Number: 260-241-3
Property Address: 154 WHITE OAKS RD

Mailing Address: MILLS FAMILY REV TRUST MILLS
MICHAEL W & KATHY E TRUSTEES
PO BOX 6148
LACONIA, NH 03247

Parcel Number: 260-241-5
CAMA Number: 260-241-5
Property Address: 171 WHITE OAKS RD

Mailing Address: KULIS CAROL ANN & HARDY JAMES JR
171 WHITE OAKS RD
LACONIA, NH 03246

Parcel Number: 260-249-10
CAMA Number: 260-249-10
Property Address: 82 NEW HOPE DR

Mailing Address: BOSSEY DONALD N SR & FRANCES R
82 NEW HOPE DR
LACONIA, NH 03246

Parcel Number: 260-249-11
CAMA Number: 260-249-11
Property Address: 49 NEW HOPE DR

Mailing Address: DARSNEY FAMILY TRUST DARSNEY
KENNETH R & HELEN TRUSTEES
49 NEW HOPE DR
LACONIA, NH 03246

Parcel Number: 260-249-12
CAMA Number: 260-249-12
Property Address: 39 NEW HOPE DR

Mailing Address: WATT JEFFREY MICHAEL
39 NEW HOPE DR
LACONIA, NH 03246

Parcel Number: 260-249-6
CAMA Number: 260-249-6
Property Address: 22 NEW HOPE DR

Mailing Address: DELUCCA ADAM
22 NEW HOPE DR
LACONIA, NH 03246

Parcel Number: 260-249-7
CAMA Number: 260-249-7
Property Address: 32 NEW HOPE DR

Mailing Address: HOITT KRISTIN L
32 NEW HOPE DR
LACONIA, NH 03246



www.cai-tech.com

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100 foot Abutters List Report

Laconia, NH
August 01, 2022

Parcel Number: 260-249-8
CAMA Number: 260-249-8
Property Address: 40 NEW HOPE DR

Mailing Address: SWAIN PATRICK & MATHER HEATHER
40 NEW HOPE DR
LACONIA, NH 03246

Parcel Number: 260-249-9
CAMA Number: 260-249-9
Property Address: 50 NEW HOPE DR

Mailing Address: DAMATA CRAIG
50 NEW HOPE DR
LACONIA, NH 03246

Parcel Number: 260-321-16
CAMA Number: 260-321-16
Property Address: 18 HILLCREST DR

Mailing Address: MORGAN APRILL E
18 HILLCREST DR
LACONIA, NH 03246

Parcel Number: 260-321-17
CAMA Number: 260-321-17
Property Address: 28 HILLCREST DR

Mailing Address: GRAVES TONY
28 HILLCREST DR
LACONIA, NH 03246

Parcel Number: 260-321-18
CAMA Number: 260-321-18
Property Address: 40 HILLCREST DR

Mailing Address: BOLDUC SANDRA M & BOLDUC BARRY
G & BOLDUC RUSSELL J
40 HILLCREST DR
LACONIA, NH 03246

Parcel Number: 278-321-6
CAMA Number: 278-321-6
Property Address: 52 HILLCREST DR

Mailing Address: SARSON HENRY J & RUMERY
SAMANTHA J
52 HILLCREST DR
LACONIA, NH 03246

Parcel Number: 278-321-7
CAMA Number: 278-321-7
Property Address: 64 HILLCREST DR

Mailing Address: ROUSE TYLER EDWARD
64 HILLCREST DR
LACONIA, NH 03246



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Laconia, NH

Option #1



June 6, 2022

1 inch = 60 Feet

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option #2



Laconia, NH

1 inch = 60 Feet

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June 6, 2022



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WHITE OAKS ROAD (241)

NEW HOPE

www.cai-tech.com



1 inch = 60 Feet

Laconia, NH

CAI Technologies



June 6, 2022