

CITY OF LACONIA PLANNING BOARD  
**Wednesday**, November 6, 2019 at 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 Minutes from October 1
6. PRESENTATIONS
  - 6.I. Presentation on rezoning Southdown/Long Bay from Residential Single (RS) to Shore Front Residential (SFR)  
  
Documents:  
  
[SD SFR PRESENTATION.PDF](#)
7. EXTENSIONS
  - 7.I. PL2017-0088SP, 0089CUP(wetland); 1212-1214 Union Ave; two duplex condominiums; extension request for completion & mylar to November 3, 2020  
*[This item was continued from October 1](#)*  
  
Documents:  
  
[UNION EXTENSION 2019.PDF](#)
  - 7.II. 06-010SU, 007CUP (cluster), 008CUP (wetland); Rte 106 & 107, Lilac Valley Estates, cluster subdivision; extension request for completion to November 3, 2020  
  
Documents:  
  
[LILAC 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.
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. Proposal to establish a Historic Overlay District (HOD) in the City of Laconia pursuant to RSA 673:4 & 674:45-50  
*[The legal notice was published in the October 11 issue of the Laconia Daily Sun](#)*  
  
Documents:

HISTORIC OVERLAY DISTRICT EDITS 9.20.PDF

- 9.II. #04-018SPamend1; 277 Weirs Blvd, Hi Spot Condos; Proposal to amend the conditions of the condominium approval from July6, 2004 to allow unit 10 to be used as a primary residence

Documents:

[WEIRS.PDF](#)

- 9.III. PL2019- 0126CUP(wetland buffer); 25 Eastman Shore Drive; Proposal to correct site & erosion control issues

Documents:

[EASTMAN SHORE.PDF](#)

- 9.IV. PL2013-0119SU amgend2; 61 Pendleton Rd, Beechwood Development; Amendment to application of cluster subdivision to adjust lot lines for lot #8

Documents:

[PENDLETON AMD.PDF](#)

- 9.V. PL2014-0158CUP (wetland buffer) amgend2; 205 Wentworth Cove (lot 8 of the Beechwood Development); Amendment to application to construct with the in the 30 ft wetland buffer where a 75 ft buffer is currently in place

Documents:

[LOT 8 BEECHWOOD.PDF](#)

- 9.VI. PL2019-0127SP; 435 Union Ave; Proposal to eliminate the cul-de-sac at the end of Cottonwood Ave and create a T-turnaround with associated easements

*This item will be continued at applicant's request*

Documents:

[COTTONWOOD.PDF](#)

- 9.VII. PL2019-0128SU; 11 Sonia Drive/ 157 Massachusetts Ave; Proposal for boundary line adjustment between the two lots

*~sidewalk waiver requested*

Documents:

[SONIA MASS.PDF](#)

- 9.VIII. PL2019-0129CUP(wetland buffer); Van Buren Road MBL 287-307-13; Proposal to construct a 5,400 sf barn with tennis court in the wetland buffer

Documents:

[VAN BUREN.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.

10.I. PL2019-0108SP,0115CUP(alt parking); 903 Union Ave; proposal for alternative parking

Documents:

[903 UNION.PDF](#)

10.II. PI2019-0124SU; 55 Bay Street/6 Winnisquam Ave; boundary line adjustment

Documents:

[BAY WINNI APP.PDF](#)

10.III. PL2019-0122CUP (wetland buffer); 40 Carriage Lane; Proposal to add a deck within the 50 foot wetland buffer

Documents:

[CARRIAGE APP.PDF](#)

11. NEW BUSINESS

11.I. 781 Union Ave; Conceptual Review to merge 781 Union & 27 Clinton properties, remove the structure on Clinton and construct parking area, refurbish 1st floor as commercial space, 2nd floor as Oprah House and 3rd floor as two residential units

*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:

[OPERA HOUSE CONCEPTUAL.PDF](#)

12. OLD BUSINESS

12.I. 200 Garfield Street discussion with Board

Documents:

[4339\\_001.PDF](#)

13. PLANNING DEPT REPORT
14. LIAISON REPORTS
  - LAKES REGION PLANNING COMMISSION
  - CONSERVATION
  - CITY COUNCIL
15. OTHER BUSINESS
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.