



City of Laconia
Zoning Board of Adjustment
Wednesday, January 18, 2023 -
6:30 PM
City Hall in the Armand A. Bolduc
City Council Chamber

1. CALL TO ORDER

2. ROLL CALL

3. RECORDING SECRETARY

3.I. Recording Secretary

Sheena Duncan, Zoning/ Conservation Technician

4. STAFF IN ATTENDANCE

4.I. Staff In Attendance

Dean Trefethen, Director of Planning and Development

Sheena Duncan, Zoning/ Conservation Technician

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Draft Minutes

Acceptance of the minutes of the December 19, 2022 minutes

Documents:

[DECEMBER 19 2022 DRAFT MINS.PDF](#)

6. EXTENSIONS

7. 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. 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.

8.I. ZO2022-0096VAR 28 Veterans Ave

Jeffrey L. Robison, Laurie Robinson (Agent)- 28 Veterans Ave.-

Applicant requests a Variance from:

Article VI (*Dimensional Standards*) Section 235- 32 (*Minimum lot size*)

Article VI (*Dimensional Standards*) Section 235-34 (*Minimum lot frontage*)

Att. 3, Tbl. II (*Table of Dimensional Requirements*)

To allow for the creation of a new 10,448 square foot lot with 80 feet of road frontage, where 40,000 sf and 160 feet of road frontage are required, with one Municipal Utility (sewer).

Documents:

[ZO2022-0096VAR 28 VETERANS AVE.PDF](#)
[ZO2022-0096VAR ABUTTERS NOTICE.PDF](#)

8.II. ZO2022-0097VAR 315 Story Tyler Shore Rd

Thomas E. Cantin Grantor Trust; Thomas E. Cantin Trustee- 315 Story Tyler Shore Rd- requests a Variance from Article VI (*Dimensional Standards*) Section 235-35 B (*Side Setback*), Attachment 3 Table II (*Dimensional Requirements*) to allow a side setback of 10 feet where 25 feet are required, to allow for the construction of a detached garage in the Residential Rural (RR1) District.

Documents:

[ZO2022-0097VAR 315 STORY TYLER SHORE RD APPLICATION.PDF](#)
[ZO2022-0097VAR ABUTTERS.PDF](#)

8.III. ZO2022-0098VAR White Oaks Road

White Oaks REI, LLC- Undeveloped lot on White Oaks Rd (Map/ Lot 278/241/5)

requests a Variance from:

- o Minimum front setback: Article VI(*Dimensional Standards*) Section 235-36 (*Minimum Setback Requirements*) A (*Front Setback*) Requesting a setback of 19' where 75' are required in the RR2 (*Rural Residential Corridor*) District.
- o Special Setback: Article VI(*Dimensional Standards*) Section 235-36 (*Minimum Setback Requirements*) D (*Special Setback*) (9)(*White Oaks Road*) Requesting a setback of approximately 44' where 50' are required from the center line of the road for the future widening and reconstruction.
- o Multifamily Use: Article V (*Uses*) Section 235-28 (*Uses not permitted*) And Attachment 2 Table I (*Table of Permitted Uses*) to allow for the use of "Multifamily" in the RR2 (*Residential Rural Corridor*) District where it is not allowed.
- o Density: Article VI(*Dimensional Standards*) Section 235-33 (*Maximum*

Residential Unit Density) And Attachment 3, Table II (Table of Dimensional Requirements) to allow for the construction of 29 dwelling units on 4.84 Acres, where 2 units are allowed in the RR2 (Residential Rural Corridor) District.

Documents:

[ZO2022-0098VAR UPDATED.PDF](#)
[ZO2022-0098VAR ABUTTERS NOTICE.PDF](#)
[LETTER FROM WES ANDERSON.PDF](#)

9. OTHER BUSINESS

10. 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 necessary arrangements can be made.