

City of Laconia
Zoning Board of Adjustment
Tuesday, January 20, 2026 - 6:30 PM
City Hall in the Armand A. Bolduc City Council Chamber

1. CALL TO ORDER
2. ROLL CALL
3. RECORDING SECRETARY
4. STAFF IN ATTENDANCE
5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS
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. ZB2026-004 86 Chapin Tr (343-301-1)

The appellant is seeking a special exception in accordance with Chapter 235, Article V, Section 235-26, Uses Permitted by Special Exception, and Attachment 2:1 to allow for the use of short-term lodging in this zone where it is permitted by special exception.

Documents:

[APPLICATION.PDF](#)
[AUGUST 2025 NOA \(ORIGINAL DENIAL\).PDF](#)
[LOT MAP.PDF](#)
[PROPERTY CARD.PDF](#)
[PROPERTY RECORD.PDF](#)

- 8.II. ZB2026-027; 15 Doe Ave (145-64-4)

The appellant is seeking a Variance from Chapter 235, Article VI, Section 235-35 B, to allow for the side setback to be 5 feet on the western lot line where it is 10 feet in this zone.

Documents:

[APPLICATION.PDF](#)
[SURVEY.PDF](#)

8.III. ZB2026-029; 17 Wentworth Cove Rd (255-241-2)

The appellant is seeking a variance from Chapter 235, Article V, Section 235-19 F (2) B, Shoreland protection (SP) District, to allow for the structure to encroach 9 ft and 1 inch into the shoreland setback.

Documents:

[APPLICATION.PDF](#)
[SITE PLANS.PDF](#)
[LETTER OF SUPPORT.PDF](#)

8.IV. ZB2026-030; 238 White Oaks Rd. (255-241-2)

The appellant is seeking a special exception in accordance with Chapter 235, Article V, Section 235-26, Uses Permitted by Special Exception, and Attachment 2:5 to allow for the use of a campground in this zone where it is permitted by special exception.

Documents:

[APPLICATION.PDF](#)
[SITE PLAN.PDF](#)
[FULL SITE PLAN.PDF](#)
[CAMPGROUND RENDERINGS.PDF](#)
[PUBLIC WATER AVAILABILITY LETTER.PDF](#)
[PUMP STATION SPECIFICATIONS.PDF](#)
[LETTER IN OPPOSITION.PDF](#)

9. OTHER BUSINESS

9.I. ZB2026-028; 33 White Oaks Rd (278-241-29)

The applicant is requesting a rehearing of application ZB2025-022 in accordance with RSA 677.

ZB2025-22: This application was approved by the Zoning Board on November 17, 2025. The applicant was granted a variance from Article 235 15 C (2) Application of the CR district dimensional requirements for a distance of 500' from the district boundary whereas 100' is otherwise allowed.

Documents:

[MOTION FOR REHEARING.PDF](#)

9.II. Officer Elections

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.