

CITY OF LACONIA PLANNING BOARD  
Tuesday, February 4, 2021 - 6:30 PM  
City Hall - Armand A. Bolduc City Council Chamber  
AGENDA

Due to the COVID-19 crisis and in accordance with Governor Sununu's Emergency Order #12 and Executive Order 2020-04 this meeting is to be conducted electronically.

The public has access to listen to and participate in this meeting by using the following link: <https://us02web.zoom.us/j/89974321978?pwd=eFpGL3BpY201bnFlaDhPQmt6NCT1dz09>

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Webinar ID: **899 7432 1978**  
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Listen only: Call 1-646-558-8656 or 1-301-715-8592. Using this option ONLY allows you to Listen to the Meeting With NO Opportunity to Participate.

For problems, please call 603-524-3877 ext. 249 or email [planning@laconianh.gov](mailto:planning@laconianh.gov)

To view this meeting: YouTube under the City of Laconia  
<https://www.youtube.com/laconianh>

Due to technical difficulties, we are temporarily suspending live transmission of City meetings on Channel 26. There are incompatibilities between Zoom virtual meeting platform and the Atlantic Broadband platform. Live transmissions of City meetings on Channel 26 will resume as soon as COVID-19 emergency restrictions are lifted and in-person meetings resume.

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 January 5
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.
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. PL20200066SU, 0067CUP(cluster), 0068CUP(wetland); Mile Hill Road, Mountain Lake Village; proposal for a 51 lot (18 in Belmont, 33 Laconia) cluster subdivision with underground utilities & sidewalk

Documents:

[MOUNTAIN LAKE VILLAGE.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. Updates to the Wetlands Conservation and Water Quality Overlay District 235:17 and Shoreland Protection District 235:19

Documents:

[DRAFT 2021.PDF](#)

- 9.II. PL2020-0017SP, 0118SU, PL2020-0114CUP(warehouse), 2021-0003CUP(alt Parking); 645 & 639 Union Ave/60 Mechanic; Proposal to change the use from daycare to warehouse and construct 12,847 sf paved parking lot exclusively for Cantin employees and boundary line adjustment between lots 22 & 25

Documents:

[UNION.PDF](#)

- 9.III. PL2020-0123SP; 409-461 (427) Province Road, Gilbert Block; Proposal to construct a storage shell to house materials

Documents:

[PROVINCE RD.PDF](#)

- 9.IV. PL2021-0001SU; 56-126 Doris Ray Court; Proposal to subdivide one lot into two

Documents:

[DORIS RAY.PDF](#)

- 9.V. PL2021-0002CUP(wetland); 50 Carriage Ln; Proposal to construct single family home with deck and use lawn in the 50 ft wetland buffer

Documents:

[CARRIAGE.PDF](#)

- 9.VI. PL2021-0004SP; 12 Normand Circle; Proposal to add 14 RVs to existing site

Documents:

[NORMAND.PDF](#)

- 9.VII. PL2021-0005CUP(wetland); Leighton Ave North MBL 21-253-16 & 17; Proposal to revert back to the original 30-foot wetland buffer from the 50-foot buffer to allow for construction of a single-family residence and attached deck

Documents:

LEIGHTON.PDF

- 9.VIII. PL2021-0007SU; 30 & 50 Church Street, City of Laconia; Proposal to subdivide the two lots to make three

*\*Note: Planning Board is only advisory on this application*

Documents:

CHURCH.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. Re-appoint Charlie St. Clair as the PB representative on the Historic District Commission due to expire at the end of March, 2021

*New term will be a three-year term expiring at the end of March 2024*

- 11.II. Revocation of 01-008SU; Jomish Realty Trust/Marco Estates, White Oaks Road MBL 235-241-4; Vote to start the revocation process of the approved 25 lot subdivision; the project has expired and applicant is not moving forward
- 11.III. Revocation of 05-006SU, 05-007CUP (wetland); Bossey, New Hope Drive MBL 260-249-10; Vote to start the revocation process of the approved 22 lot subdivision; project expired and a different plan to be proposed
- 11.IV. Revocation of PL2019-0093SU; Leonard & Leighton, 67 & 79 Maiden Lady Cove MBL 105-403-2, 2.1, 1; Vote to start the revocation process of the approved boundary line adjustment; project not moving forward
- 11.V. Revocation of PL2019-0124SU; Knot Brown/Gouin, 55 Bay Street/6 Winnisquam Ave MBL 450-13-29/450-245-28; Vote to start the revocation process of the approved boundary line adjustment, project not moving forward

12. OLD BUSINESS

13. PLANNING DEPT REPORT

14. LIAISON REPORTS

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

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.