

City of Laconia Minor Site Plan Committee
Wednesday, November 16, 2021 - 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 Minutes From August 25
 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. PL2021-0134MSP; 622-634 Main Street; Proposal To Convert The Gardens Theatre And Six Existing Apartments Into One Apartment, Private And Utility Entry And Elevator Addition, Sunroom And Open-Air Deck On The Roof. Commercial Spaces To Remain.
- Documents:
- [MSP.PDF](#)
8. OTHER BUSINESS
 9. ADJOURNMENT

RECEIVED

OCT 29 2021

Planning/Zoning
City of Laconia

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OCT 29 2021



Letter Transmittal

M i s i a s z e k
T u r p i n
p l l c

Architecture
P l a n n i n g

Date: 29 October 2021
To: Dean Trefethen
Planning Director
City of Laconia
45 Beacon Street East
Laconia, New Hampshire 03246
Project Name: Pemaco Block - Zill Residence
Project No: 2140

We are sending you:

Enclosed

Items:

- One (1) original Planning Board Application
- One (1) Appointment of Agent Letter
- One (1) MTA check for Application Fees and Certified Mail Fees
- One (1) set of Abutters Envelopes with Certified Mail Slips
- One (1) set of architectural drawings

These are transmitted:

The expected Minor Site Plan Committee meeting date for this project is 16 November 2021.

From: Sonya L. Misiaszek AIA
Copies To: Public Works, Fire, Police, Assessing, Water, and Conservation Departments
Patrick & Susan Zill
File

One Mill Plaza
Laconia, New
Hampshire
03246
(v)603.527.1617
(f)603.527.1618
misiaszekturpin.com





Application(s) #: PL2021-0134msp

Fees Paid: 1106-

Check #: 4625

Receipt #: _____

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OCT 29 2021

Planning/Zoning
City of Laconia

PLANNING BOARD APPLICATION

Project Name: Pemaco Block - Zill Residence

Project Address: 622-634 Main Street

Tax Map/ Lot # (s): 432-132-12 Zoning District (s): UC/CCP Parcel Size Acres: 0.35 Acres

Number of Lots: 1 Total Developed Land Area: 0.35 Acres Building(s) and/or additions Total Sq. Ft. 8,853 SF

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: Conversion of the Gardens Theatre and six (6) apartments into one (1) apartment. A private and utility entry and elevator will be added at the rear of the building in a buildable area of the lot in the southwest corner. A sunroom and open-aired deck will be located on the roof of the existing structure. This deck will be provided for the private use of the apartment owners, and their guests. The retail spaces will remain on the Main Street level.

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: Patrick and/or Susan Zill

Susan Zill

Sonya L. Misiaszek

Signature: [Signature]

[Signature]

[Signature]

Date: 10/20/21

10/26/21

10/26/2021



DEPARTMENT OF PLANNING, ZONING & CODE
 45 BEACON STREET, EAST
 ☎603-527-1264
 📠603-524-2164

CERTIFIED LIST OF ABUTTERS

RSA 672:3 "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

The following information must be completed by the applicant in order to begin the application process to the Planning Board or Zoning Board of Adjustment. Below, list the verified names and mailing addresses of the applicant, authorized agent(s), engineer, architect, land surveyor, soil scientist, consultant, abutter, holders of conservation easements or restrictions on adjacent lands, municipal/regional planning commissions (if a regional notice is required), associations, etc., not more than five (5) days prior to submission, per RSA 676:4,I(b). Abutters' names and mailing addresses must be verified against the records kept in the Laconia Assessor's Office. Attach additional copies of this form if necessary. Include an addressed #10 envelope and certified mail receipt for each person/professional listed below.

Map/Block/Lot	Name of Property Owner/Professional	Mailing Address of Owner/Professional
432/142/12.1	Cook Building Rentals LLC	PO Box 611, Laconia; NH 03246
432/142/20	Levendi Properties LLC	635 Main Street, Suite 301; Laconia, NH 03246
432/142/22	609 Main Street LLC	383 South Main Street; Laconia, NH 03246
432/186/5	City of Laconia Parking	45 Beacon Street East; Laconia, NH 03246
	Patrick Zill Jr. & Susan Zill	2429 Smith Drive; Loganville, GA 30052
	Misiaszek Turpin pllc	One Mill Plaza; Laconia, NH 03246

Name of Person Preparing List Sonya L. Misiaszek Date Prepared 26 October 2021
 Preparer's Signature _____ Date 26 October 2021

Sonya L Misiaszek

*Fee per Abutter \$10.00



DEPARTMENT OF PLANNING, ZONING & CODE
45 BEACON STREET, EAST
☎ 603-527-1264
☎ 603-524-2164

**Waiver Request
From Site Plan Review and Subdivision Regulations**

I, Sonya L. Misiaszek, hereby submit the following waiver request(s) on Behalf of
Patrick Zill Jr. & Susan Zill for Pemaco Block - Zill Residence.
(applicant) (project title)

Waiver Request:

Section _____ of the Subdivision / Site Plan Regulations for waiver of
Chapter 235. Zoning - Article IVA. Impact Fees

Reasons in Support of Request: (attach more sheets as needed)

Per Section 235-22.8, Waivers, Paragraph C, we request that Impact Fees be waived up to the maximum extent
indicated (80%) due to the project providing inner-city revitalization as a 100% rehabilitation and reuse development.

Attached Plans / Information in support of Request include:

Section _____ of the Subdivision / Site Plan Regulations for waiver of
Submission of Site Plan Checklist

Reasons in Support of Request: (attach more sheets as needed)

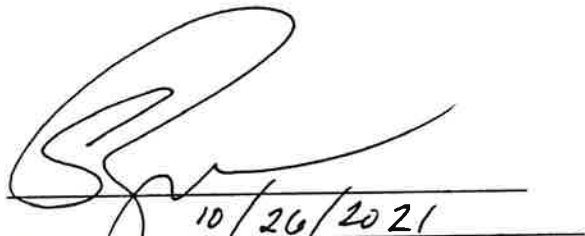
Very minor site improvements are being planned as part of this project. The existing grades will remain.


Attached Plans / Information in support of Request include:

APPOINTMENT OF AGENT

I hereby appoint Sonya L. Misiaszek AIA or Robert Kelly Turpin AIA, Licensed Architects, of Misiaszek Turpin pllc, or one of their designated employees, to function as my agent with regard to applications or negotiations before the Planning Board, Zoning Board of Adjustment, City Council, or their designated agents, involving subdivision, site plan, variance, or special exception of 622-634 Main Street (Map 432, Street 142, Lot 12), being land and/or buildings, or portions thereof, that I in the City of Laconia, New Hampshire.

Said agent is to act on my behalf regarding the proposal which I am currently submitting before any of the above Boards of said City. This appointment shall extend to representation as required before, or submittal to State Boards or Agencies which may have jurisdiction over this proposal.


Date 10/26/2021


Owner or Applicant

Historic Photographs of 622-634 Main Street in Laconia



Historic Photographs of 622-634 Main Street in Laconia



Historic Photographs of 622-634 Main Street in Laconia



Photo of Laconia Gardens theatre, 1954.

Existing-Condition Photographs of 622-634 Main Street in Laconia



Existing-Condition Photographs of 622-634 Main Street in Laconia



Existing-Condition Photographs of 622-634 Main Street in Laconia

