



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

City of Laconia Planning Board
Staff Review for Planning Board Meeting of November 4, 2020

Prepared by Robert Mora, Assistant Planner

| | |
|---|--|
| STREET ADDRESS: 264 Lakeside Ave. AGENT/APPLICANT: Anthony Santagate OWNER: SHAIJAX CO LLC APPLICATION: PL2013-0100SP AMENDMENT 2 | PROJECT DESCRIPTION: Proposal to Amend original approval to allow for indoor live music & DJ until close at 1 AM. MAP/STREET/LOT #: 145-127-34 ZONING DISTRICT(S): Commercial Resort (CR) |
|---|--|

Staff Recommendation: Staff recommends that the Board table the application until the December 1, 2020 meeting so that staff can get more data form the applicant and third party review.



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JUN 29 2020

Planning/Zoning
City of Laconia

Application(s) #:

PL2013-01005 panel 2

Fees Paid:

Check #:

Receipt #:

PLANNING BOARD APPLICATION

Project Name: TOWER HILL TAVERN

Project Address: 264 LAKESIDE AVE.

Tax Map/ Lot # (s): _____ Zoning District (s): CR Parcel Size Acres: _____

Number of Lots: _____ Total Developed Land Area: _____ Building(s) and/or additions Total Sq. Ft. _____

Submittal Request (Check all that apply):

- Alternative Parking CUP
- Amendment
- Boundary Line Adjustment
- Boundary Line Agreement
- Change of Use
- Cluster Development CUP
- Cluster Subdivision
- Condominium Subdivision
- Conventional Subdivision
- Discretionary Easement
- Marinas and Yacht Club CUP
- Minor Site Plan
- Performance Zoning CUP
- Site Plan (Commercial)
- Site Plan (Multi-family)
- Steep Slope CUP
- Wetland/Wetland Buffer CUP
- Other _____

Proposal Description:

PROPOSAL for LIVE Music INDOORS + 1 Close (IAM)
E.D.J.'s (Performance Arts)

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: | <u>Anthony Sabatone</u> | _____ | _____ |
| Signature: | <u>[Signature]</u> | _____ | _____ |
| Date: | <u>6/29/2020</u> | _____ | _____ |



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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 |
|---------------|-------------------------------------|---------------------------------------|
| 145 127 35 | TOLIOS | 105 HIGHT AVE Bradford MA |
| 145 127 36 | TOLIOS | " |
| 145 127 44 | Half Moon | PO Box 5308 LACONIA 03247 |
| 145 145-91 | Winnipisaukee Flagship | PO Box 5367 LACONIA 03247 |
| 145 217 42 | Trinity Methodist | PO Box 5268 LACONIA 03247 |
| 145 217 43 | Trinity Methodist | " |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Name of Person Preparing List _____ Date Prepared _____
 Preparer's Signature _____ Date _____

***Fee per Abutter \$10.00**



100 foot Abutters List Report

Laconia, NH
June 25, 2020

Subject Properties:

Parcel Number: 145-127-34
CAMA Number: 145-127-34
Property Address: 264-290 LAKESIDE AV

Mailing Address: SHAIJAX CO LLC
PO BOX 5412
LACONIA, NH 03247

Parcel Number: 145-127-35
CAMA Number: 145-127-35
Property Address: 292 LAKESIDE AV

Mailing Address: RUSTY SPROCKETT LLC
PO BOX 5412
LACONIA, NH 03247

Abutters:

Parcel Number: 145-127-33
CAMA Number: 145-127-33
Property Address: 279 LAKESIDE AV

Mailing Address: TOLIOS THEODORE & TOLIOS ERATO
105 HYATT AV
BRADFORD, MA 01835

Parcel Number: 145-127-36
CAMA Number: 145-127-36
Property Address: 306 LAKESIDE AV

Mailing Address: TOLIOS ERATOS MRS
105 HYATT AVE
BRADFORD, MA 01830

Parcel Number: 145-127-44
CAMA Number: 145-127-44
Property Address: 248-260 LAKESIDE AV

Mailing Address: HALF MOON ENTERPRISES INC
PO BOX 5308
WEIRS BEACH, NH 03247

Parcel Number: 145-145-41
CAMA Number: 145-145-41
Property Address: MAPLE ST

Mailing Address: WINNIPESAUKEE FLAGSHIP CORP
PO BOX 5367
LACONIA, NH 03247

Parcel Number: 145-217-42
CAMA Number: 145-217-42
Property Address: 35 TOWER ST

Mailing Address: TRINITY METHODIST CHURCH
PO BOX 5268
LACONIA, NH 03247-5268

Parcel Number: 145-217-43
CAMA Number: 145-217-43
Property Address: TOWER ST

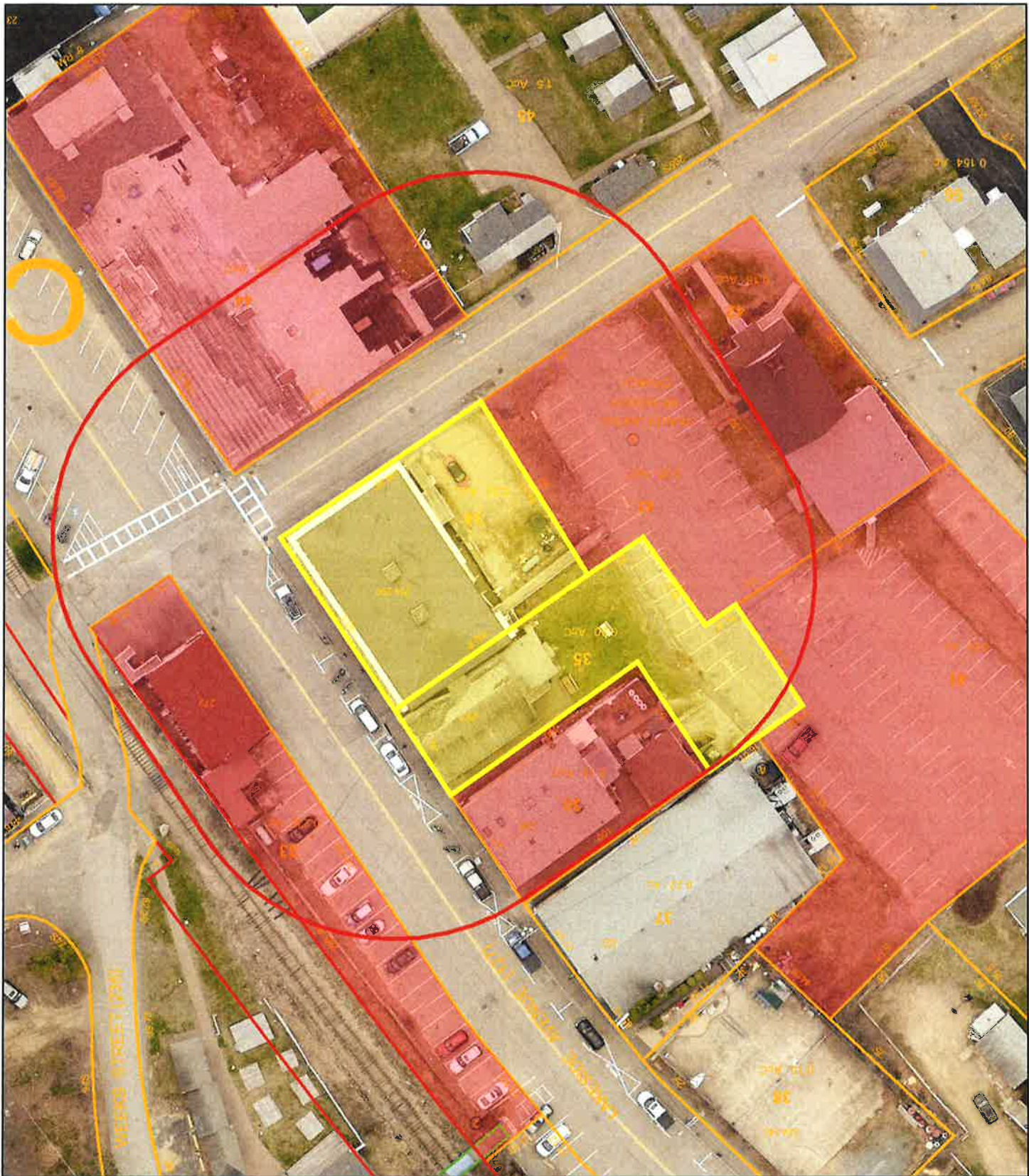
Mailing Address: TRINITY UNITED METHODIST CHURCH
PO BOX 5268
LACONIA, NH 03247-5268



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

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June 25, 2020



1 inch = 60 Feet

Laconia, NH





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General Conditional Use Permits Requirements

1. The Use is authorized in the Table of Permitted Uses as a conditional use. yes

2. Any specific conditions or standards are met. _____

3. Public safety or health will not be materially endangered. TRUE

4. The value of adjoining or abutting properties will not be substantially affected. _____
Property values will go up as more People ARE Attracted to Weirs Beach

5. Compatibility with uses of adjoining or abutting properties and the neighborhood. _____
Many of Tower Hills Patrons and Bands stay at All local Motels & INNS

6. Highway or pedestrian safety will not be substantially adversely impacted. TRUE

7. Natural resources of the city will not be substantially adversely impacted. TRUE

8. Adequate public facilities and utilities are available or will be provided by the applicant. TRUE

New Addition to Tower Hill Tavern at 264 Lakeside Ave. consisting of an indoor Bar Area with tables and an outdoor seating area including a stage for live performances.

The outdoor stage area will be used for acoustic solos and duos throughout the spring, summer and fall This stage will also be used for larger bands during all festivals on Weirs Beach including Wake the Lake, Motorcycle Week, Biketemberfest, The Blues Festival and Weirstoberfest.

Food and Drinks will be served outside.

Music will stop at 9pm on Sun-Thurs and 10pm on Fri-Sat.

During Festivals music will go an hour later than normal.

Music outside will be kept at a reasonable volume, louder during festivals.

The parking behind the original Tower Hill Tavern will be used for seating during all Festivals.

The Large Room upstairs at Tower Hill will be insulated (\$40,000) and air Conditioned (\$28,000) as long as music is permitted until 1am

This will be a year round establishment.

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JUL 09 2020

Planning/Zoning
City of Laconia

Tower Hill Insulation

AS Anthony Santagate <towerhill603@gmail.com>
To Planning

Reply Reply All Forward

Thu 9/17/2020 10:29 AM

You replied to this message on 9/17/2020 10:57 AM.



This Has been scheduled for months.
Went over it thoroughly with Deputy Inspector Roffo. Still waiting for a third-party inspection.
It will be complete tomorrow afternoon.
I will have a plan for the sound buffer for upstairs in a few days.
Was there anything else you needed?
Thanks,
Anthony Santagate

Church Parking

Fence

Fence

Retaining Wall

Retaining Wall

Stage

**Tower Hill Tavern LLC
Floor Plan**

| Map | Block | Lot |
|-----|-------|-----|
| 145 | 127 | 35 |

| Map | Block | Lot |
|-----|-------|-----|
| 145 | 127 | 34 |

RECEIVED
JUL 09 2020
Planning/Zoning
City of Laconia

City
Electric

Anthony Santagate
PO Box 5412
Laconia NH 03247
(603)767-2226
towerhill603@gmail.com

**264 Lakeside Ave
joining
292 Lakeside Ave**

Tower Hill driveway used
for a bar area during
bike week and festivals

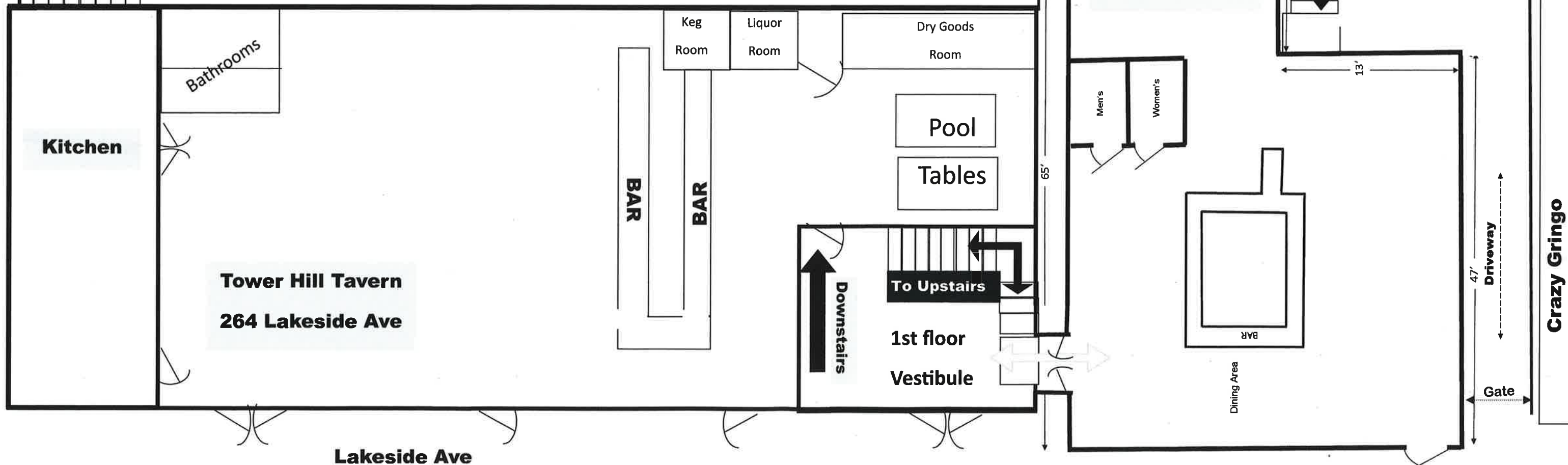
***Patio Area**
To be used daily as a
place of assembly

Upper Ramp to Tower Hill upstairs

Fence

Tower St.

Upstairs Patio Area



**Tower Hill Tavern
264 Lakeside Ave**

**Tower Hill Tavern
292 Lakeside Ave**

Crazy Gringo

Lakeside Ave

47' Driveway

Gate

10'
upstairs
2nd Flr.

13'

65'

18'