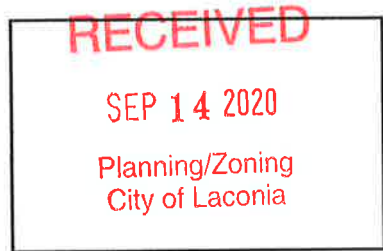




**CITY OF LACONIA PLANNING BOARD  
APPLICATION FOR CONDITIONAL USE PERMIT**

Appl # 12220-004CUP Fee Pd 100 Ck # 8251  
50 postage

Receipt Stamp



**PROPOSED PROJECT NAME/ADDRESS -**  
17 Wester Terrace  
Homes Lot for John Bernard

Number of Lots/Units 1  
Building/Addition 3200 Sq. Ft.  
Lot/Lots .62 Total Acres  
Total Development Area 1600 Ac/Sq.Ft

**SUBMITTAL REQUEST:** Check all that apply.

Check here if application is an amendment to a previously approved permit. \_\_\_\_\_

- Wetlands/wetlands buffer, 235-17
- Cluster development, 235-40 (B)
- Steep slope 235-44.2
- Marinas and yacht clubs, 235-42D
- Alternative parking, 235-45D

Other CUP requirement:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**PARTIES INVOLVED** - Will receive Planner Reviews and Notices of Action by the Board.

**OWNER1** John C. Bernard PHONE 603-494-9799  
ADDRESS P.O. Box 599 FAX \_\_\_\_\_  
Winn N.H. 03289 E-MAIL \_\_\_\_\_

**OWNER2** \_\_\_\_\_ PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_ FAX \_\_\_\_\_  
E-MAIL \_\_\_\_\_

**APPLICANT** Same PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_ FAX \_\_\_\_\_  
E-MAIL \_\_\_\_\_

**AGENT** Same PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_ FAX \_\_\_\_\_  
E-MAIL \_\_\_\_\_



**CITY OF LACONIA PLANNING BOARD  
APPLICATION FOR CONDITIONAL USE PERMIT**

**APPLICATION AUTHORIZATION**

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, 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 or Technical Review Committee.

Sign as appropriate. If agent's signature check here for attached certification \_\_\_\_\_

If non-person check here for attached certification \_\_\_\_\_

PROPERTY OWNER

AGENT

John C. Bernard

Print Name Here

Print Name Here

John C. Bernard

Signature of Property Owner

Signature of Agent

Date 9-11-20

Date \_\_\_\_\_



**CITY OF LACONIA PLANNING BOARD  
APPLICATION FOR CONDITIONAL USE PERMIT**

**PROPERTY INFORMATION** - For multiple lots list each lot separately on an attached sheet.  
Check if additional sheets attached \_\_\_\_\_

Street Address 17 Western Terrace Zoning District RR1  
Map \_\_\_\_\_ Street Western Terrace Lot \_\_\_\_\_ Number Acres Total .62  
Other Street Frontage None Deed Reference: Book 3330 Page 148  
Book \_\_\_\_\_ Page \_\_\_\_\_  
Current Use(s) no Plan Reference: L 81 Plan 83  
L \_\_\_\_\_ Plan \_\_\_\_\_

**PROPOSAL DESCRIPTION** - Use the space below to write a brief description of the development proposal and how it will affect the existing use of the property.

This is a single family house. We propose to use 20 feet of the wetland setback as a lawn. There are no trees that need to be cut/removed. The area has previously been disturbed years ago when a drainage pipe was installed. Some time in the late 1980's the loam was stripped from the entire lot, during the development of South Down. We plan to haul loam in and spread across this area and will seed with grass.



**CITY OF LACONIA PLANNING BOARD  
APPLICATION FOR CONDITIONAL USE PERMIT**

**REQUIREMENTS** - All applications must meet the general requirements. Wetlands/wetlands buffers, cluster developments, steep slopes, marinas/yacht club, and alternative parking have additional requirements. Refer to the appropriate section of the zoning ordinance or the supplemental attachments available. Compliance with all requirements must be documented and submitted as part of this application or it will be considered incomplete.

**ABUTTER INFORMATION** - Abutters include any property owner, whether or not within the city limits, whose property is immediately adjacent to, across a public or private street or street right-of-way, railroad right-of-way or stream. When multiple lots are involved abutters to all properties must be included. **A list of abutters must be attached and applicants are responsible for preparing plain envelopes and certified mail slips, as well as attaching the current postage for certified mail.**

Check if abutter list and materials enclosed

NAME	ADDRESS	MAP/ST/LOT
Fields Crossing HOA Att Matt Piekarski	50 Freedom Lane # B	W.H. LACONIA
South Down Recreation Ass. c/o Evergreen Managed Group	1921 Parade Rd.	LACONIA, NH
John C. Bernard	30 Freedom Lane # A	
Dave + Lynda Knot		

**Western Terrace Abutters Information**

Fields Crossing HOA

Attn: Matt Piekarski, President

50 Freedom Lane #B

Laconia NH 03246

MJ FARM ESTATE LLC

PO BOX 599

WINNISQUAM, NH 03289

South Down Recreation Association

c/o Evergreen Management Group

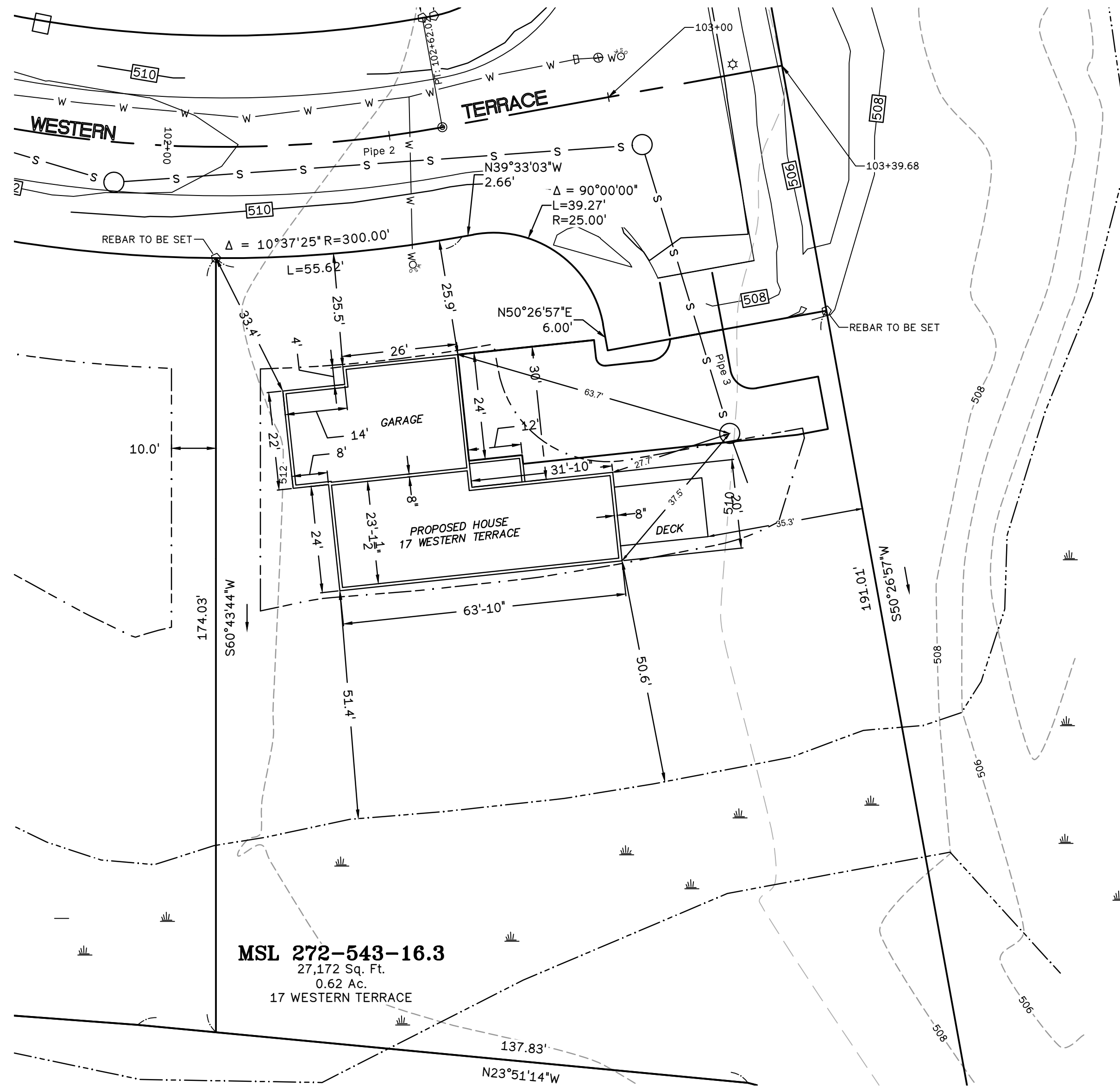
1921 Parade Rd

Laconia, NH 03246

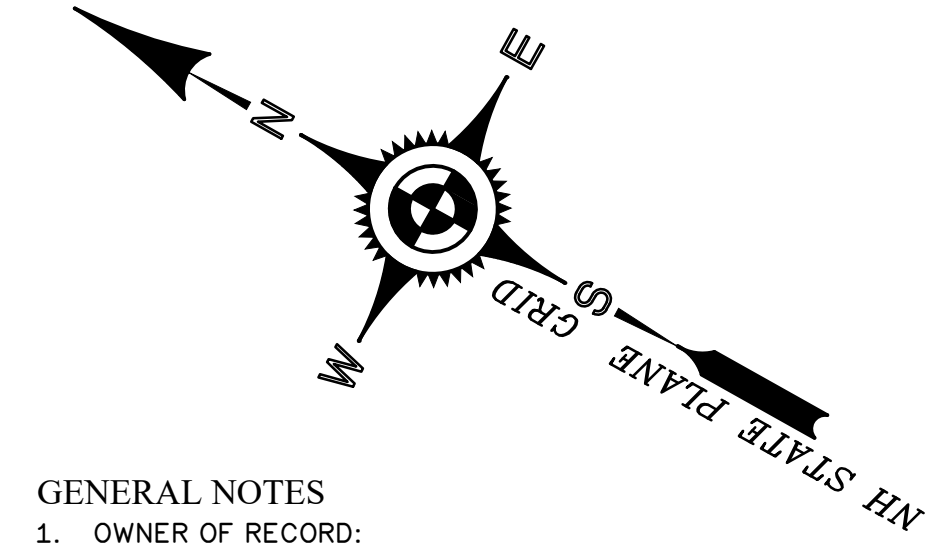
John Bernard

30 Freedom Lane #A

Laconia NH 03246



**MSL 272-543-16.3**  
 27,172 Sq. Ft.  
 0.62 Ac.  
 17 WESTERN TERRACE

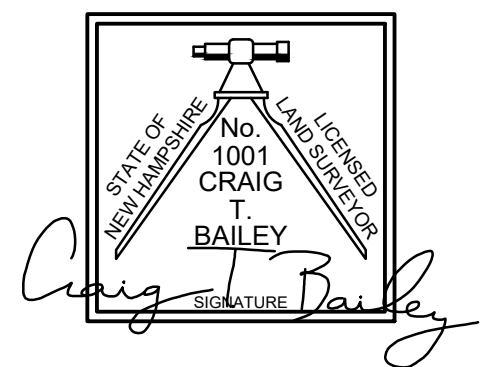


**GENERAL NOTES**

1. OWNER OF RECORD:  
 JOHN & MICHELLE BERNARD  
 PO BOX 599  
 WINNISQUAM, NH 03289
2. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED HOME FOUNDATION IN RELATION TO THE BOUNDARYS.
3. DIMENSIONAL CONTROLS:
  - 3.1. FRONT YARD SETBACK = 25 FT.
  - 3.2. SIDE/REAR YARD SETBACK = 10 FT.
  - 3.3. WETLAND SETBACK = 50 FT.
4. LOT COVERAGE CALCULATION:  
 HOUSE, DECK, ENTRY = 2,723  
 DRIVEWAY, PARKING = 1,677  
 TOTAL = 4,400 S.F.  
 LOT: 27,172 S.F.  
 COVERAGE: 27,172 / 4,400 = 16%

**PLAN REFERENCE**

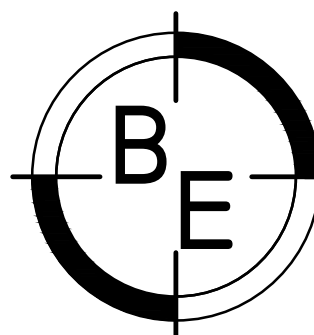
1. OUTERBRIDGE DR. SITE DEVELOPMENT, VILLAGE #10 SOUTH DOWN FARM, OUTERBRIDGE DR., LACONIA NH TAX MAP 272 ST. 272 LOT 16, AS PREPARED FOR M.J. FARM ESTATE, LLC AS PREPARED BY THE H.L. TURNER GROUP, INC. DATED 06/11/2018. ON FILE AT THE CITY OF LACONIA PLANNING DEPARTMENT.
2. PHASE 2 - SUBDIVISION PLAN, LAND OF M.J. FARM ESTATE, LLC LAND LOCATED AT OUTERBRIDGE DRIVE, LACONIA NH. AS PREPARED BY THIS OFFICE, DATED OCTOBER 2019, RECORDED AT B.C.R.D. PLAN DRAWER L81 PG. 83



**TAX MAP 272 St. 543 LOT 16.3**  
**PROPOSED HOUSE LAYOUT PLAN**

**LAND OF JOHN BERNARD**  
**LAND LOCATED AT 17 WESTERN TERRACE**  
 PROPERTY OWNER: JOHN & MICHELLE BERNARD DEED: BK. 3330 PG. 148  
 PO BOX 599  
 WINNISQUAM, NH 03289

DATE OF PLAN: August 2020



**BAILEY ENGINEERING**  
 CIVIL AND ENVIRONMENTAL CONSULTING

217 COTTON HILL RD.  
 GILFORD, NH 03249  
 (603) 528-3734  
 WWW.BAILEY-ASSOCIATES.COM  
 A WHOLLY OWNED SUBSIDIARY OF BRYAN L. BAILEY ASSOCIATES, INC.

DATE	REVISION	INITIALS
DATE 8/28/2020	JOB No. 3383	
DRAWN BY ;CTB	SHEET 1 OF 1	
SCALE ; 1" = 20'		