



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

Prepared by Robert Mora, Assistant Planner

<p>STREET ADDRESS: 34 Massachusetts Ave APPLICANT: David A. Henrick Jr. AGENT: Phillip A. Brouillard OWNER 1: Paige and David Thompson APPLICATION: PL2020-0084SU</p>	<p>PROJECT DESCRIPTION: Subdivide one lot into two. MAP/STREET/LOT #: 322-148-3 ZONING DISTRICT(S): Residential Single Family (RS)</p>
<p>PLAN REFERENCE: <u>Title:</u> Subdivision of Land located at 34 Massachusetts Avenue, Laconia, Belknap County, New Hampshire, prepared for David E. & Paige Thompson <u>Prepared by:</u> DMC Surveyors <u>Date:</u> October 5, 2020 <u>Sheets:</u> 1 of 1</p>	

Zoning Compliance: Applicant has received a variance from the Zoning Board of Adjustment for lot frontage.

Waiver Requests: Applicant has requested a waiver from the sidewalk's requirements. This is already a developed area within the City with sidewalks established on the opposite side of the streets. Public works has no plans in the future to develop sidewalks on this side of the street.

Subdivision Regulation: Meets requirements outlined in the subdivision regulation with approval of waiver of sidewalks.

Staff Recommendation: Staff recommends that the Board grants conditional approval with the following criteria:

I. RECOMMENDED CONDITIONS SPECIFIC TO THIS APPLICATION

1. PROJECT COMPLETION DEADLINES

- a. Plan Revision: February 2, 2021
- b. Mylar, Final Plans: February 2, 2021
- c. Completion: November 2, 2021
- d. IMPACT FEE: \$1,907.40 for Single Family or per current IMPACT FEE schedule.

2. PLAN REVISIONS AND MISCELLANEOUS CONDITIONS

- a. Update plans to show proposed utilities.
- b. New Laconia Water Works service to be installed and will be built to LWW specifications.
- c. New Sanitary Sewer connection to be installed per specifications of Laconia Public Works.
- d. All utilities to be placed underground per Laconia Site Plan Regulations

II. RECOMMENDED CONDITIONS GENERALLY APPLICABLE TO ALL APPLICATIONS

1. CONDITIONS THAT MUST BE MET PRIOR TO FINAL APPROVAL OF RECORDING OF THE MYLAR:

- a. **MONUMENTATION:** Licensed land surveyor to submit statement that the proposed monumentation has been installed according to the approved plan.
- b. **PLAN FILING AND RECORDING:** The applicant shall provide one copy of the final plan to the Planning Dept., as approved by the Planning Board, for Staff review. The final plan shall reflect any and all changes required as part of the approval process. Once approved by Staff, three more copies are to be submitted along with a wash-off mylar suitable for recording, appropriate recording fees made payable to the Belknap County Registry of Deeds.
- c. **DURATION OF APPROVAL:** All final approvals by the Planning Board expire one year from the date the Board voted to approve the project, unless otherwise provided in the motion to approve.

- d. APPEAL PROCESS:** Pursuant to RSA 677:15, an aggrieved party may appeal this decision to the Belknap County Superior Court within 30 days of the date the Board voted to approve or disapprove the application, or to the ZBA pursuant to RSA 676:5, III within 20 days of the date the Board made its decision.

All requests for extension must be submitted in writing to the Planning Department no later than noon on the Wednesday prior to the deadline with the appropriate fees. Failure to comply with the deadline dates without submission of a written request for extension will result in the approval being null and void.



Application(s) #: PL2020-00845U
300 + 100 postage
#129
 Fees Paid: _____
 Check #: _____
 Receipt #: **RECEIVED**

AUG 31 2020
 Planning/Zoning
 City of Laconia

PLANNING BOARD APPLICATION

Project Name: David A. Henrick JR.
 Project Address: 34 Massachusetts Ave
 Tax Map/ Lot # (s): _____ Zoning District (s): SE-50-60 Parcel Size Acres: .231
 Number of Lots: 1 Total Developed Land Area: _____ Building(s) and/or additions Total Sq. Ft. _____

Submittal Request (Check all that apply):

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

Proposal Description: To sub-divide 34 Massachusetts Ave
into a conforming residential building lot.

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:	David A. Henrick JR	<u>Paige Youschak-Thompson</u>	<u>David A. Henrick JR</u>
Signature:	J. Munk	<u>Paige Youschak-Thompson</u>	<u>J. Munk</u>
Date:	8/31/20	<u>8/31/2020</u>	<u>8/31/20</u>

Thompson 8/31/2020



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, David Henrick JR, hereby submit the following waiver request(s) on Behalf of
Self for 34 Massachusetts Ave.
(applicant) (project title)

Waiver Request:

Section 6.5 of the Subdivision / Site Plan Regulations for waiver of
Side walk

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

No side walks

Attached Plans / Information in support of Request include:

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

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

Attached Plans / Information in support of Request include:



50 foot Abutters List Report

Laconia, NH
August 31, 2020

Subject Property:

Parcel Number:	322-148-3	Mailing Address:	THOMPSON DAVID E & PAIGE Y
CAMA Number:	322-148-3		34 MASS AV
Property Address:	34 MASSACHUSETTS AV		LACONIA, NH 03246

Abutters:

Parcel Number:	322-148-2	Mailing Address:	HOLMES JACOB M & JULIE L
CAMA Number:	322-148-2		20 MASSACHUSETTS AV
Property Address:	20 MASSACHUSETTS AV		LACONIA, NH 03246

Parcel Number:	322-148-4	Mailing Address:	SHAFFER BRITTANY LYNNE & DEREPENTIGNY NICHOLAS ANTHONY
CAMA Number:	322-148-4		36 MASSACHUSETTS AV
Property Address:	36 MASSACHUSETTS AV		LACONIA, NH 03246

Parcel Number:	322-168-4.2	Mailing Address:	EVERETT SCOTT A LIVING TRUST EVERETT SCOTT A TRUSTEE
CAMA Number:	322-168-4.2		14801 QUORUM DR SUITE 170
Property Address:	290 NORTH ST Unit 2		DALLAS, TX 75254

Parcel Number:	322-505-1.4	Mailing Address:	LEROUX JOAN E & SCOTT A
CAMA Number:	322-505-1.4		31 REAGAN WY
Property Address:	31 REAGAN WY Unit 4		LACONIA, NH 03246

Parcel Number:	322-505-1.5	Mailing Address:	PARISI DAVID H & EATON PARISI ELIZABETH
CAMA Number:	322-505-1.5		35 REAGAN WY
Property Address:	35 REAGAN WY Unit 5		LACONIA, NH 03246

Parcel Number:	322-505-1.6	Mailing Address:	GUILBERT SIMMONS FAMILY 2019 TRUST GUILBERT ROGER & SIMMONS CHERYL TRUSTEES
CAMA Number:	322-505-1.6		37 REAGAN WY
Property Address:	37 REAGAN WY Unit 6		LACONIA, NH 03246

Parcel Number:	329-148-21	Mailing Address:	LAFRANCE FRANK L & VIOLA M
CAMA Number:	329-148-21		41 MASSACHUSETTS AVE
Property Address:	41 MASSACHUSETTS AV		LACONIA, NH 03246

Parcel Number:	329-148-22	Mailing Address:	STILES LINDSAY & JONATHAN SR
CAMA Number:	329-148-22		35 MASSACHUSETTS AV
Property Address:	35 MASSACHUSETTS AV		LACONIA, NH 03246

Parcel Number:	329-148-23	Mailing Address:	CROWLEY MARY J TRUST CROWLEY MARY J TRUSTEE
CAMA Number:	329-148-23		29 MASS AV
Property Address:	29 MASSACHUSETTS AV		LACONIA, NH 03246



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