



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

<p>STREET ADDRESS: 809-817 Endicott St N. APPLICANT: John O'Neil AGENT: John O'Neil OWNER: G&S Partners LLC APPLICATION: PL2020-0100SP & 0101CUP</p>	<p>PROJECT DESCRIPTION: Boat Storage and change of use to boat sales and service with boat display area. MAP/STREET/LOT #: 113-252-2 ZONING DISTRICT(S): Commercial Resort (CR)</p>
<p>PLAN REFERENCE: <u>Title:</u> Partial Site Plan, Land of G & S Partners LLC, Tax Map Parcel 113/252/2, 809-817 Endicott Street North, Prepared for Premier Marine Group LLC, Laconia, Belknap County, NH <u>Prepared by:</u> Carl R. Johnson Jr. <u>Date:</u> 10-22-2020 Revision Sheet 1: Partial Site Plan</p>	

Zoning Compliance: Any new signage will require a permit.

Site Plan Regulation: Meets requirements outlined in the site plan regulation.

General Conditional Use Permit (Boat Storage)

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

The use is specifically authorized with a conditional use permit.

2. Any specific conditions or standards are met

All conditions and standards are met.

3. Public safety or health will not be materially endangered

Public safety and health will not be endangered.

4. Value of adjoining or abutting properties will not be substantially affected

The board should determine if the proposal will have an effect on adjoining or abutting properties.

5. Compatibility with uses of adjoining or abutting properties and the neighborhood

Another boat storage CUP was granted at 19 Roller Coaster Road.

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

No effect on safety.

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

No effect on natural resources, applicant has moved everything out of any of the buffer areas.

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

Yes they are adequate.

Application Acceptance: Staff recommends that the Board accept the application as complete.

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: N/A
- b. Final Plans: N/A
- c. Completion: November 2, 2021

2. MISCELLANEOUS CONDITIONS

- a. Any changes to the driveway on Route 3 will require a driveway permit from NH DOT
- b. **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.

- c. 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) #: PL2020-0100SP,
0101 CUP (Boat storage)

Fees Paid: 200 + 80 postage

Check #: 23006

Receipt #: **RECEIVED**

OCT 07 2020

**Planning/Zoning
City of Laconia**

PLANNING BOARD APPLICATION

Project Name: Catalyst Partners

Project Address: 809-817 Endicott Street North

Tax Map/ Lot # (s): 113/252/2 Zoning District (s): CR Parcel Size Acres: 24.2

Number of Lots: 1 Total Developed Land Area: 2.1 Building(s) and/or additions Total Sq. Ft. 4337

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 Boat Storage

Proposal Description: Existing use Retail - flea market to change to Boat sales and service (permitted use).

No changes to building interior, and will use less than 5,000sf for exterior boat display.

Seeking CUP for boat storage (conditional use permitted) behind the building, about ~~40,000sf~~.

There will be no earth moving/grading. less than 22K sf

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: G&S Partners

John O'Neil

Signature: [Signature]

[Signature]

Date: 10/6/2020

10/5/2020



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
	See Attached	

Name of Person Preparing List John O'Neill Date Prepared _____
 Preparer's Signature _____ Date 6-Oct-2020

*Fee per Abutter \$10.00



General Conditional Use Permits Requirements

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

Yes, the use is specifically authorized with a conditional use permit.

2. Any specific conditions or standards are met. _____

Yes, conditions and standards are met.

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

Yes, public safety not endangered.

4. The value of adjoining or abutting properties will not be substantially affected. _____

Yes, value should not be substantially affected.

5. Compatibility with uses of adjoining or abutting properties and the neighborhood. _____

Yes, similar business several lots over,.

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

Yes, there is no effect on safety.

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

Yes - no effect on natural resources.

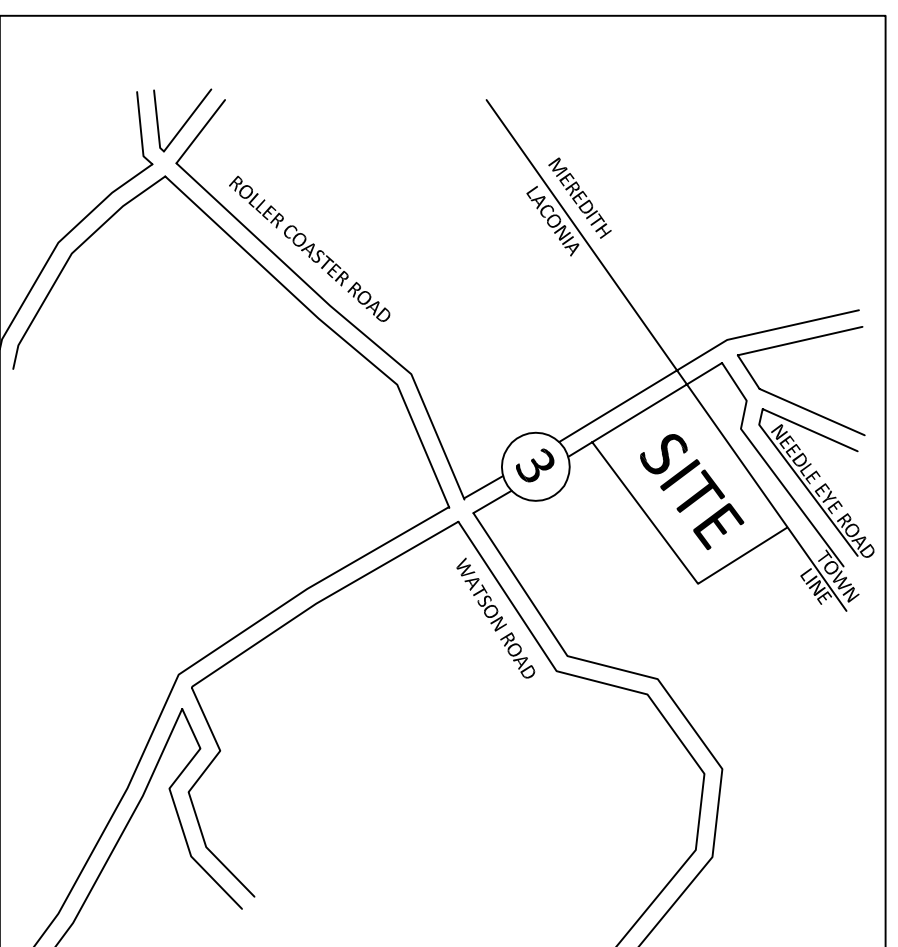
8. Adequate public facilities and utilities are available or will be provided by the applicant. _____

Yes, they are adequate

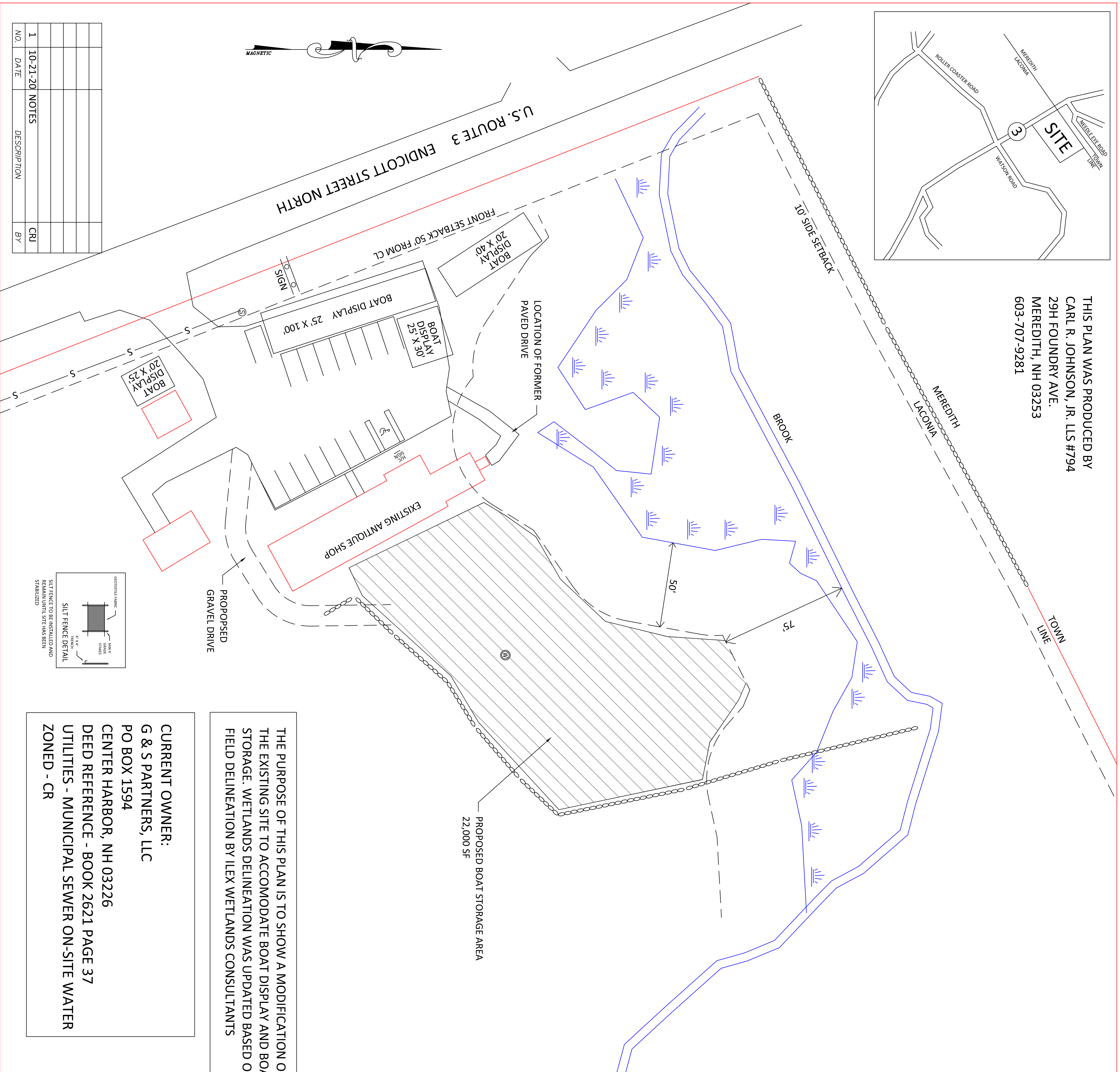
Catalyst Partners Application

Parking Use Calculation

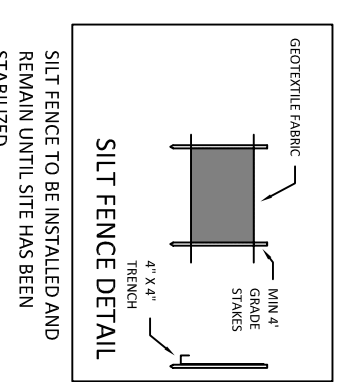
<u>Use</u>	<u>SF</u>	<u>1 per</u>	<u>Need</u>
outside storage	22000	4000	5.5
display	4550	3000	1.5
inside bulk	3800	600	6.3
office	400	300	1.3
			14.7



THIS PLAN WAS PRODUCED BY
 CARL R. JOHNSON, JR. LLS #794
 29H FOUNDRY AVE.
 MEREDITH, NH 03253
 603-707-9281

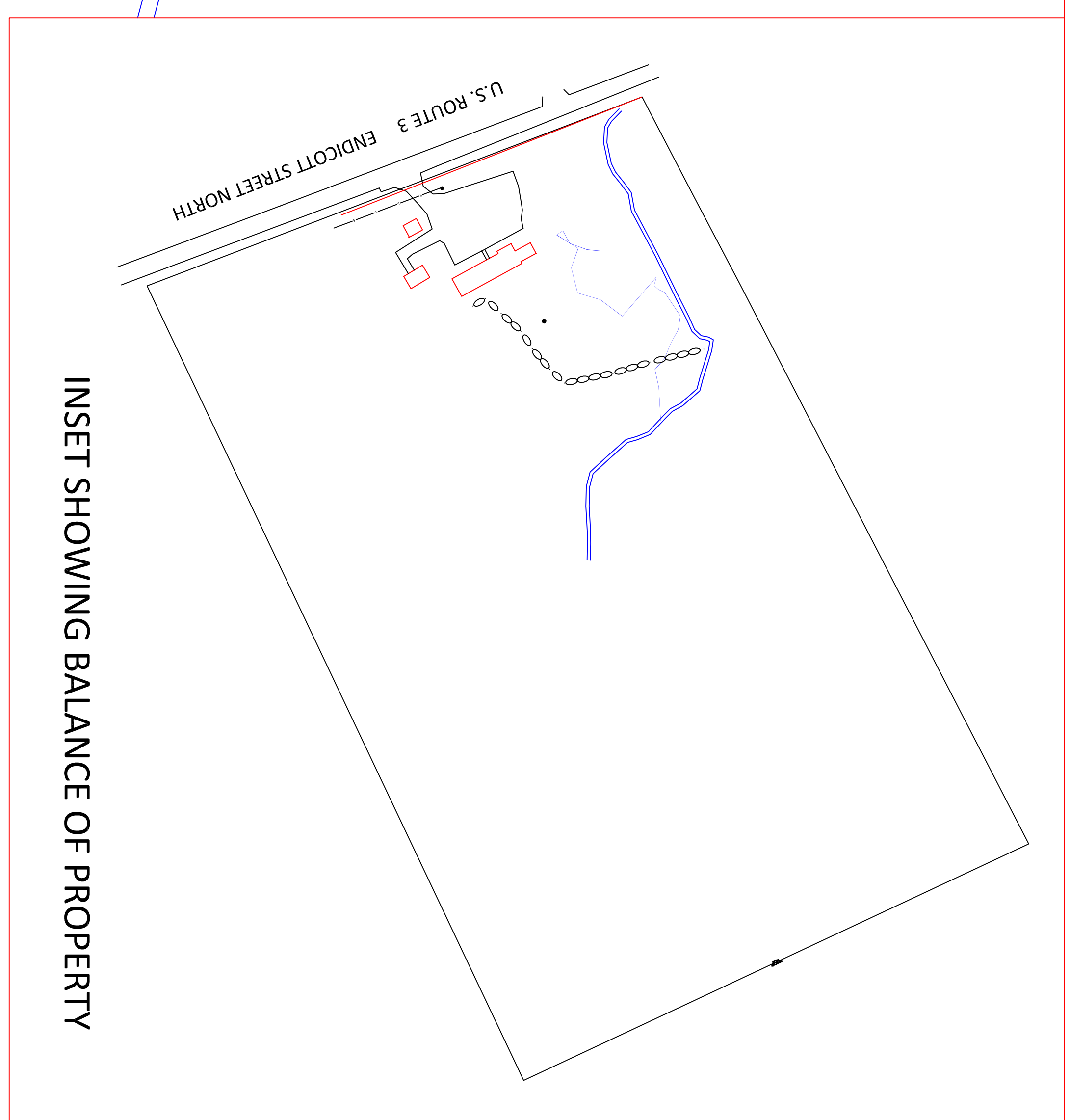
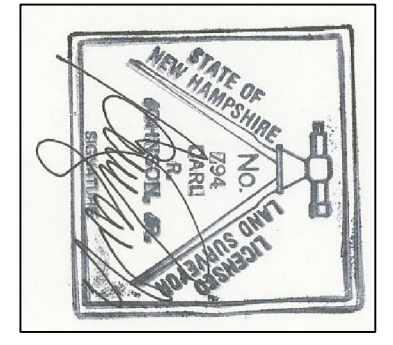


NO.	DATE	DESCRIPTION	BY
1	10-21-20	NOTES	CRJ



THE PURPOSE OF THIS PLAN IS TO SHOW A MODIFICATION OF THE EXISTING SITE TO ACCOMMODATE BOAT DISPLAY AND BOAT STORAGE. WETLANDS DELINEATION WAS UPDATED BASED ON FIELD DELINEATION BY ILEX WETLANDS CONSULTANTS

CURRENT OWNER:
 G & S PARTNERS, LLC
 PO BOX 1594
 CENTER HARBOR, NH 03226
 DEED REFERENCE - BOOK 2621 PAGE 37
 UTILITIES - MUNICIPAL SEWER ON-SITE WATER
 ZONED - CR



Partial Site Plan
 Land of
 G & S PARTNERS LLC
 TAX MAP PARCEL 113/252/2
 809-817 ENDICOTT STREET NORTH
 Prepared for
 PREMIER MARINE GROUP, LLC
 LACONIA, BELKNAP COUNTY, NH
 OCTOBER 20, 2020 SCALE 1"=30'

