



Application #: 202020-0102
 Fees Paid: 125-90
 Check #: 324
 Receipt #:

RECEIVED

**ZONING BOARD OF ADJUSTMENT
 SPECIAL EXCEPTION APPLICATION**

OCT 15 2020

Planning/Zoning
 City of Laconia

Name of Applicant: NEW TOWER, LLC

Mailing Address: 16 ACADEMY STREET, LACONIA, NH 03246

Phone _____ E-mail: _____

Owner (If same as applicant, write "same"): BRUCE & DEBRA CHENEY

Mailing Address: 61 PICKEREL POND ROAD, LACONIA, NH 03246

Phone: _____ E-mail: _____

Tax Map/ Lot # (s): TM 8/183/1 Zoning District (s): RR1

Street Address: 61 PICKEREL POND ROAD, LACONIA, NH 03246

OWNER AUTHORIZATIONS & STATEMENTS OF ASSURANCE:

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 Zoning Board 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 Zoning Board.

PROPERTY OWNER(S)

AGENT(S)

BRUCE & DEBRA CHENEY

PHILIP A. BROUILLARD

Printed Name Here

Printed Name Here

Signature of Property Owner(s)

Signature of Agent(s)

OCTOBER 14, 2020

OCTOBER 14, 2020

Date

Date

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

REQUIRED ATTACHMENTS:

- Abutters List (from <https://www.axisgis.com/LaconiaNH/>)
- Envelopes and Certified Mail Receipts (Filled out for all abutters)
- Plot Plan (Showing dimensions of proposed building, setback requirements, and encroachments into any setbacks.)

DUE AT SUBMISSION:

10 COPIES OF ENTIRE ZONING BOARD APPLICATION WITH REQUIRED ATTACHMENTS

ACCESSORY USE BUILDING (TRANSMITTER BUILDING)

A Special Exception is requested for the use of NON-RESIDENTIAL as specifically authorized in Zoning Ordinance, Table of Permitted Uses. Article 235-26 Section TABLE 1

Facts in support of granting the Special Exception:

a. The use requested is specifically authorized in this chapter.

YES, TRUE. SEE ARTICLE 235-26

b. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

NON

YES, TRUE. UNMANNED TRANSMITTER BUILDING ~~NON~~ RESIDENTIAL BUILDING RESIDENTIAL

ACCESSORY USE TO COMMUNICATIONS TOWER. BUILDING CHECKED MONTHLY, NO DIRECT PEDESTRIAN ACCESS. NO IMPACT TO PEDESTRIAN SAFETY. PROPOSED BUILDING SURROUNDED BY 50x50 CHAIN**

c. The requested use will not overload any public water, drainage or sewer system or any other municipal system, nor will there be any significant increase in stormwater runoff onto adjacent property or streets.

YES, TRUE. UNMANNED TRANSMITTER BUILDING IS LOCATED IN A FIELD ON A LEDGE OUTCROPPING THAT WILL REMAIN LARGELY UNDISTURBED. NO RUNOFF ONTO ADJACENT PROPERTY OR STREETS.

d. The requested use will not create excessive demand for municipal police, fire protection, schools or solid waste disposal services.

YES TRUE. UNMANNED, FENCED IN TRANSMITTER BUILDING WILL NOT CREATE EXCESSIVE (OR ANY) DEMAND FOR MUNICIPAL SERVICES.

e. Any special provisions for the use as set forth in this chapter are fulfilled.

YES TRUE.

f. The requested use will not create hazards to the health, safety, or general welfare of the public, nor be detrimental to the use of or out of character with the adjacent neighborhood.

YES, TRUE. ACCESSORY BUILDING 16'x18' FENCED IN BY 50 x50 CHAIN LINK FENCE WILL CREATE NO HAZARDS NOR BE OUT OF CHARACTER WITH THE ADJACENT NEIGHBORHOOD. ALSO WILL NOT BE VISIBLE TO ANY ABUTTER OR FROM ANY CITY STREET OR ROAD.

g. The proposed location is appropriate for the requested use.

YES, TRUE. *

h. The requested use is consistent with the spirit and intent of this chapter and the Master Plan.

YES, TRUE. ALSO EXACTLY SIMILAR NON RESIDENTIAL ACCESSORY USE BUILDING (TRANSMITTER BUILDING) 16'x18' LOCATED NEXT TO AN EXISTING COMMUNICATIONS TOWER IN THE SAME AREA OF THE CITY *ACCESSORY (TRANSMITTER BUILDING) FOR COMMUNICATIONS TOWER WILL BE LOCATED ON LEDGE OUTCROPPING ON LAND WITH ONE OF THE HIGHEST ELEVATIONS IN THE CITY PERFECT FOR COMMUNICATIONS TOWER ACCESSORY TRANSMITTER BUILDING.

** LINK FENCING.



DEPARTMENT OF PLANNING, ZONING & CODE
45 BEACON STREET, EAST
LACONIA, NH 03246
☎ 603-527-1264

ABUTTER NOTIFICATION LETTER

Notice of hearing

The Laconia Zoning Board of Adjustment has received an application for a Special Exception. As provided by State law (RSA 676:7), the Zoning Board will hold a Public Hearing on the requests. Notification of this hearing is being made to all abutters, agents, lienholders, holders of preservation restrictions, and professionals whose seal appears on any document submitted. The hearing will give opportunity to look at the proposal, ask questions and make comments. The application is also on file for review at the City Hall during regular office hours. Written comments may be submitted to the Zoning Board prior to the hearing at the below address. This is a public meeting and you are invited to attend.

Owner(s): Bruce & Debra Cheney

MSL: 8-183-1

Applicant: New Tower LLC

Zone: RR1

Zoning Article Cited: V Section 235-26

Location: 61 Pickerel Pond Rd

Proposal: Application ZO2020-0102SE Applicant requests a Special Exception from Article V Section 235-26 Uses Permitted by Special Exception to allow for a non-residential accessory building (transmitter building).

The hearing will be held at City Hall, Room 200A, 45 Beacon St. East on:

Day/Date: MONDAY, November 16, 2020

Time: **6:30 PM**

Due to COVID19, the meeting in which this public hearing will be held may be conducted partially or wholly by digital means on-line with ways for the public to participate. Contact the Planning office or the City of Laconia website prior to the meeting for information and instruction.

The agenda, along with the application, plans, and details are posted online at www.laconianh.gov. You can also stop by City Hall in the Planning and Community Development Department between 8:30 AM and 4:30 PM to review them.



Laconia, NH

1 inch = 290 Feet



October 13, 2020



Data shown on this map 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 map.





