



RECEIVED

JAN 04 2021

Planning/Zoning
City of Laconia

Application(s) #: PLA021-0002 CUP
(Wetland Buffer)

Fees Paid: \$100 app + \$70 abuffers

Check #: _____

Receipt #: 633797

PLANNING BOARD APPLICATION

Project Name: Construct Single Family Home - Sheffer

Project Address: 50 Carnage Lane, Laconia, NH

Tax Map/ Lot # (s): 230/476-1.27 Zoning District (s): RS Parcel Size Acres: 0.26

Number of Lots: 1 Total Developed Land Area: N/A Building(s) and/or additions Total Sq. Ft. 2400

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 _____

Proposal Description: construct single family home with deck encroaching into wetlands buffer.

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>Miles Sheffer</u>	<u>Dawn Sheffer</u>	_____
Signature:	<u>[Signature]</u>	<u>[Signature]</u>	_____
Date:	<u>1/4/2021</u>	<u>1/4/2021</u>	_____



Abutters List Report

Laconia, NH
January 04, 2021

Subject Property:

Parcel Number: 230-476-1.27
CAMA Number: 230-476-1.27
Property Address: CARRIAGE LN

Mailing Address: SHEFFER MILES LEWALLEN & SHEFFER
DAWN ELISE
~~3305 SE GLENSTONE DR UNIT 133~~
~~GRIMES, IA 50111-50373~~
2761 Lake Shore Rd. Unit 19
Gilford, NH 03249

Abutters:

Parcel Number: 230-330-3
CAMA Number: 230-330-3
Property Address: 38 LONG BAY DR

Mailing Address: HARTIGAN STEPHEN J & WANDA N
38 LONG BAY DR
LACONIA, NH 03246

Parcel Number: 230-476-1.26
CAMA Number: 230-476-1.26
Property Address: 40 CARRIAGE LN

Mailing Address: BRUNELLE KENNETH R & AMY M
493 HIGH ST
DUNSTABLE, MA 01827

Parcel Number: 230-476-1.28
CAMA Number: 230-476-1.28
Property Address: 58 CARRIAGE LN

Mailing Address: MEIKLE JOSEPH & LUSTGARTEN
STEPHANIE
678 MASSACHUSETTS AV UNIT 1
BOSTON, MA 02118

Parcel Number: 230-476-1.32
CAMA Number: 230-476-1.32
Property Address: 77 CARRIAGE LN

Mailing Address: EVANS MICHAEL A & BOBBI L
PO BOX 7235
GILFORD, NH 03247

Parcel Number: 230-476-1.33
CAMA Number: 230-476-1.33
Property Address: 41 CARRIAGE LN

Mailing Address: KOZENS CRAIG J & KELLIE
41 CARRIAGE LN
LACONIA, NH 03246

Long Bay Community Property Mngr.
Evergreen mgt Company
(603) 527-8147



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.

Long Bay Homeowners Association

C/O Harvard Management

14 Country Club Road

Gilford, NH 03249



**Wetlands Conservation Overlay District
Conditional Use Requirements**

Documentation must be submitted to support that the activity or use (waiver requests should be submitted on the appropriate form):

1. Ensures the protection of wetland resources from activities that would adversely affect their functions and values [see 235-17B.(1)(a)-(h), (2)(a)-(e), and (3)]; [submittal of erosion and sedimentation control plan, list of fish/wildlife habitat affected, location of surface/ground water locations, listing of any representative or rare examples of wetland plants or animals, unique characteristics of the wetland/buffer, existing use of the site for recreational or educational purposes, and picture of the wetlands site] Erosion & sediment controls to be indicated on plans. Proposed area of buffer to be impacted is maintained lawn.
2. Minimizes the degradation to or loss of wetlands or wetlands buffer; an evaluation may be required using the New Hampshire Method, authored by the Audubon Society [The applicant should demonstrate that an evaluation is not warranted if a waiver is requested]; Erosion & sediment controls (ie. silt fence, silt sock) will be installed for construction until stabilization is achieved. No vegetation removal in buffer - only dead, diseased, dying trees to be removed.
3. Minimizes the environmental impact to abutting or downstream property and/or hydrologically connected water and/or wetland resources [drainage analysis and watershed map should be included to show wetland located in the local watershed]; No environmental impact to abutters, there is sufficient catchment in swale adjacent to 230/476-1.26.
4. Cannot be practically located elsewhere on the site to eliminate or reduce the impact to the wetland and/or its buffer area [applicant should demonstrate that the avoidance, minimization, mitigation method has been utilized in site design]; and Home is already as close as possible to front setback. No possible/feasible relocation of deck. Development originally created with 30' wetland buffer.



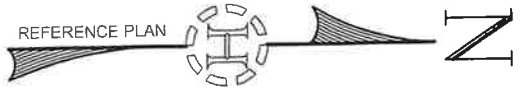
DEPARTMENT OF PLANNING, ZONING & CODE
45 BEACON STREET, EAST
☎603-527-1264
☎603-524-2164

**Wetlands Conservation Overlay District
Conditional Use Requirements**

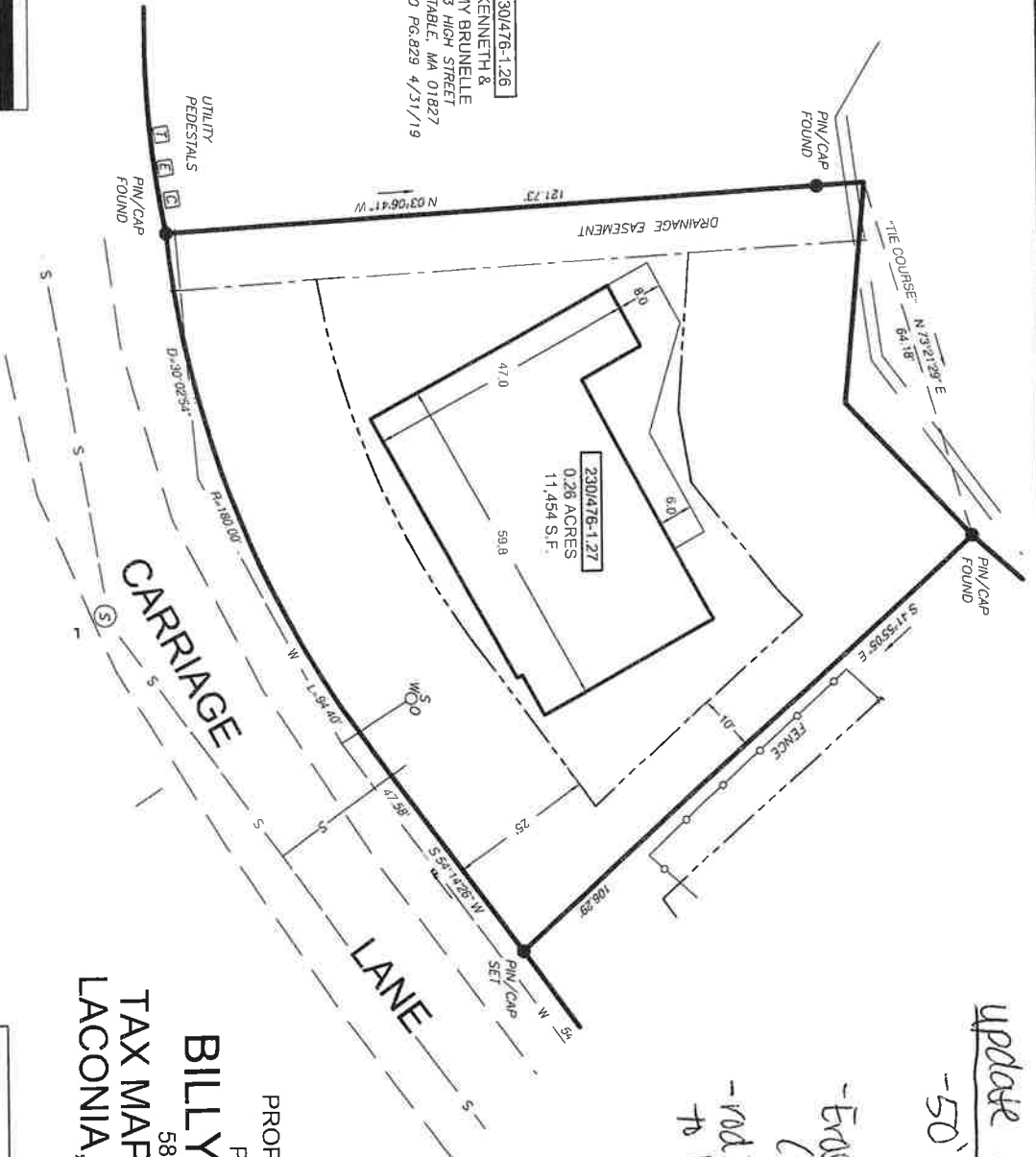
5. Is or is in the process of permitting for any other applicable state or federal permits [copies of the applications should be submitted with this application]. No additional state or federal

permits needed.

REV.	DATE	DESCRIPTION	BY



230/476-1.26
 KENNETH &
 AMY BRUNELLE
 483 HIGH STREET
 DUNSTABLE, MA 01827
 BK:3240 Pg:829 4/31/19



update plan to show:
 -50' wetland buffer setback
 -Erosion & sediment control (ie. silt fence/silt socks)
 -rod iron perimeter fence to be installed.

PROPOSED SUBDIVISION
 PREPARED FOR:
BILLY McCLELLAN
 58 CARRIAGE LANE
 TAX MAP 230 LOT 476-1.28
 LACONIA, NEW HAMPSHIRE

HIGGINSON
 LAND SERVICES
 LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING
 76 PATTERSON HILL ROAD HENNIKER, NH 03242
 TEL: 603-660-6412 | NOTE BOOK #13 | JOB #494

JULY 28, 2019