

STAFF REPORT

04/12/2021

Topic: Resolution 2021-05 relative to a proposed land swap and boundary line adjustment between Antaeus Holdings LTD and the City of Laconia

Discussion: On behalf of their client, Antaeus Holdings LTD, Steven J. Smith & Associates, Inc. has approached the City regarding a proposed boundary line adjustment plan. The proposal is relative to 10 Railroad Avenue (the former Avery's Restaurant property now owned by Mr. Scott Everett under Antaeus Holdings LTD), Tax Map 367-189-22 and property owned by the City of Laconia, Tax Map 367-189-24.

This is a proposal for a boundary line adjustment and minor land swap for parcels of equivalent size totaling less than 600 sq. ft. The property is located in the area of Railroad Avenue which runs between Blizzard's showroom and Scott Everett's new development. If approved, the proposal will neaten up the boundary line in terms of laying out the sidewalk and provide parking for the new development to allow it to be all on City-owned land.

Attached is a letter from Steven J. Smith & Associates, Inc. dated March 31, 2021 which provides more details about the proposed boundary line adjustment, and a Boundary Line Adjustment Plan.

Legal counsel has advised that the City Council follow the process outlined in Chapters 183-7 and 183-8 of the City's Code (attached) to declare a portion of the City's property (Tax Map 367-189-24) as surplus property. Please note that a two-thirds vote of the Council is required for any vote relative to this matter.

Fiscal Impact:

Staff Recommendation: Per Sections 183-7 and 183-8 of the City's Code, staff recommends the City Council schedule a public hearing for April 26, 2021 to declare a portion of the City's property at Tax Map 367-189-24 as surplus with consideration of the proposed boundary line adjustment and land swap as outlined above.

This report submitted by: Scott Myers, City Manager

Proposed motion: *"I move to waive a reading of Resolution 2021-5 in its entirety and to read by title only."*

"I move a first reading of Resolution 2021-5 relative to the proposed boundary line adjustment and land swap between Antaeus Holdings LTD and the City of Laconia."

"I move to schedule a Public Hearing on April 26, 2021 during the regular City Council meeting regarding Resolution 2021-5 relative to the proposed boundary line adjustment and land swap between Antaeus Holdings, LTD and the City of Laconia and declaration of a portion of the City's property at Tax Map 367-189-24 as surplus."