



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 June 1, 2021

Prepared by Robert Mora, Assistant Planner

<p><b>STREET ADDRESS:</b> 375 ENDICOTT ST N  <b>APPLICANT/AGENT:</b> Chris Duprey  <b>OWNER:</b> Akwa Commercial LLC and Brickyard-Cedar Lodge HOA  <b>APPLICATION:</b> PL2021-0064SU</p>	<p><b>PROJECT DESCRIPTION:</b> Boundary Line Adjustment of Land  <b>MAP/STREET/LOT #:</b> 144-252-2 &amp; 3  <b>ZONING DISTRICT(S):</b> Commercial Resort (CR)</p>
<p><b>PLAN REFERENCE:</b>  <u>Title:</u> Boundary Line Adjustment of Land, of, Akwa Commercial, LLC, Tax Map 144 Block 252 Lot 3 and Land of Brickyard Resort Condominium Homeowners Association, Tax Map 144 Block 252 Lot 2, U.S. Route 3 / Endicott Street North, Laconia, Belknap County, NH  <u>Prepared by:</u> David M. Dolan  <u>Date:</u> 2/9/2021  <u>Sheet:</u> 1: Boundary Line Adjustment of Land</p>	

**Zoning Compliance:** Received a variance from the Zoning Board of Adjustment for Density.

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

**Application Acceptance:** Staff recommends that the Board accept the application as complete and begin the review process.

**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. Mylar, Final Plans: October 5, 2021
- c. Completion: June 7, 2022

**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.



RECEIVED

MAY 03 2021

Planning/Zoning  
City of Laconia

Application(s) #: PLA021-0064SU

Fees Paid: 250 + 60  
Check #: 5772 5641  
Receipt #:

PLANNING BOARD APPLICATION

Project Name: Cedar Lodge

Project Address: 375 Endicott ST N

Tax Map/ Lot # (s): 144-252-2 & 3 Zoning District (s): CR Parcel Size Acres: 1.474

Number of Lots: 1 Total Developed Land Area: 64,214sf Building(s) and/or additions Total Sq. Ft. 0

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: This proposal is to discontinue the property line between 144-252-3 owned by Akwa Clubhouse LLC and 144-252-3 owned by Brickyard Resort Condominium Homeowners Association to allow for the transfer of 1.474 acres from Brickyard to Akwa. After the transfer Akwa Commercial's 144-252-3 will increase to 6.218 acres and Brickyard's 144-252-2 will become 5.131 acres. On March 15th the Laconia Zoning Board of Adjustment approved a density variance to exceed the permitted six units per acre to allow for this transfer.

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.

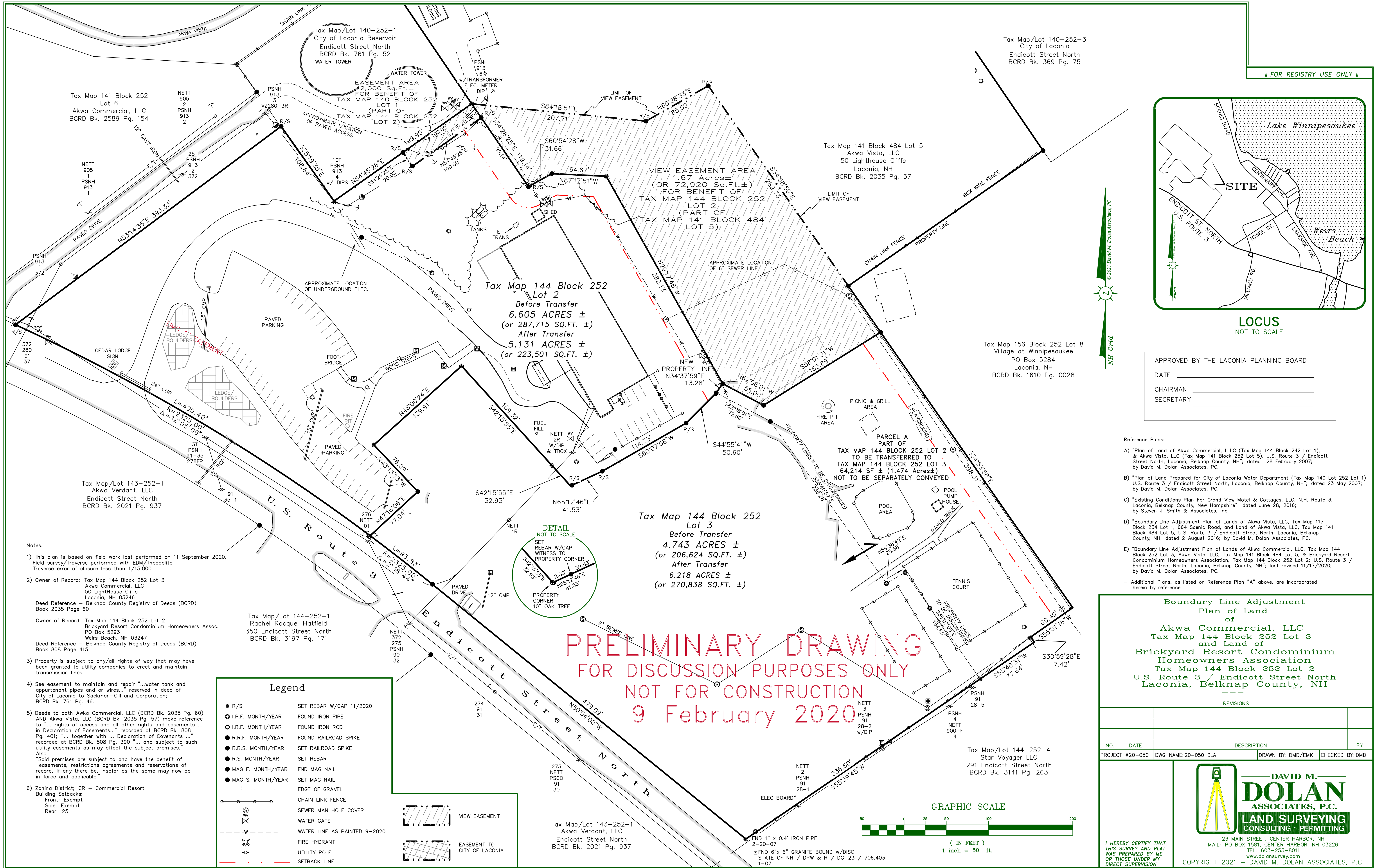
Sign as appropriate (If agent or non-person please attach certification)

NOTE: Please attach an Applicant Contact Worksheet

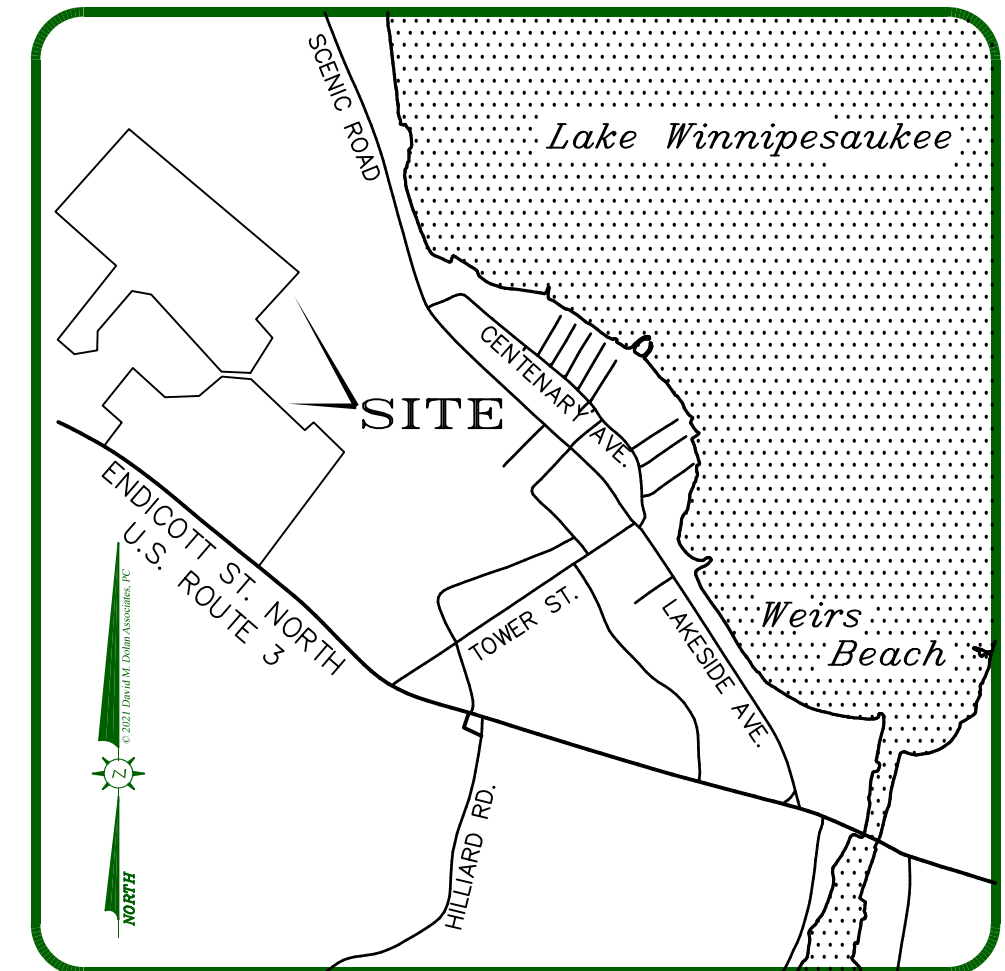
	PROPERTY OWNER 1	PROPERTY OWNER 2	AGENT / APPLICANT
Printed Name:	<u>Akwa Commercial LLC</u>	<u>Brickyard- Cedar Lodge HOA</u>	_____
Signature:	<u>Chris Duprey</u> <small>Digital signed by Chris Duprey on 2021-05-03 10:32:44 AM</small>	<u>[Signature]</u> <u>President</u>	_____
Date:	_____	_____	_____

	Map/Block/Lot	Property Address	Name of Property Owner	Co-Owner Name	Mailing Address	
1	140-252-1	Endicott Street N	City of Laconia	Reservoir	45 Beacon Street E	NH 03246
2	143-252-1	Endicott Street N	Akwa Verdant LLC		50 Lighthouse Cliffs	NH 03246
3	144-252-1	350 Endicott Street N	Hatfield, Richard and Maurice	Hatfield, Rachel Raquel	255 3rd Ave. N	FL 34695
4	Applicant 144-252-3	Endicott Street N	Akwa Commercial LLC		50 Lighthouse Cliffs	NH 03246
5	144-252-4	291 Endicott Street N	Voyager Star LLC		818 Essex Street	ME 04401
6	156-252-8	233 Endicott Street N Treetop Court	Village at Winnipesaukee Condos	Timeshare Owners Association	PO Box 5276	NH 03247
7	Owner 144-252-2	375 Endicott Street N	Brickyard-Cedar Lodge	Homeowners Association	PO Box 5293	NH 03247
8	141-484-5	Skippers Court	Akwa Vista LLC		50 Lighthouse Cliffs	NH 03246





FOR REGISTRY USE ONLY



LOCUS  
NOT TO SCALE

APPROVED BY THE LACONIA PLANNING BOARD

DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

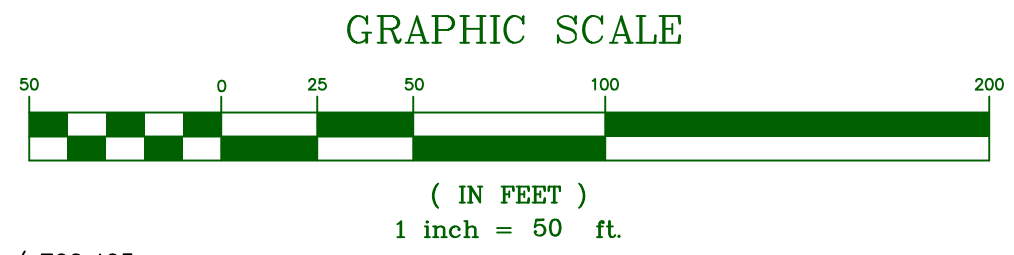
SECRETARY \_\_\_\_\_

- Reference Plans:
- A) "Plan of Land of Akwa Commercial, LLC (Tax Map 144 Block 242 Lot 1), & Akwa Vista, LLC (Tax Map 141 Block 252 Lot 5), U.S. Route 3 / Endicott Street North, Laconia, Belknap County, NH", dated 28 February 2007, by David M. Dolan Associates, PC.
  - B) "Plan of Land Prepared for City of Laconia Water Department (Tax Map 140 Lot 252 Lot 1) U.S. Route 3 / Endicott Street North, Laconia, Belknap County, NH", dated 23 May 2007, by David M. Dolan Associates, PC.
  - C) "Existing Conditions Plan For Grand View Motel & Cottages, LLC, N.H. Route 3, Laconia, Belknap County, New Hampshire", dated June 28, 2016, by Steven J. Smith & Associates, Inc.
  - D) "Boundary Line Adjustment Plan of Lands of Akwa Vista, LLC, Tax Map 117 Block 234 Lot 1, 664 Scenic Road, and Land of Akwa Vista, LLC, Tax Map 141 Block 484 Lot 5, U.S. Route 3 / Endicott Street North, Laconia, Belknap County, NH; dated 2 August 2016; by David M. Dolan Associates, PC.
  - E) "Boundary Line Adjustment Plan of Lands of Akwa Vista, LLC, Tax Map 144 Block 252 Lot 3, Akwa Vista, LLC, Tax Map 141 Block 484 Lot 5, & Brickyard Resort Condominium Homeowners Association, Tax Map 144 Block 252 Lot 2, U.S. Route 3 / Endicott Street North, Laconia, Belknap County, NH", last revised 11/17/2020, by David M. Dolan Associates, PC.
- Additional Plans, as listed on Reference Plan "A" above, are incorporated herein by reference.

- Notes:
- 1) This plan is based on field work last performed on 11 September 2020. Field survey/Traverse performed with EDM/Theodolite. Traverse error of closure less than 1/15,000.
  - 2) Owner of Record: Tax Map 144 Block 252 Lot 3 Akwa Commercial, LLC 50 Lighthouse Cliffs Laconia, NH 03246  
Deed Reference - Belknap County Registry of Deeds (BCRD) Book 2035 Page 60  
Owner of Record: Tax Map 144 Block 252 Lot 2 Brickyard Resort Condominium Homeowners Assoc. PO Box 5293 Weirs Beach, NH 03247  
Deed Reference - Belknap County Registry of Deeds (BCRD) Book 808 Page 415
  - 3) Property is subject to any/all rights of way that may have been granted to utility companies to erect and maintain transmission lines.
  - 4) See easement to maintain and repair "...water tank and appurtenant pipes and or wires..." reserved in deed of City of Laconia to Sackman-Gilliland Corporation; BCRD Bk. 761 Pg. 46.
  - 5) Deeds to both Akwa Commercial, LLC (BCRD Bk. 2035 Pg. 60) AND Akwa Vista, LLC (BCRD Bk. 2035 Pg. 57) make reference to "... rights of access and all other rights and easements ... in Declaration of Easements..." recorded at BCRD Bk. 808 Pg. 401, "... together with ... Declaration of Covenants ..." recorded at BCRD Bk. 808 Pg. 390 "... and subject to such utility easements as may affect the subject premises." Also "Said premises are subject to and have the benefit of easements, restrictions agreements and reservations of record, if any there be, insofar as the same may now be in force and applicable."
  - 6) Zoning District: CR - Commercial Resort  
Building Setbacks:  
Front: Exempt  
Side: Exempt  
Rear: 25'

Legend	
● R/S	SET REBAR W/CAP 11/2020
○ I.P.F. MONTH/YEAR	FOUND IRON PIPE
○ I.R.F. MONTH/YEAR	FOUND IRON ROD
● R.R.F. MONTH/YEAR	FOUND RAILROAD SPIKE
● R.R.S. MONTH/YEAR	SET RAILROAD SPIKE
● R.S. MONTH/YEAR	SET REBAR
● MAG F. MONTH/YEAR	FND MAG NAIL
● MAG S. MONTH/YEAR	SET MAG NAIL
---	EDGE OF GRAVEL
---	CHAIN LINK FENCE
⊗	SEWER MAN HOLE COVER
⊗	WATER GATE
---	WATER LINE AS PAINTED 9-2020
⊗	FIRE HYDRANT
⊗	UTILITY POLE
---	SETBACK LINE
⊘	VIEW EASEMENT
⊘	EASEMENT TO CITY OF LACONIA

PRELIMINARY DRAWING  
FOR DISCUSSION PURPOSES ONLY  
NOT FOR CONSTRUCTION  
9 February 2020



DAVID M. DOLAN ASSOCIATES, P.C.  
LAND SURVEYING CONSULTING · PERMITTING

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TEL: 603-253-8011  
www.dolansurvey.com

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION

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