



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

STREET ADDRESS: 35 & 37 REAGAN WAY & 34 MASSACHUSETTS AVE APPLICANT/AGENT/OWNER: Roger Guilbert, David & Elizabeth Parisi, David Thompson APPLICATION: PL2021-0065SU	PROJECT DESCRIPTION: Proposed Boundary Line of Adjustment MAP/STREET/LOT #: 332-148-3,322-505-1.5, & .6 ZONING DISTRICT(S): Residential Single Family (RS)
PLAN REFERENCE: <u>Title:</u> Boundary Line of Adjustment Plan located on, 35 & 37 Reagan Way and 34 Mass. Ave., Belknap County, New Hampshire, prepared for David E. Thompson 2021 Trust, David Parisi and Guilbert Simmons 2019 Family Trust <u>Prepared by:</u> DMC Surveyors <u>Date:</u> 4-28-2021 (Rev. 5-18-2021) <u>Sheet:</u> 1: Boundary Line of Adjustment	

Zoning Compliance: Meets Zoning requirements.

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

2. PLAN REVISIONS

- a. Update owner on Lot 322-148-3
- b. Correct lot number on the plan for Henrick property to 322-148-3.1

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.



Application(s) #: PL2021-00655U

Fees Paid: 200 + 17 postage

Check #: 489

Receipt #: **RECEIVED**

MAY 04 2021

Planning/Zoning
City of Laconia

PLANNING BOARD APPLICATION

Project Name: Boundary Line Adjustment

Project Address: 35 and 37 Reagan Way and 34 Massachusetts Ave

Tax Map/ Lot # (s): 332-148-3, 322-505-1-5 and 322-505-1-6 Zoning District (s): _____ Parcel Size Acres: _____

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

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: See Surveyors Narrative attached

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

Pop. Owner &
AGENT / APPLICANT

Printed Name: Elizabeth Parisi

David Parisi

David Thompson

Signature: Elizabeth Parisi

David Parisi

David Thompson

Date: 5-3-2021

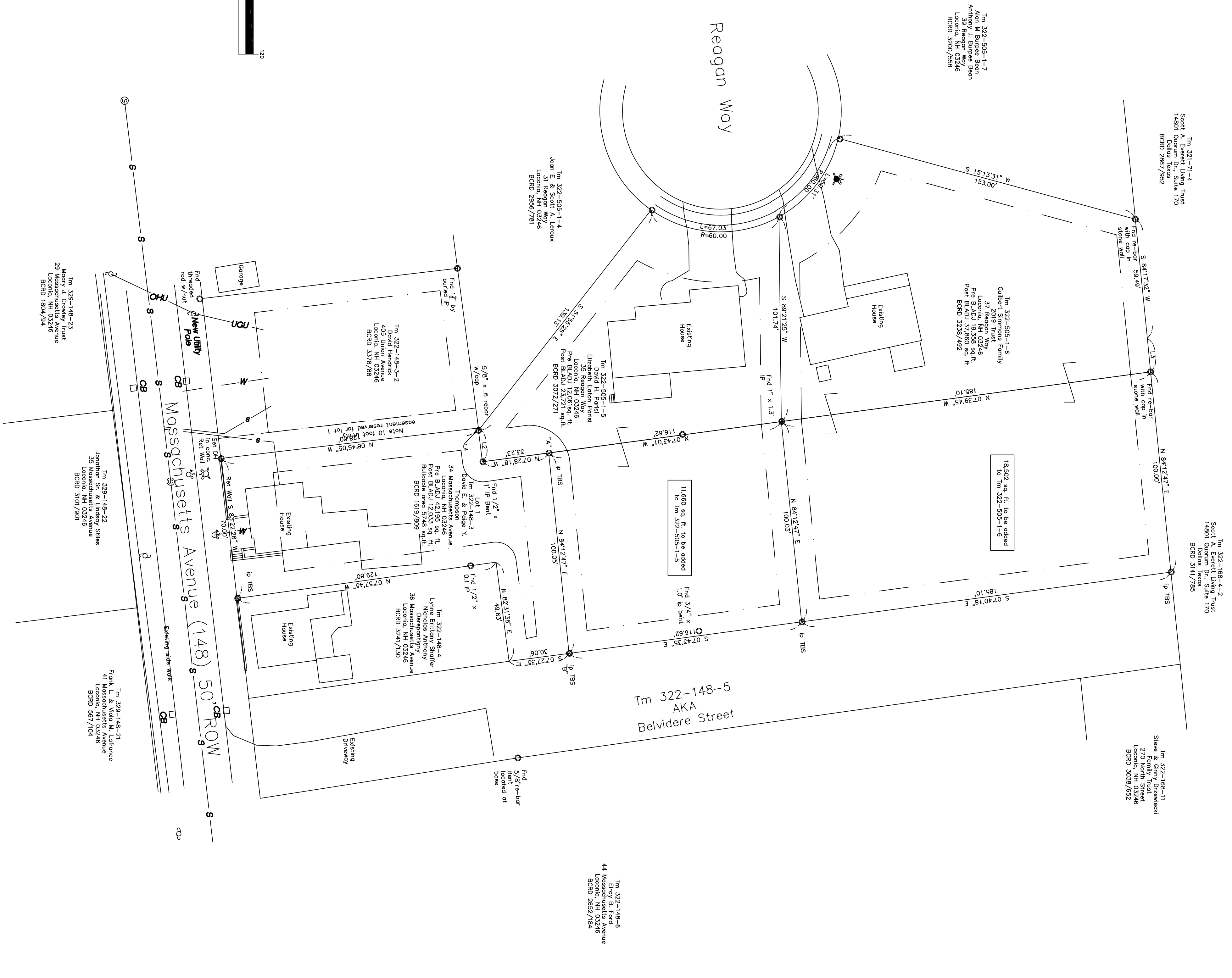
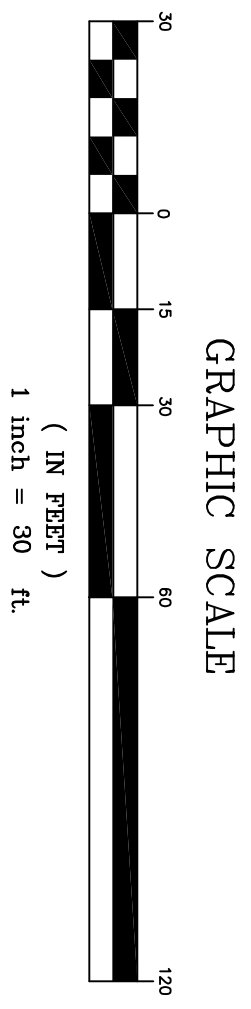
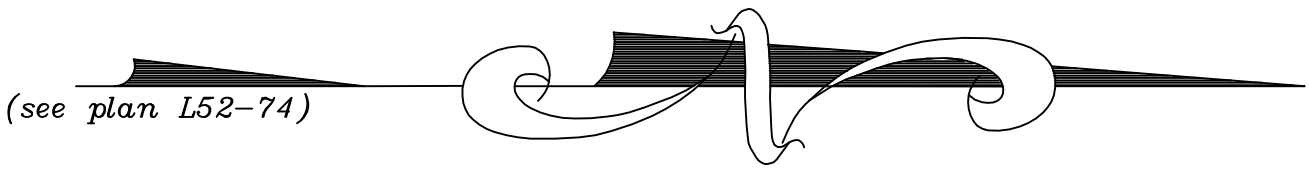
Roger Gwilbert

5-4-21

5/4/21



LOCUS



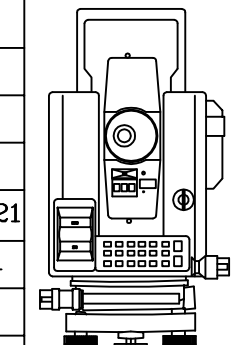
- NOTES:**
- Theodolite and electronic distance measurer closed balanced and adjusted traverse.
 - Error of closure better than 1 in 17,204
 - OWNER OF RECORD: David E. Thompson 2021 Trust
310 Pleasant Street
Laconia, NH
BCRD 3403/372
 - Plan References:
Highland Park, Laconia
dated September 5, 1899
Recorded
BCRD Plan Book 2 Page 89
Subdivision plan for County Club Common
441 Elm Street
Laconia, NH
Recorded
BCRD Draw L52 plan 74
Subdivision Plan land located at Elm Street and North Street, Laconia as prepared for North Elm Realty Trust recorded
BCRD Draw L64 plan 29
Subdivision of land located at 34 Massachusetts Avenue, Laconia, Belknap County, New Hampshire prepared for David E. Thompson
BCRD Draw 83 Plan 48

PLAN NOTES:
1. Single Family Residential
2. Setbacks front 25' sides 10' Rear 15'
3. Lots have municipal Sewer and Water
4. Minimum lot size 10,000 Sq Ft.
5. Minimum frontage 60' (See Zoning Variance for 70 foot minimum on lot 1)

LINE	LENGTH	BEARING
L2	15.70	N82°55'11"E
L3	16.76	S84°25'28"W
L4	1.20	S83°14'55"W

FINAL
SUBDIVISION APPROVAL
LACONIA PLANNING BOARD
DATE _____
BY _____
AS PER DISCUSSION AND WITH ANY
CONDITIONS IN _____ MEETING'S MINUTES

THIS PLAN IS A REPRESENTATION OF WORK PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF Dean M. Clark ONLY IF SIGNED OVER ORIGINAL STAMP



DMC SURVEYORS
LAND PLANNERS
Title Surveys • Subdivisions
Site Plans • Septic System Design
Environmental Permitting
124 Valley Drive, Gifford, NH
(603) 524-7655 • CP (603) 387-7566

Date	Rev	Description	By	Date
4-28-2021	2	Amended owner to trust	DMC	5-18-21
	1	Amended lot line "A" to "B"	DMC	5-7-21

TAX MAP NO.322-148-3 & 505-1-5 & 6
Boundary Line Adjustment Plan
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Belknap County, New Hampshire
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