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Planning/Zoning
City of Laconia

Application #: 202021-0018
Fees Paid: _____
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Receipt #: 0116

ZONING BOARD OF ADJUSTMENT
SPECIAL EXCEPTION APPLICATION FOR SHORT-TERM LODGING

Name of Applicant: D & G Clearwater LLC - Gary Melville, Member
Owner (If same as applicant, write "same"): Same
Tax Map/ Lot # (s): 364/360/35 Zoning District (s): RS
Street Address: 33 Clearwater Place

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)

D&G Clearwater, LLC, Gary Melville, Member

Printed Name Here

Gary Melville, LLC

Signature of Property Owner(s)

Gary Melville

Date

AGENT(S)

Sarah N. Rubury, Esq., Wescott Law, PA

Printed Name Here

[Signature]

Signature of Agent(s)

4/7/21

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

A Special Exception is requested for the use of **Short-Term Lodging** as specifically authorized in Zoning Ordinance, Table of Permitted Uses. Article 235-70 C (2).

235-70 C (2). Short-Term Lodging may be allowed by Special Exception by the Zoning Board of Adjustment if the Board determines:

a. The use requested is specifically authorized in the chapter; AND
The use is specifically allowed as a Special Exception.

b. The requested use will not increase demand for municipal services; AND
The property has been used as a rental property since approximately 2013. Accordingly, there will be no change in the demand for municipal services compared to past years. A property management company is involved to assist with any rental concerns.

c. Any special provisions for the use as set forth in this chapter are fulfilled; AND
N/A

d. The requested use will not create hazards to the health, safety, or general welfare of the public; AND
The property has been used in this manner since approximately 2013 and the current owner is unaware of any hazards, concerns raised by the neighbors of similar such issues. A property management company is on-call to address any concerns.

e. The requested use meets ONE of the two following criteria:

(1) The applicant can demonstrate that the use in question has been common practice at this specific property and structure for a period of not less than five (5) years prior to the enactment of the Short-Term Lodging Ordinance:
This property has been used for residential rentals since approximately 2013. A letter from the prior owner verifying the rental history is enclosed.

OR

(2) The applicant can offer convincing evidence that granting the Special Exception for this property includes a general community benefit that rises above the financial gains of the applicant:
Furthermore, the use of this property for seasonal rentals increases the economic benefit to the City of Laconia from tourists to the area.
This was the sole purpose of the applicant's purchase of the property. If renting the subject property continues to be successful, the applicant intends to expand their Massachusetts business and open a small shop in the area as well.

Stanley & Donna Abjornson
19 Porter Pond Road
Moosup, CT 06354

Friday March 19, 2021

To Whom It May Concern:

We are writing regarding the property at 33 Clearwater Place in Laconia, NH. We owned the property from 2007 to November, 2019. We rented our home on a weekly basis during the summers from 2014 until we sold the property to Gary and Doris Melville. Largely, the groups that rented our home were family groups looking to enjoy all the Lakes Region has to offer and they frequented the local shops, restaurants, and marina's while in the area.

When renting our property, we always engaged a professional and local vacation rental management company to ensure the needs of our home and our guests were managed and attended to quickly, even when we could not be there. It is our understanding that as Gary and Doris Melville have done the same in renting their home.

During the time in which we rented our home, we always maintained a good relationship with our neighbors. To the best of our knowledge, we didn't have any noise complaints in all the years we rented our home. We strongly feel that renting our home did not increase the demand for municipal services and/or create hazards to the health, safety, or general welfare of the public. In fact, we feel renting our home helped contribute positively to the local and state economies which are dependent on both tourism and tax revenues.

The Melville's made a significant investment in the city of Laconia and it is our hope the Board will give due consideration and approve the Melville's request to continue renting their home.

Thank you,

Mr. Stanley P. Abjornson

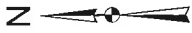
03 / 24 / 2021

Mrs. Donna Daniels-Abjornson

03 / 24 / 2021

Stanley Abjornson

Donna Abjornson

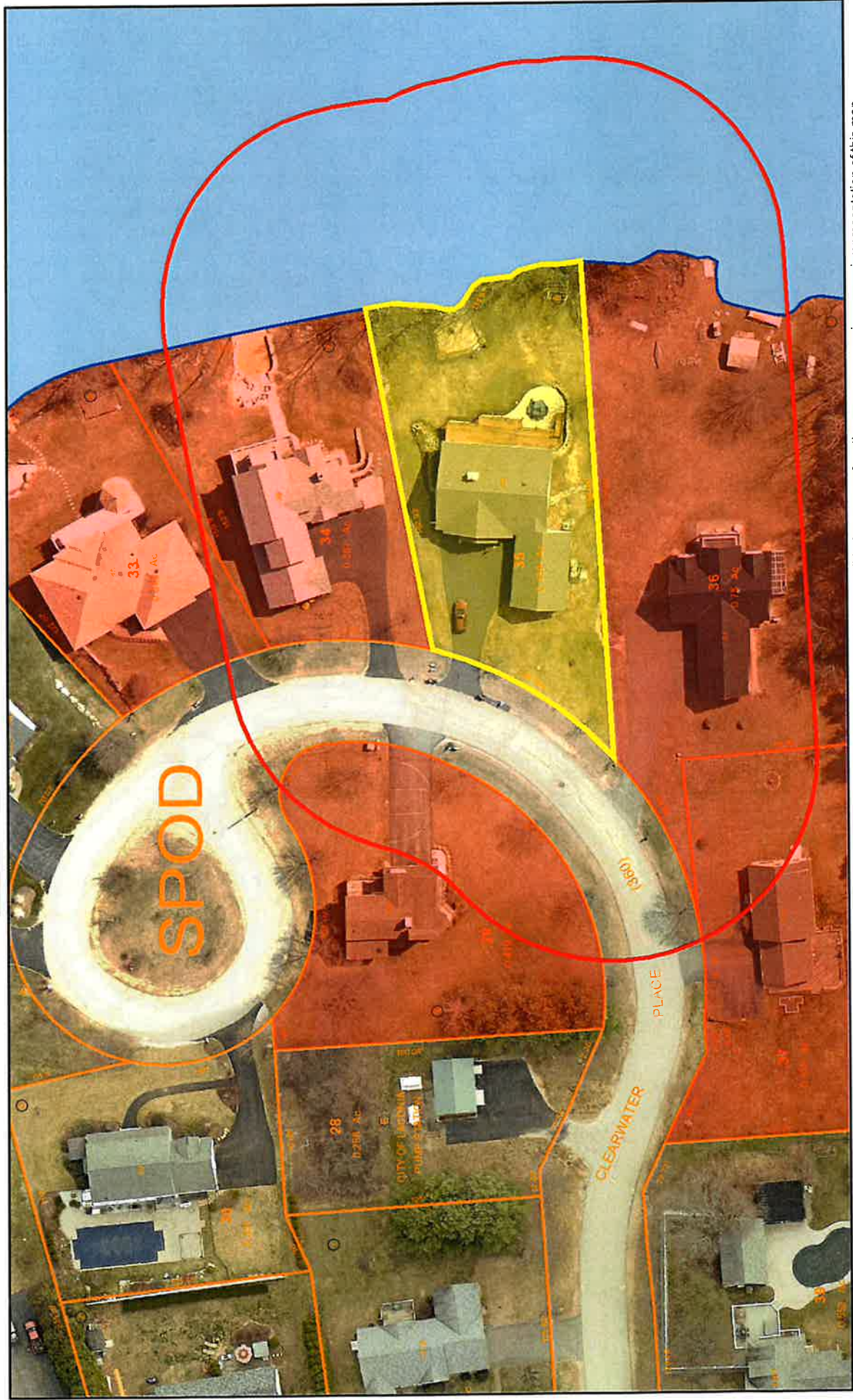


Laconia, NH

1 inch = 68 Feet



March 10, 2021



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.

33 CLEARWATER PL

Location 33 CLEARWATER PL

Mblu 364/ 360/ 35/ /

Acct# 9870

Owner D & G CLEARWATER LLC

Assessment \$674,600

3820

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$348,400	\$326,200	\$674,600

Owner of Record

Owner D & G CLEARWATER LLC

Sale Price \$0

Co-Owner

Certificate

Address 201 RANDOLPH ST

Book & Page 3342/0522

SOUTH WEYMOUTH, MA 02190

Sale Date 09/01/2020

Instrument 40

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
D & G CLEARWATER LLC	\$0		3342/0522	40	09/01/2020
MELVILLE GARY & XIAO HONG	\$894,000		3278/0579	04	11/15/2019
ABJORNSON STANLEY P REV LIV TRST/TRSTE	\$4,000		2454/0629	44	11/09/2007
VERNON REALTY TRUST	\$100,000		1548/0083	00	08/26/1999
FIDELITY BUILDERS INC	\$290,000		1390/0132	10	09/03/1996

Building Information

Building 1 : Section 1

Year Built: 2007

Living Area: 2,072

Building Attributes	
Field	Description

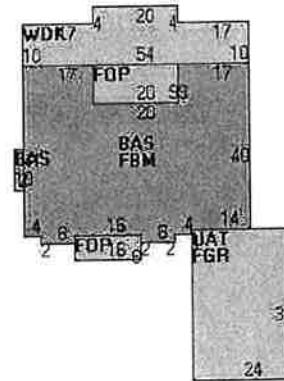
Style:	Ranch
Model	Residential
Grade:	Average +20
Stories:	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Stone/Masonry
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Radiant
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	3
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Good
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/LaconiaNHPhotos/00\00\32\00.jpg>)

Building Layout



(http://images.vgsi.com/photos/LaconiaNHPhotos/Sketches/3820_4389.jp)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,072	2,072	
FBM	Basement, Finished	2,052	0	
FGR	Garage, Finished	864	0	
FOP	Porch, Open, Finished	276	0	
UAT	Attic, Unfinished	864	0	
WDK	Deck, Wood	620	0	
		6,748	2,072	

Extra Features

Extra Features				Legend
Code	Description	Size	Bldg #	
FPL	FIREPLACE	3.00 UNITS		1
JTUB	JET TUB	1.00 UNITS		1

Land

Land Use

Use Code 1013
Description SFR WATER MDL-01
Zone RS
Neighborhood OPECHEE BAY
No

Land Line Valuation

Size (Acres) 0.44
Frontage 0
Depth 0
Assessed Value \$326,200

Category

Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
PAT1	PATIO-AVG			800.00 S.F.	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$348,400	\$326,200	\$674,600
2019	\$338,100	\$301,100	\$639,200
2018	\$332,000	\$301,100	\$633,100



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): D&G Clearwater LLC

MSL: 364-360-35

Applicant: D&G Clearwater LLC
Gary Melville, Member

Zone: RS

Zoning Article Cited: VII Section 235-70 (2)

Location: 33 Clearwater Place

Proposal: Application ZO2021-0018SE Applicant requests a Special Exception per Article VII Section 235-70(2) to allow Short Term Lodging.

The hearing will be held at City Hall, Armand A. Bolduc City Council Chamber, 45 Beacon St. East on:

Day/Date: TUESDAY, May 18, 2021

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.



DEPARTMENT OF PLANNING, ZONING & CODE
ZONING BOARD OF ADJUSTMENT
☎ 603.527.1264
☎ 603-524-2167
ZONING@LACONIANH.GOV

**NOTICE OF ACTION
MEETING OF MAY 18, 2021
CITY OF LACONIA
ZONING BOARD OF ADJUSTMENT**

**D & G CLEARWATER LLC
201 RANDOLPH ST
SOUTH WEYMOUTH, MA 02190**

RE: 33 Clearwater Place (364-360-35)

Application ZO2021-0018SE 33 Clearwater Place Special Exception Application Applicant requests a Special Exception per Article VII Section 235-70(2) to allow Short Term Lodging.

This is to certify that at the meeting held on May 18, 2021 the City of Laconia Zoning Board of Adjustment continued the application to the June 15, 2021 meeting.

CERTIFICATION

I hereby attest that the foregoing is a true and accurate record of the action of the Zoning Board.



Dean Trefethen
Director of Planning & Community Development

5-21-2021
Date

CC: Sarah N. Rubury, Esq., Wescott Law, PA