



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 July 13, 2021

Prepared by Robert Mora, Assistant Planner

<b>STREET ADDRESS:</b> 56 Washington St <b>AGENT/APPLICANT:</b> Arthur Boudreau <b>OWNER:</b> Arthur and Carol Boudreau <b>APPLICATION:</b> PL2021-0084SU	<b>PROJECT DESCRIPTION:</b> Proposal to subdivide one lot into two. <b>MAP/STREET/LOT #:</b> 351-232-30 <b>ZONING DISTRICT(S):</b> Residential General (RG)
<b>PLAN REFERENCE:</b> Title: None Sheet 1: Conceptual Plan	

**Zoning Compliance Review:** Applicant received a variance for lot frontage.

**Subdivision Plan Regulations:** Applicant has met all requirements as outlined by the Subdivision Plan regulation.

**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: November 9, 2021
- b. Site Improvement Security: N/A
- c. Final Plans: December 7, 2021
- d. Completion: July 12, 2022
- e. IMPACT FEE: Due at time of issuance of the Certificate of Occupancy and at the current rate as approved by the Laconia City Council

**2. PLANNING DEPARTMENT CONDITIONS:**

- a. Submit Surveyed Subdivision Plan
- b. Utilities need to be shown on plan.
- c. New Lot number needs to be obtained from Assessing Department and Plans updated with Lot number.
- d. Add Note to Plan: All utilities are to be placed underground.

**II. RECOMMENDED CONDITIONS GENERALLY APPLICABLE TO ALL APPLICATIONS**

**1. CONDITIONS TO BE COMPLETED:**

- 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. **IMPACT FEE –** This development has one additional residential unit for purposes of calculating the impact fee. The developer will be responsible for paying the current Impact Fee rate at the time of issuance of the Certificate of Occupancy.
  - (a) The Impact Fee at the current rate for this approval is \$1,907.40 per the Laconia Impact Fee Schedule 4-4-11 for new development as defined by the impact fee ordinance.
- d. **AS-BUILT PLANS:** Within thirty days of the completion of the project and prior to the issuance of an occupancy permit, the applicant shall file an as-built application and fee of \$100 and submit five prints of the as-built plan for circulation to the Planning Dept. Once reviewed and all conditions/revisions are

met, Staff will draft a memo stating approval. If revisions are required, the applicant shall submit one revised copy for verification before submitting the remaining revised prints.

- e. **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.
- f. **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) #: PL2021-60845U

Fees Paid: \$390

Check #: \_\_\_\_\_

Receipt #: 711003

**RECEIVED**

**PLANNING BOARD APPLICATION**

**JUN 01 2021**

Project Name: Arthur Boudreau

Planning/Zoning  
City of Laconia

Project Address: 56 Washington St. Laconia

Tax Map/ Lot # (s): \_\_\_\_\_ 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: Propose two lot subdivisions

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>ARTHUR BOUDREAU</u>	_____	_____
Signature:	<u>Arthur Boudreau</u>	_____	_____
Date:	<u>6/1/2021</u>	_____	_____



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**Waiver Request  
From Site Plan Review and Subdivision Regulations**

I, Arthur Boudreau, hereby submit the following waiver request(s) on Behalf of  
Washington St Subdivision  
(applicant) (project title)

Waiver Request:

Section 6.5 of the Subdivision / Site Plan Regulations for waiver of  
Sidewalk requirement. Lot has zero street frontage to create sidewalks.

Reasons in Support of Request: (attach more sheets as needed)

Attached Plans / Information in support of Request include:

Section \_\_\_\_\_ of the Subdivision / Site Plan Regulations for waiver of

Reasons in Support of Request: (attach more sheets as needed)

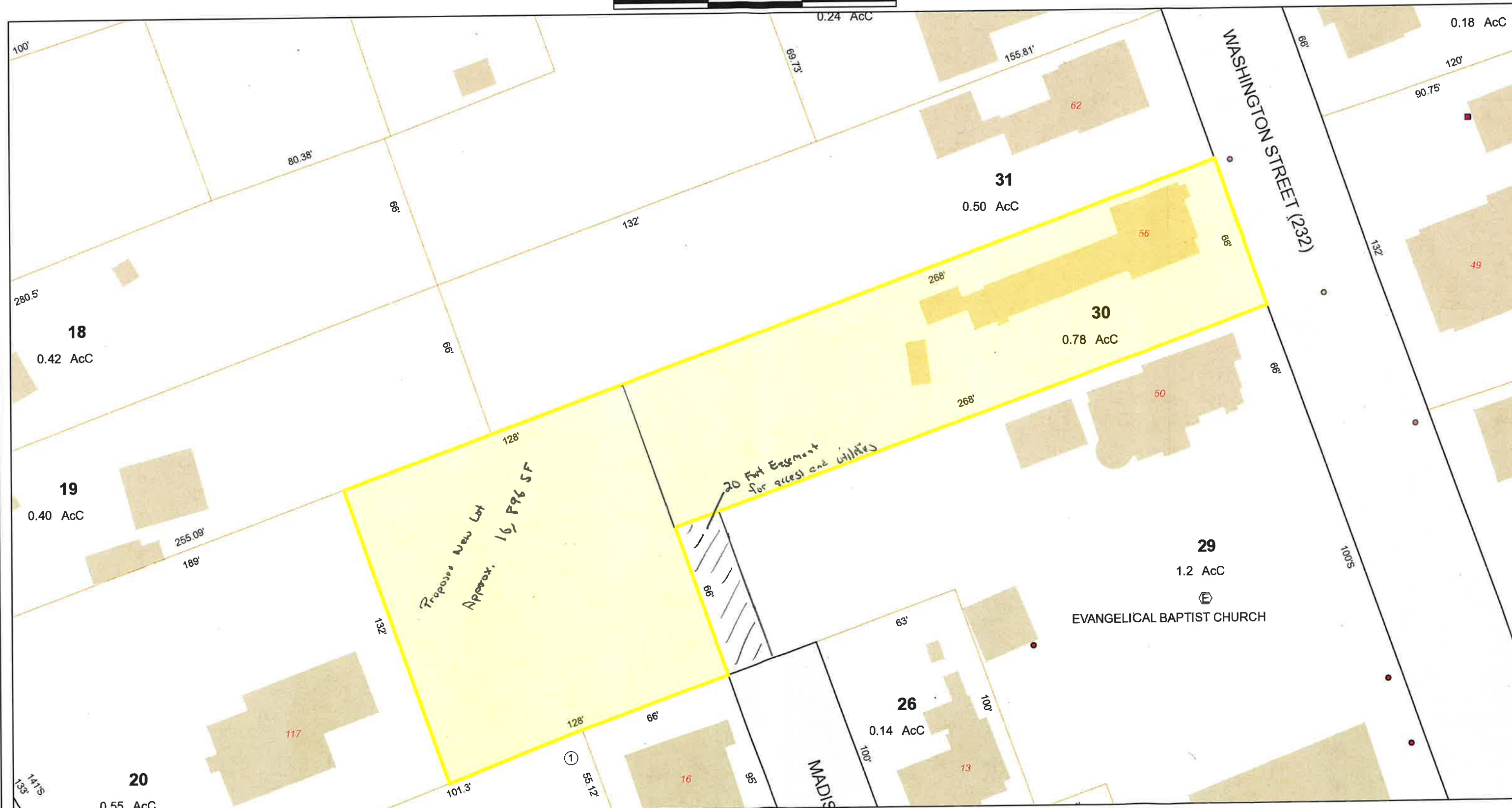
Attached Plans / Information in support of Request include:



June 1, 2021

Laconia, NH

1 inch = 40 Feet



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.