



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 August 3, 2021

Prepared by Robert Mora, Assistant Planner

STREET ADDRESS: COLONIAL ROAD AGENT: Dan Higginson APPLICANT/OWNER: Jeannette Mirizio APPLICATION: PL2021-0061SU	PROJECT DESCRIPTION: Proposal to subdivide one lot into two. MAP/STREET/LOT #: 165-72-17 ZONING DISTRICT(S): Residential Single family (RS)
PLAN REFERENCE: Title: Proposed Subdivision Prepared for: Jeanette Mirizio, Colonial Drive, Tax Map 165 Lot 72-17, Laconia, New Hampshire Date: April 1, 2021 Sheet 1: Proposed Subdivision Plan	

Waiver Request: Applicant has requested a waiver for sidewalks. Applicant is also requesting a waiver of the following measurements, bearings, natural features, existing condition plans, utilities, and wetland delineation for the remainder of the lot not being subdivided.

Zoning Compliance Review: Applicant meets all zoning requirements.

Subdivision Plan Regulations: Applicant has met all requirements as outlined by the Subdivision Plan regulation with approval of the waivers.

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: November 9, 2021
- b. Final Plans: December 7, 2021
- c. Completion: August 2, 2022
- d. 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. ASSESSING CONDITIONS

- a. Proposed lot if approved will be identified as 171-314-17.1 update plans to reflect prior to recording.
- b. Update Various spots on plan to reflect Colonial Rd rather than Drive.

3. PLANNING CONDITIONS

- a. Before a building permit can be issued for the property a Certificate of Liability will need to be recorded at the Registry of Deeds (Private/Class IV Road)
- b. Deed for property must state something to the effect of “Colonial Road is currently not an accepted City Street. The City has no obligation to maintain the road unless brought to City Standards and accepted by City Council.”

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. **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.
- e. **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) #: PL2021-00615U

Fees Paid: \$460

Check #: 437

Receipt #:

RECEIVED

PLANNING BOARD APPLICATION

APR 29 2021

Project Name: Jeannette Mirizio Subdivision

Planning/Zoning
City of Laconia

Project Address: Colonial Drive

Tax Map/ Lot # (s): 165/72-17 Zoning District (s): RS Parcel Size Acres: 19+/- acres

Number of Lots: 2 Total Developed Land Area: n/a Building(s) and/or additions Total Sq. Ft. n/a

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: Subdivision of one lot into two lots, proposed lot is for residential use.

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>Jeannette Mirizio</u>	<u>Joy Sabato</u>	<u>Higginson Land Services</u>
Signature:	<u><i>Jeannette Mirizio</i></u>	<u><i>Joy Sabato</i></u>	<u><i>Dolores</i></u>
Date:	<u>4/29/2021</u>	<u>4/22/2021</u>	<u>4/24/21</u>



LAND SURVEYING ▲ PERMITTING ▲ SEPTIC DESIGNS

April 27, 2021

RE:
Tax Map 165/72-17
Colonial Road
Laconia, NH

Board Members,

We are seeking the following waivers for the remaining 18+/- acre lot 165/ 72-17. This lot is well in excess of the minimum requirements and has a boundary plan recorded at the B.C.R.D. Minimum requirements have been depicted on the attached plan for the proposed lot 167/71-17-1

1. Subdivision Regulation Section 6.5 – Requiring a sidewalk along the frontage of the subdivision

The Proposed lot is located on an existing road that does not currently have sidewalks and there would be no connectivity to existing sidewalks if a sidewalk was provided.

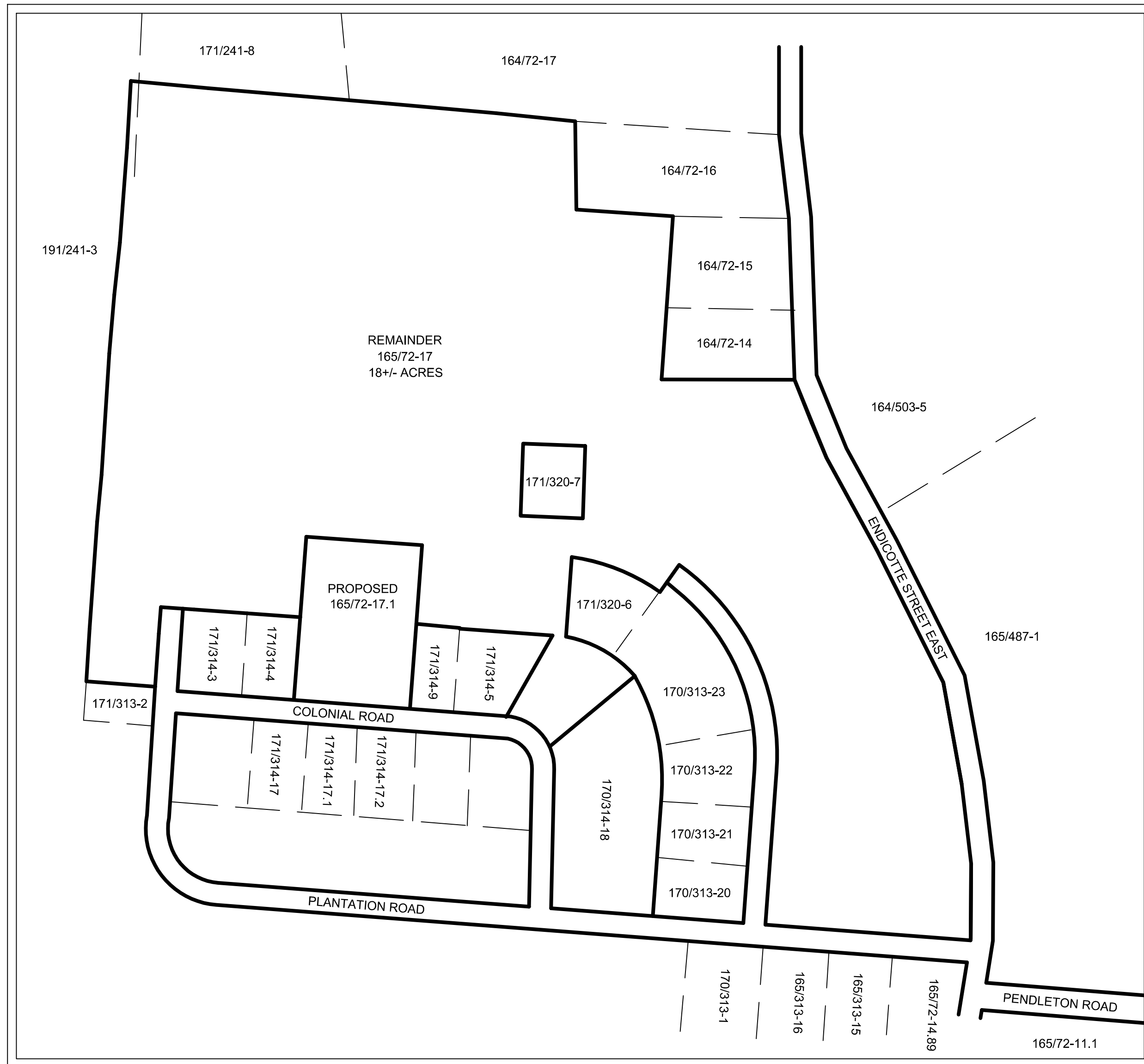
2. Check List Items Requiring

Measurements
Bearings
Natural Features
Existing Conditions Plan
Utilities
Wetland Delineation

REFERENCE PLAN:

"BOUNDARY SURVEY OF LAND - PREPARED FOR - WILLIAM J. CALLAHAN - WINNIPESAUKEE SHORE RD - ROUTE 11-B LACONIA - BELKNOP COUNTY, NH", SCALE 1"=50' DATED FEBRUARY 8, 1988 BY DMC SURVEYORS ON FILE AT THIS OFFICE).

OVERALL PLAN & LOCUS MAP
NOT TO SCALE

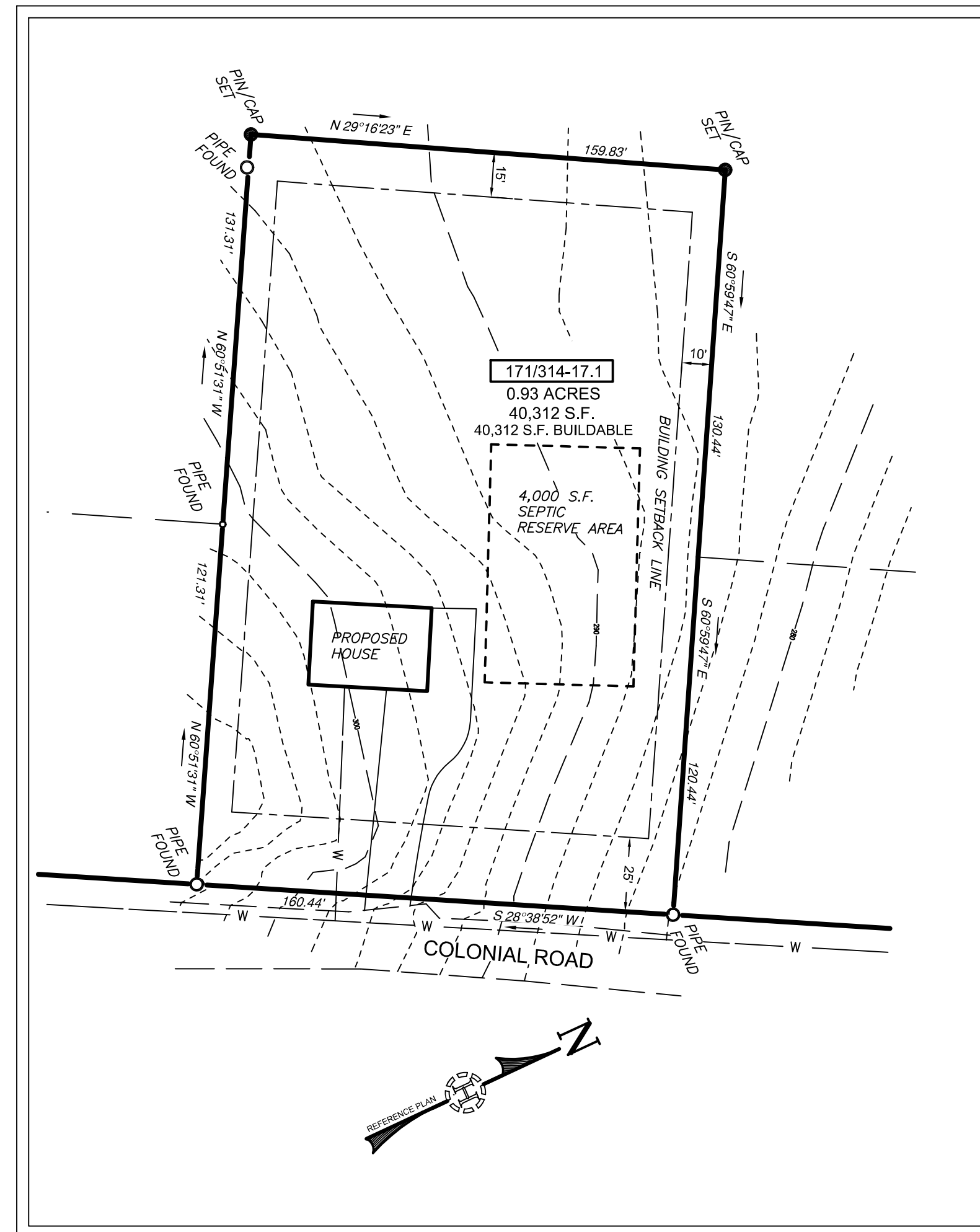


- LEGEND:**
- EXISTING LOT LINE
 - - - ABUTTING LOT LINE
 - - - EXISTING GRAVEL
 - - - BUILDING SETBACK LINE

ABUTTER LIST

- 165/290-11.1
MARK & KATHLEEN O'LEARY
7 PENDLETON ROAD
LACONIA, NH 03246
BK.3147 PG.204 12/19/17
- 164/72-5
RAM CLARENDON LLC
78 WESTVIEW ROAD
LOWELL, MA 01851
BK.3346 PG.640 9/17/00
- 165/313-15
DANIEL & JUDITH VALLEE
60 PINEDALE STREET
MANCHESTER, NH 03102
BK.2881 PG.988 10/11/13
- 165/313-16
171/314-9
JONATHAN BOOTH REV TST
10 ASHLEY DRIVE
LACONIA, NH 03246
BK.3266 PG.263 9/25/19
- 165/313-17, 17.1, 17.2, 17.4 &
171/314-9
CHRIS PATRICK HAYES
7 POND STREET
MEDWAY, MA 02053
BK.2462 PG.304 12/14/07
- 165/313-18
ANTONIO FRACCAROLI ET AL
7 MAXWELL ROAD
NORWALK, CT 06851
BK.2443 PG.508 9/27/07
- 165/313-20
JOHN DEWELLE III
8 CRESTWOOD DRIVE
BLACKSTONE, MA 01504
BK.3190 PG.670 8/17/18
- 171/241-3
PUBLIC SERVICE CO
P.O. BOX 270
HARTFORD, CT 06141
BK.343 PG.97 12/8/52
- 191/241-3
JONATHAN BOOTH REV TST
10 ASHLEY DRIVE
LACONIA, NH 03246
BK.3266 PG.263 9/25/19
- 165/72-14.89
165/313-16
165/313-15
165/313-14
165/313-13
165/313-12
165/313-11
165/313-10
165/313-9
165/313-8
165/313-7
165/313-6
165/313-5
165/313-4
165/313-3
165/313-2
165/313-1

PROPOSED LOT PLAN



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 165 LOT 72-17 INTO TWO LOTS.
2. THE OWNERS OF RECORD OF TAX MAP 165 LOT 72-17 ARE JEANNETTE MIRIZIO & JOY SABATO 5 STUDIO LANE NORWALK CT. 06850. (SEE B.C.R.D. BK.1681 PG.821 DATED 9/4/2001).
3. TAX MAP 165 LOT 72-17 LIES WITHIN THE RS ZONE WITH PUBLIC WATER. MINIMUM LOT SIZE IS 40,000 S.F. FRONTAGE IS 100.00' AND BUILDING SETBACKS ARE 25' FRONT, 10' SIDE & 15' REAR.
4. BOUNDARY INFORMATION FOR PROPOSED LOT 171/314-17.1 DEPICTED HEREON IS PER A FIELD SURVEY PERFORMED BY THIS OFFICE ON 3/24/21. BOUNDARY INFORMATION FOR THE REMAINING LOT 165/72-17 IS PER THE REFERENCE PLAN CITED HEREON.
5. TAX MAP 165 LOT 72-17 DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD ZONE PER FIRM MAP NUMBER 330005002B EFFECTIVE DATE 8/15/1980.
6. ALL PROPOSED UTILITIES ARE TO BE LOCATED UNDERGROUND.
7. MAXIMUM LOT COVERAGE ALLOWABLE IS 40%
8. NHDES SUBDIVISION APPROVAL # PENDING

WETLAND CERTIFICATION:

AN ON SITE WETLANDS INVESTIGATION IN ACCORDANCE WITH THE TECHNIQUES OUTLINES IN THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE NORTH EAST REGIONAL SUPPLEMENT WAS CONDUCTED BY TIMOTHY FERWERDA DURING THE MONTH OF APRIL 2021 AND REVILED THAT THERE ARE NO WETLANDS ON THIS SITE.

CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY".

OWNER'S SIGNATURE

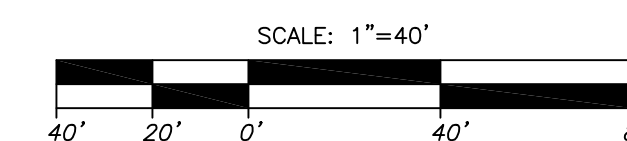
DATE _____ JEANNETTE MIRIZIO _____

DATE _____ JOY SABATO _____

THIS MAP IS HEREBY APPROVED BY THE LACONIA PLANNING BOARD AT AN OFFICIAL MEETING AND SHALL BE FILED WITH THE BELKNAP COUNTY REGISTRY OF DEEDS.

DATE _____ CHAIR OF LACONIA PLANNING BOARD _____

PROPOSED SUBDIVISION
PREPARED FOR:
JEANNETTE MIRIZIO
COLONIAL ROAD
TAX MAP 165 LOT 72-17
LACONIA, NEW HAMPSHIRE



REV.	DATE	DESCRIPTION	BY
A	5/14/21	REVISED PER TRC COMMENTS	DBH

APRIL 1, 2021

**HIGGINSON
LAND SERVICES**
LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING
76 PATTERSON HILL ROAD HENNIKER, NH 03242
TEL: 603-660-6412 | NOTE BOOK #18 | JOB #846