



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 October 5, 2021

Prepared by Robert Mora, Assistant Planner

<p>STREET ADDRESS: 62 & 78 Chapin Terrace APPLICANT/AGENT: Justin Spencer/Robert Talon OWNER: ROCKSHOW II LLC APPLICATION: PL2021-0119SU</p>	<p>PROJECT DESCRIPTION: Boundary Line Adjustment of Land MAP/STREET/LOT #: 352-301-10/11 ZONING DISTRICT(S): Residential Single Family (RS)</p>
<p>PLAN REFERENCE: <u>Title:</u> Boundary Line Adjustment Plan, for, ROCKSHOW II LLC, Tax Map 352 Lot 301-10, and Tax Map 352 Lot 301-11 in Laconia, NH, Belknap County <u>Prepared by:</u> Bear Hill Survey and Design <u>Date:</u> August 23, 2021 <u>Sheet 1:</u> Overview Sheet <u>Sheet 2:</u> Boundary Line Adjustment of Land</p>	

Zoning Compliance: Meets all 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: N/A
- b. Mylar, Final Plans: January 4, 2022
- c. Completion: October 4, 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

AUG 26 2021

Planning/Zoning
City of Laconia

Application(s) #: PL2021-0119SU
320 -
Fees Paid: _____
Check #: 506
Receipt #: _____

PLANNING BOARD APPLICATION

Project Name: Rockshow II LLC Boundary Line Adjustment

Project Address: 62 & 78 Chapin Terrace

Tax Map/ Lot # (s): 352 Lots 301-10 & 301-11 Zoning District (s): RS Parcel Size Acres: 0.98/0.54

Number of Lots: 2 Total Developed Land Area: 66,340sf Building(s) and/or additions Total Sq. Ft. 9,489sf

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: Lot Line adjustment Between Tax Map 352 Lots 301-10 & 301-11.

Proposal is to add 0.32 acres from 0.98 acre lot 301-10 to 0.54 acre lot 301-11.

Lot Line Adjustment results in Lot 301-10 being 0.66 acres and Lot 301-11 being 0.86 acres.

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>Rockshow II LLC</u>	<u>Rockshow II LLC</u>	_____
Signature:	<u></u>	<u></u>	<u>Justin Spencer</u>
Date:	_____	_____	_____



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CERTIFIED LIST OF ABUTTERS

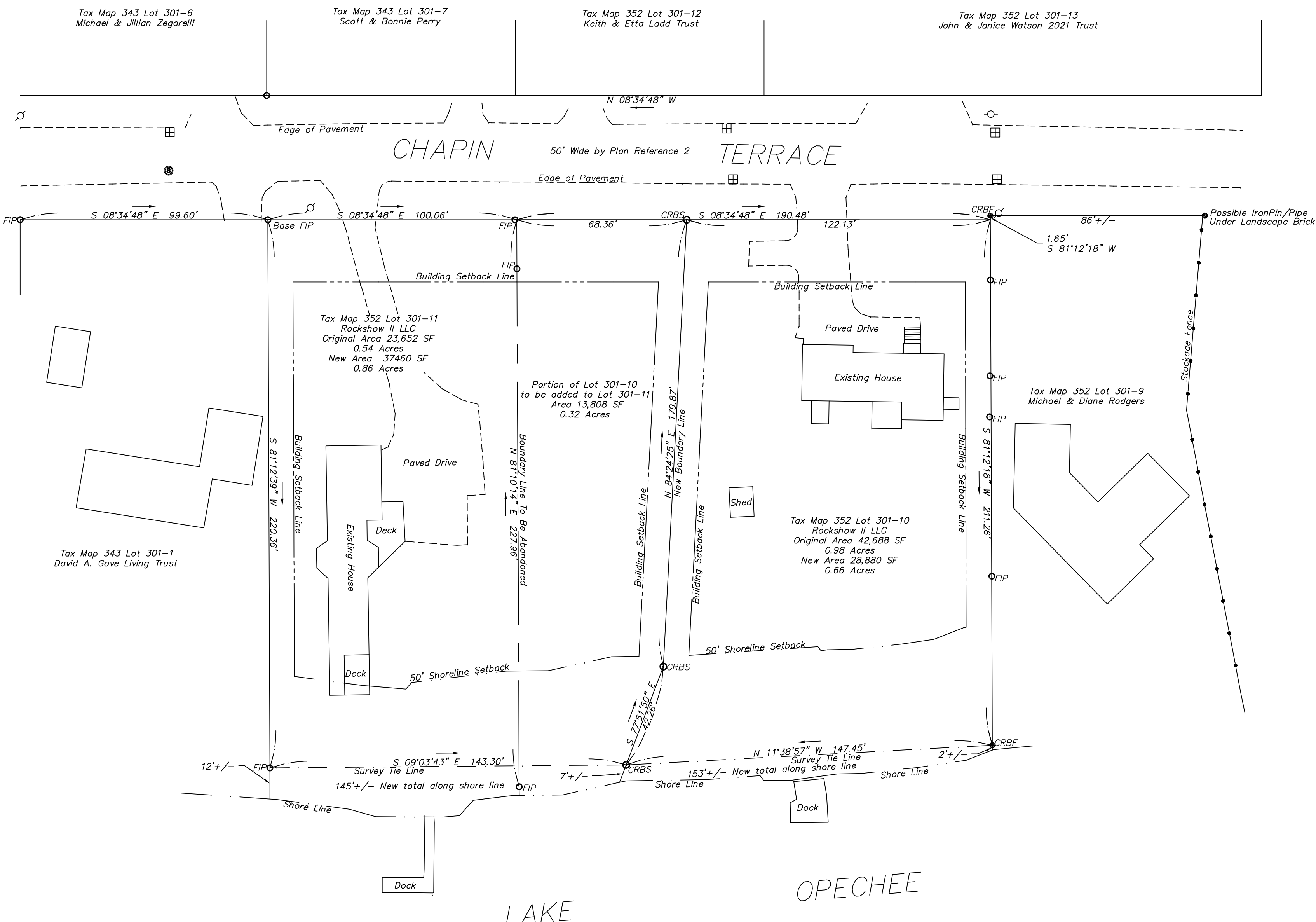
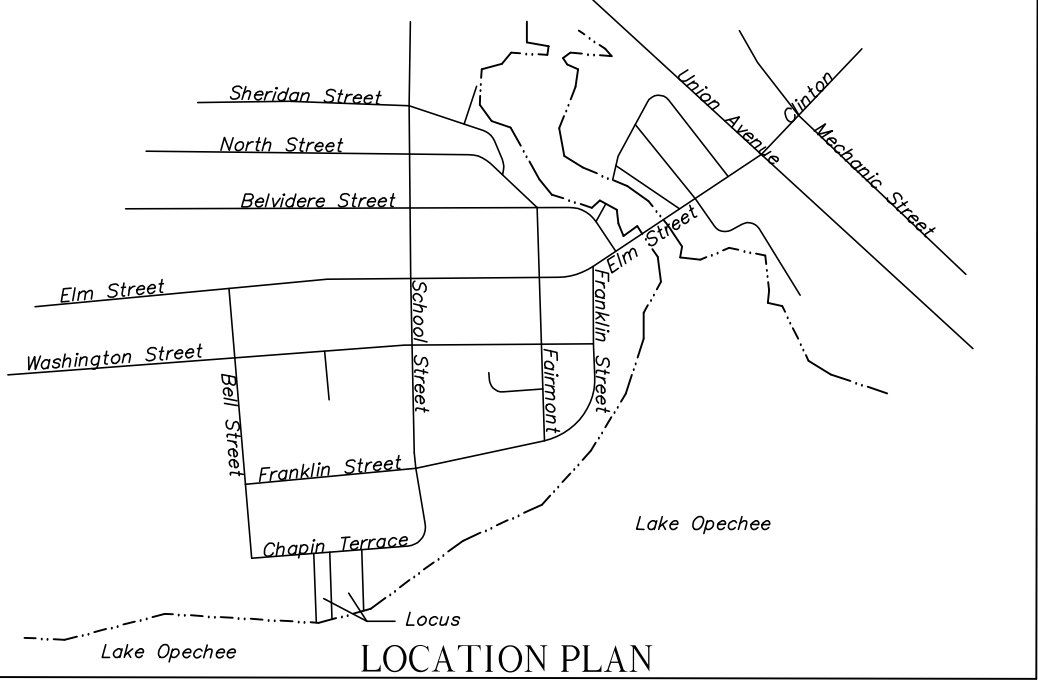
RSA 672:3 "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

The following information must be completed by the applicant in order to begin the application process to the Planning Board or Zoning Board of Adjustment. Below, list the verified names and mailing addresses of the applicant, authorized agent(s), engineer, architect, land surveyor, soil scientist, consultant, abutter, holders of conservation easements or restrictions on adjacent lands, municipal/regional planning commissions (if a regional notice is required), associations, etc., not more than five (5) days prior to submission, per RSA 676:4,I(b). Abutters' names and mailing addresses must be verified against the records kept in the Laconia Assessor's Office. Attach additional copies of this form if necessary. Include an addressed #10 envelope and certified mail receipt for each person/professional listed below.

Map/Block/Lot	Name of Property Owner/Professional	Mailing Address of Owner/Professional
343/301-1	David A Gove Living Trust	86 Chapin Terrace, Laconia NH 03246
352/301-9	Michael & Diane Rodgers	56 Chapin Terrace Laconia NH 03246
343/301-7	Scott & Bonnie Perry	73 Chapin Terracce Laconia NH 03246
352/301-12	Keith & Etta Ladd Trust	69 Chapin Terrace Laconia NH 03246
352/301-13	John & Janice Watson 2021 Trust	61 Chapin Terrace laconia NH 03246

Name of Person Preparing List Robert Talon Date Prepared 8/24/2021
 Preparer's Signature *Robert Talon* Date 8/24/21

***Fee per Abutter \$10.00**



- Reference plans:
- 1) Plan of Stephen J. Clow, Franklin Street, Lakeport NH, September 1939, by L.K. Perley Associates, Recorded Book 1 Page 29A.
 - 2) Plan of Rodgers Development, Franklin Street and Lake Opechee, July 22, 1954, by L.K. Perley and Associates, Recorded Plan Book 1 Page 58B.

- NOTES:
- 1) Owners of Record:
 - Tax Map 352 Lot 301-10
Rockshow II LLC
78 Chapin Terrace
Laconia NH, 03246
Book 3432 Page 445
 - Tax Map 352 Lot 301-11
Rockshow II LLC
78 Chapin Terrace
Laconia NH 03246
Book 3211 Page 956
 - 2) Subject Parcel is Located in the RS Zone: Residential Single Family and is Subject to the Following Zoning Requirements:
 - Minimum Lot Size: 2 Acres with No Municipal Utilities
 - 40,000 sf with Water or Sewer
 - 10,000 sf with Water and Sewer
 - Minimum Lot Frontage: With 1 or no Utilities 100'
 - With Water and Sewer 80'
 - Minimum Building Setbacks: Front 25', Side 10' Rear 15'
 - Shoreland 50'
 - Minimum Shore Front: 150'
 - Maximum Structure Height: 35'
 - Minimum Green Area: 60%
 - Green Area Provided: Lot 301-10 Existing 74%, Proposed 84%
 - Lot 301-11 Existing 92%, Proposed 88%

APPROVED BY THE LACONIA PLANNING BOARD

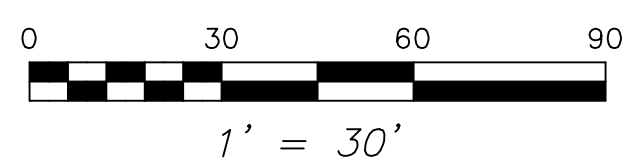
CHAIRPERSON/VICE CHAIRPERSON

DATE

BOUNDARY LINE ADJUSTMENT PLAN
for
ROCKSHOW II LLC
TAX MAP 352 LOT 301-10
and
TAX MAP 352 LOT 301-11
on
CHAPIN TERRACE
in
LACONIA, NH
BELKNAP COUNTY
AUGUST 23, 2021

Prepared By
Bear Hill Survey and Design
69 Durgin Road
Chichester, NH

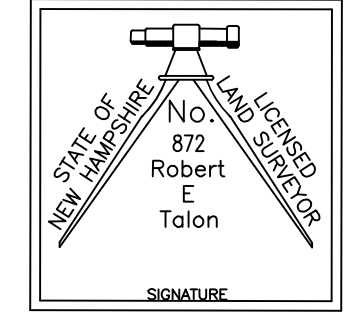
- LEGEND
- IPF ● IRON PIPE FOUND
 - RBF ● RE-BAR FOUND
 - CRBF ● CAPPED RE-BAR FOUND
 - CRBS ● CAPPED RE-BAR SET
 - EXISTING SEWER MANHOLE
 - # EXISTING UTILITY POLE
 - EXISTING STORM WATER CATCH BASIN

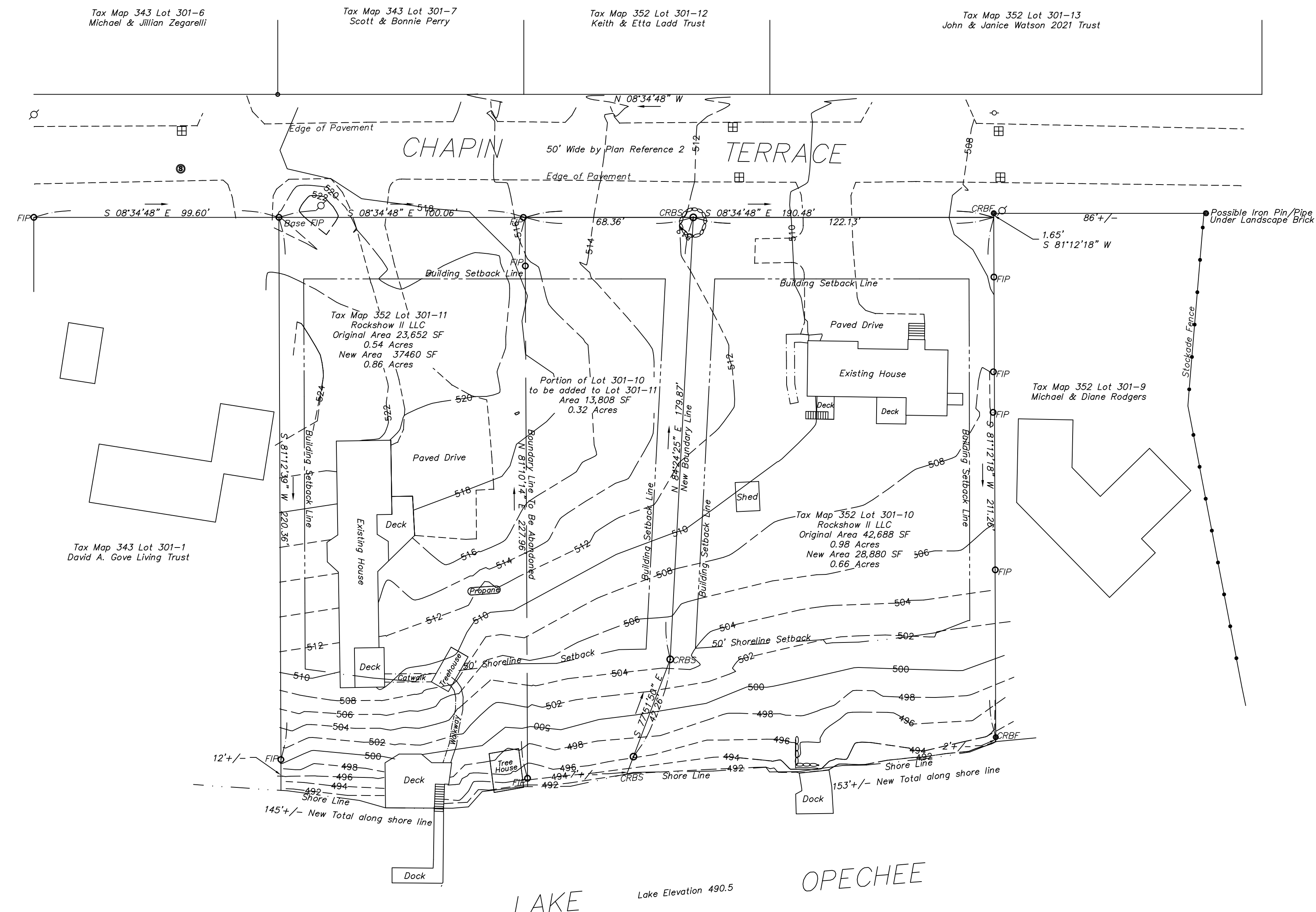


Certification
I hereby certify that this plan is based on an actual ground survey performed with a total station and meets or exceeds the minimum precision and accuracy requirements for a Standard Property Survey Condition 1, Category 1 in accordance with the NH Office of Professional Licensure Laws and Rules and the NH Land Surveyors Association Ethics and Standards.

Date _____

Licensed Land Surveyor





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 - 2) Plan of Rodgers Development, Franklin Street and Lake Opechee, July 22, 1954, by L.K. Perley and Associates, Recorded Plan Book 1 Page 588.

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CHAIRPERSON/VICE CHAIRPERSON

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in
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