



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><b>STREET ADDRESS:</b> 674 Main St  <b>AGENT/APPLICANT:</b> Jonathan Ferrante  <b>OWNER:</b> Jonathan Ferrante  <b>APPLICATION:</b> PL2021-00120SP</p>	<p><b>PROJECT DESCRIPTION:</b> Proposal to convert retail space to two additional residential units on the second floor (Total three residential units and one commercial unit)  <b>MAP/STREET/LOT #:</b> 432-142-17  <b>ZONING DISTRICT(S):</b> Urban Commercial (UC)</p>
<p><b>PLAN REFERENCE:</b>          Title: Floor Plans          Date: As submitted on August 27, 2021          Sheet 1: Floor 1 Existing Conditions          Sheet 2: Floor 2 Existing Conditions          Sheet 3: Basement Existing Conditions          Sheet 4: Floor 3 Existing Conditions          Sheet 5: Floor 2 Proposed Conditions          Sheet 6: Floor 2 Proposed Conditions</p>	

**Zoning Compliance** – Applicant has received a variance for density from the Zoning Board of Adjustment,

**Site Plan Regulations** – Applicant has met all requirements as outlined by 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. Final Plans: As submitted
- c. Completion: October 4, 2022

**2. WATER DEPARTMENT CONDITIONS**

- a. An approved backflow device will need to be installed on the water service.
- b. A unit count will need to be performed, contact the Laconia Water Department for details.

**3. FIRE DEPARTMENT CONDITIONS**

- a. An interior fire alarm system will be required (Reviewed at Building Permit phase)
- b. Fire escape stairs should be replaced by exterior code-compliant stairs.

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

**1. CONDITIONS TO BE COMPLETED BEFORE THE START OF SITE WORK:**

- a. **PLAN FILING:** 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, four more copies are to be submitted.
- b. **Federal and State permits:** If applicable all Federal and State permits shall be in place before plan signing and recording, including NHDES Site-Specific, and NHDES Wetlands permit. Provide a copy of the approved Construction General Permit, Storm Water Pollution Prevention Plan (SWPPP), and Alteration of Terrain permit (AoT) to the City of Laconia as approved by NHDES.

**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.

**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 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) #: PL2021-0120SP

Fees Paid: 260-  
Check #: 079  
Receipt #: City of Laconia Planning/Zoning  
AUG 27 2021

PLANNING BOARD APPLICATION

RECEIVED

Project Name: \_\_\_\_\_

Project Address: 674-676 Main St Laconia, NH, 03246

Tax Map/ Lot # (s): \_\_\_\_\_ Zoning District (s): \_\_\_\_\_ Parcel Size Acres: \_\_\_\_\_

Number of Lots: 2 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: Addition of 2 residential Unit on 2nd Floor, Replacing Commercial Space.

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>Jonathan Ferrante</u>	_____	_____
Signature:	<u>[Signature]</u>	_____	_____
Date:	<u>08-15-2021</u>	_____	_____



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**CERTIFIED LIST OF ABUTTERS**

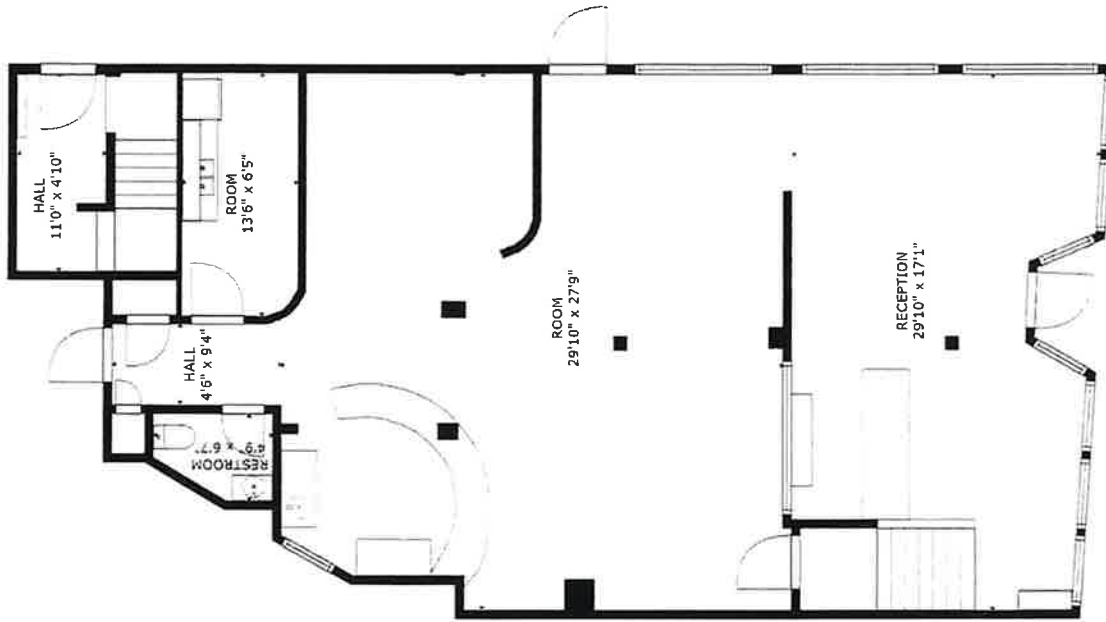
RSA 672:3 "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall 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
432-142-1	CITY OF LACONIA GALE LIBRARY	45 BEACON ST EAST LACONIA
432-42-10	G. PROPERTY LLC	1152 WEARS BLVD #A LACONIA
432-225-2	LACONIA CITY OF PLANNING	45 BEACON ST E. LACONIA
432-225-3	LOVE ROY LLC	772 UNION AVE LACONIA
433-225-83	LACONIA RAILROAD STATION ASSOC. LLC	17 VETERANS SQ LACONIA
432-44-18	TAVERN INN HOUSING	7 CHURCH ST LACONIA 32 CANAL ST LACONIA

Name of Person Preparing List Jonathan Ferrante Date Prepared 08-26-2021  
 Preparer's Signature [Signature] Date \_\_\_\_\_

\*Fee per Abutter \$10.00



GROSS INTERNAL AREA  
 FLOOR 1: 1556 sq. ft., FLOOR 2: 1600 sq. ft.  
 FLOOR 3: 1187 sq. ft., EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 9 sq. ft.  
 TOTAL: 4343 sq. ft.

ALL DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Floor 1



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 TOTAL: 4343 sq. ft



FLOOR 2

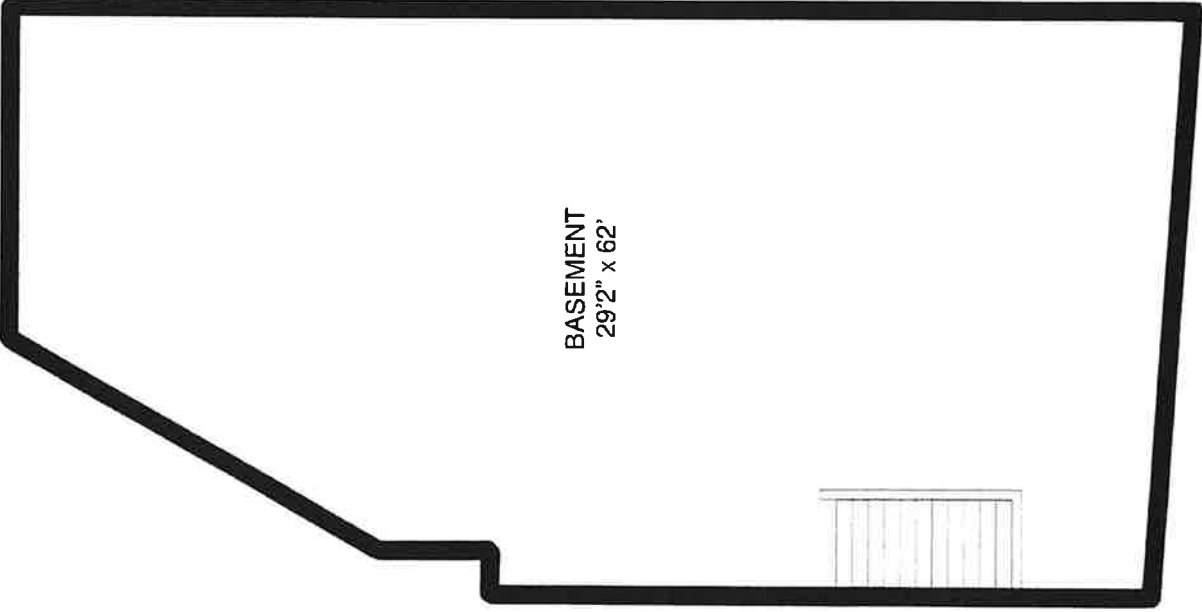




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 TOTAL: 4343 sq. ft.

SCALE: 1/8" = 1'-0" (VERTICALS AS APPLIED) DATE: 04.14.19 (REV. 04/14/19)





**BASEMENT**  
 29'2" x 62'



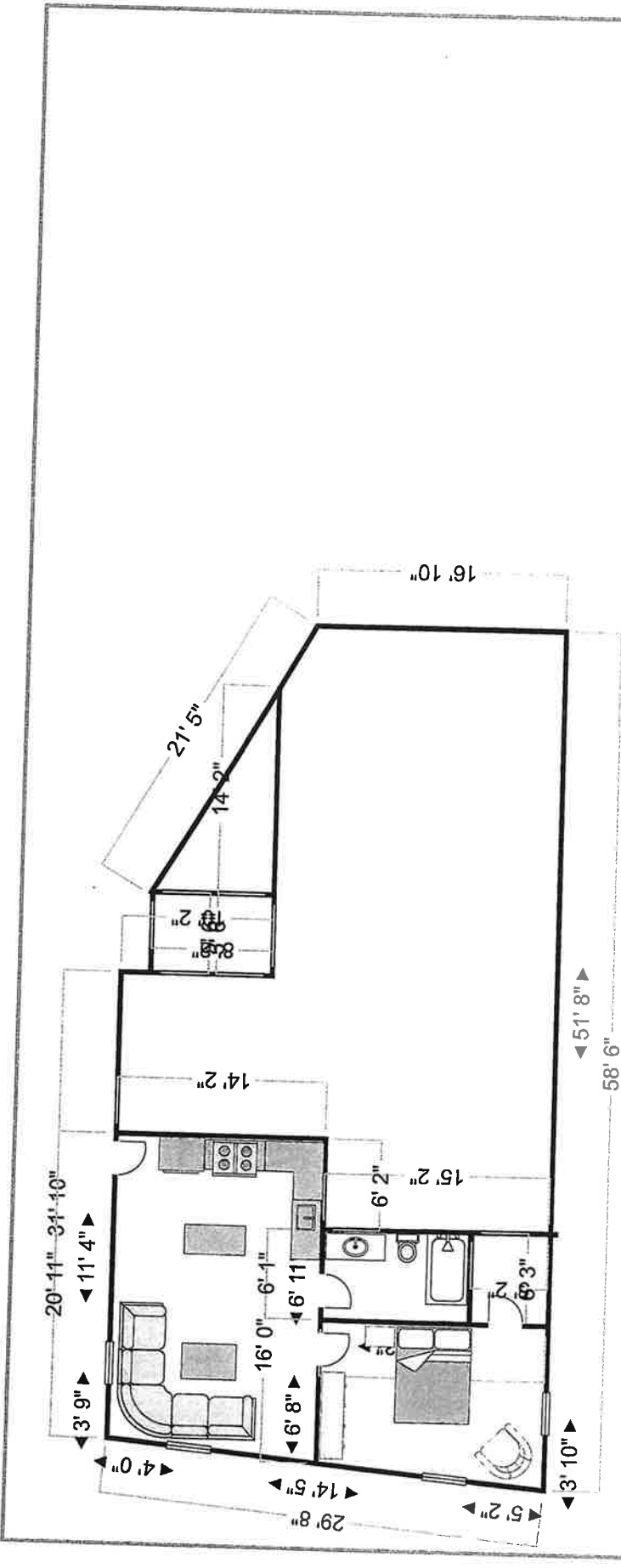
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DATE: 10/11/18 11:15 AM









Site:	674 Main St Laconia		Drawing:	Project:	Drawn:	Notes:	Breakthrough Property Services Meredith NH 03253
Title:	2nd Floor Remodel		Scale:	Date:			

