



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 January 4, 2022

Prepared by Robert Mora, Assistant Planner

<p>STREET ADDRESS: 23 SUMMIT AVE. APPLICANT/OWNER: Todd Kobelski APPLICATION: PL2021-0137SP AND 0138SU</p>	<p>PROJECT DESCRIPTION: Proposal to redevelop lot with three condo's in place of subdividing as proposed in PL2021-0027SU MAP/STREET/LOT #: 169-270-10 ZONING DISTRICT(S): Shorefront Residential (SFR)</p>
<p>PLAN REFERENCE: Title: Boundary Retracement Survey, Todd & Christine Kobelski, Tax Map 169 Lot 270-10, 23 Summit Ave Date: 3/15/2020 Sheet 1: Boundary Retracement Survey</p>	

Zoning Compliance Review: Applicant requires a special exception for Multifamily use.

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: May 3, 2022
- b. Mylar / Final Plans: June 7, 2022
- c. Completion: January 3, 2023
- 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. PLANNING DEPARTMENT CONDITIONS:

- a. Update title to Condominium Subdivision Plan
- b. Condominium Documents need to be reviewed by the Planning Department before recording.
- c. Utilities need to be shown on the plan.
- d. Add Note to Plan: All utilities are to be placed underground.
- e. No building permits will be issued until Water lines are installed per Laconia Water Works Specifications.
- f. All conditions from NOA for PL2021-0027SU remain in effect.
- g. Applicant must receive a Special Exception for Multifamily use from the Zoning Board of Adjustment.

3. ADDITIONAL LACONIA WATERWORKS CONDITIONS:

- a. The extended water line will need to reach 50% across the last property.
- b. Before the end of the line, a fire hydrant will need to be installed.
- c. All three services will need individual shut-offs at or near the property line.

4. FIRE DEPARTMENT CONDITIONS:

- a. A sprinkler and fire alarm system will be required.

II. RECOMMENDED CONDITIONS GENERALLY APPLICABLE TO ALL APPLICATIONS

1. CONDITIONS TO BE COMPLETED:

- a. **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 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.
- b. **IMPACT FEE:** Impact fees will be assessed and are due before issuing a Certificate of Occupancy. All Impact Fees assessed will be at the current approved rate at the time of CO.

- c. AS-BUILT PLANS: Within thirty days of the completion of the project and before 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. The applicant shall submit one revised copy for verification if corrections are required before submitting the remaining revised prints.

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 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) #: PLA021-0137SP,
01385U
 Fees Paid: 240-
 Check #: 1781
 Receipt #: **RECEIVED**

NOV 10 2021
 Planning/Zoning
 City of Laconia

PLANNING BOARD APPLICATION

Project Name: 23 Summit Ave
 Project Address: 23 Summit Ave
 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):

- | | | |
|--|---|---|
| <input type="checkbox"/> Alternative Parking CUP | <input type="checkbox"/> Amendment | <input type="checkbox"/> Boundary Line Adjustment |
| <input type="checkbox"/> Boundary Line Agreement | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Cluster Development CUP |
| <input type="checkbox"/> Cluster Subdivision | <input type="checkbox"/> Condominium Subdivision | <input type="checkbox"/> Conventional Subdivision |
| <input type="checkbox"/> Discretionary Easement | <input type="checkbox"/> Marinas and Yacht Club CUP | <input type="checkbox"/> Minor Site Plan |
| <input type="checkbox"/> Performance Zoning CUP | <input type="checkbox"/> Site Plan (Commercial) | <input type="checkbox"/> Site Plan (Multi-family) |
| <input type="checkbox"/> Steep Slope CUP | <input type="checkbox"/> Wetland/Wetland Buffer CUP | <input type="checkbox"/> Other _____ |

Proposal Description: proposal is to condominiumize three units as presented in Application PC 2021-00275U

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>Todd K. Kelsch</u>	_____	_____
Signature:	<u>[Signature]</u>	_____	_____
Date:	_____	_____	_____



100 foot Abutters List Report

Laconia, NH
March 03, 2021

Subject Property:

Parcel Number: 169-270-10
CAMA Number: 169-270-10
Property Address: 23 SUMMIT AV

Mailing Address: KOBELSKI TODD & CHRISTINE &
KOBELSKI GREGG & LORRI
6 FARMSTEAD WY
ACTON, MA 01720

Abutters:

Parcel Number: 166-270-27
CAMA Number: 166-270-27
Property Address: 40 SUMMIT AV

Mailing Address: LYNCH GEOFFREY
PO BOX 3400
NASHUA, NH 03061

Parcel Number: 168-270-1
CAMA Number: 168-270-1
Property Address: 39 SUMMIT AV

Mailing Address: ISKE BRIAN J & CAROL R
86 SPINDLEWICK DR
NASHUA, NH 03062

Parcel Number: 169-270-11
CAMA Number: 169-270-11
Property Address: 13 SUMMIT AV

Mailing Address: ZAYKA NICHOLAS & CAROLYN A
PO BOX 756
BOLTON, MA 01740-0756

Parcel Number: 169-270-9
CAMA Number: 169-270-9
Property Address: 30 SUMMIT AV

Mailing Address: OLSON S K FAMILY TRUST OLSON
STEVEN LEE & KARA RENEE TRUSTEES
4 EAGLE DR
MERRIMACK, NH 03054

169-270-8

Andrew + Donna Hosmer
8 Summit Ave
Laconia NH

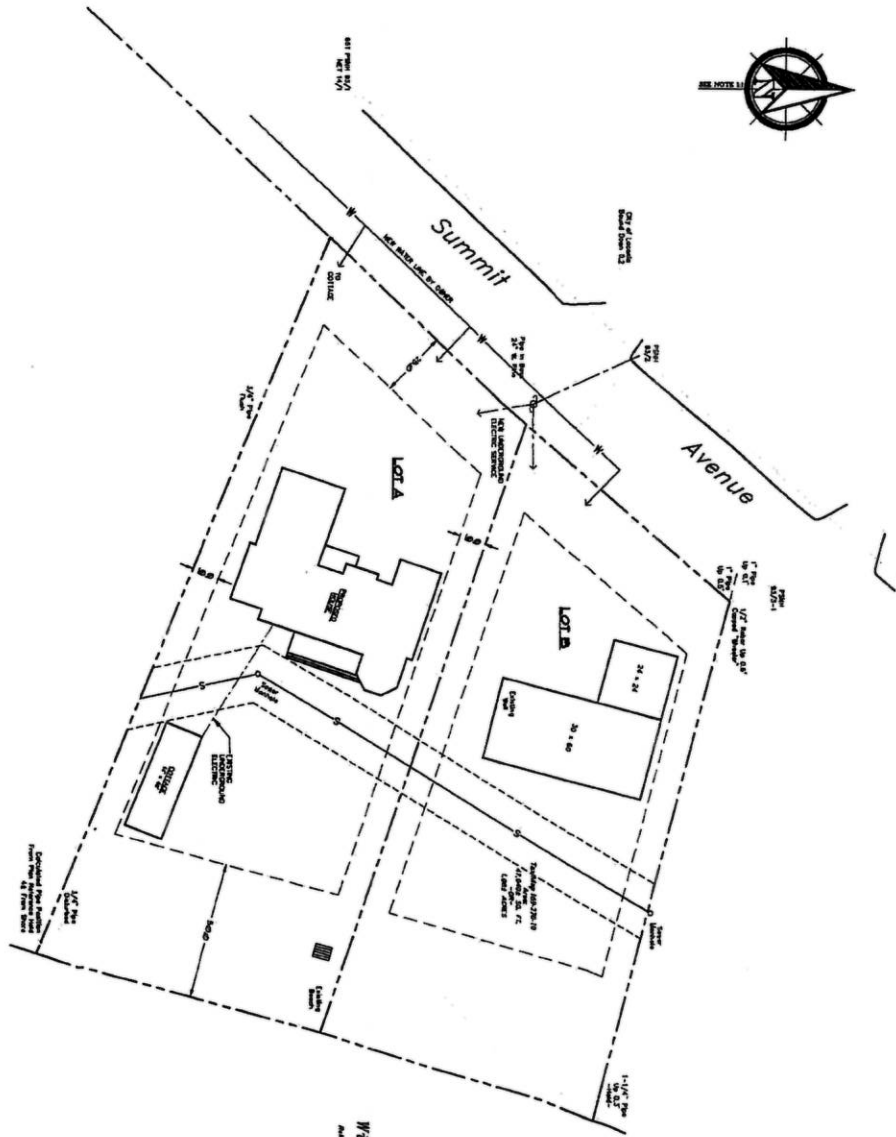


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3/3/2021

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**PROPOSED
ARCHITECTURAL SITE PLAN**
1" = 20'

Lake Wampagesaukee
Address: 23 Summit Ave., Lebanon, NH 03246

PROJECT	Kochelki Residence
23 Summit Ave., Lebanon, NH 03246	
DESIGNED BY	Living Spaces, Inc.
DATE	3-2-21
SCALE	1" = 20'
DATE	2/20/20

