



Application #: ZO2022-0032SE
 Fees Paid: \$235
 Check #: 7238
 Receipt #: _____

RECEIVED
MAY 11 2022
 Planning/Zoning
 City of Laconia

**ZONING BOARD OF ADJUSTMENT
 SPECIAL EXCEPTION APPLICATION**

Name of Applicant: RAM Clarendon, LLC
 Mailing Address: 78 Westview Road, Lowell, MA 01851
 Owner (If same as applicant, write "same"): SAME
 Mailing Address: _____
 Tax Map/ Lot # (s): 164-72-5 Zoning District (s): SFR
 Street Address: 224 Endicott Street East

OWNER AUTHORIZATIONS & STATEMENTS OF ASSURANCE:

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 Zoning Board 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 Zoning Board.

Sign as appropriate (If agent or non-person please attach certification)

NOTE: Please attach an Applicant Contact Worksheet

PROPERTY OWNER(S)

RAM Clarendon, LLC

Printed Name Here

See attached Letter of Authorization

Signature of Property Owner(s)

 Date

AGENT(S)

Jeffrey W. Lewis (Northpoint Engineering)

Printed Name Here


 Signature of Agent(s)

3/11/22

 Date

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

REQUIRED ATTACHMENTS:

- Abutters List (from <https://www.axisgis.com/LaconiaNH/>)
- Envelopes and Certified Mail Receipts (Filled out for all abutters)
- Plot Plan (Showing dimensions of proposed building, setback requirements, and encroachments into any setbacks.)

DUE AT SUBMISSION:

10 COPIES OF ENTIRE ZONING BOARD APPLICATION WITH REQUIRED ATTACHMENTS

A Special Exception is requested for the use of Multi-Family as specifically authorized in Zoning Ordinance, Table of Permitted Uses. Article Table 1 Section Permitted Uses.

Multifamily is a use allowed by Special Exception in the SFR zone per the Table of Permitted Uses contained in the Zoning Ordinance

Facts in support of granting the Special Exception:

a. The use requested is specifically authorized in this chapter.

The use is specifically identified in the Table of Permitted Uses

b. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The proposed use is two additional residential units (6 total) with a single driveway entrance that should not have an undue impact of traffic congestion or unduly impair pedestrian safety.

c. The requested use will not overload any public water, drainage or sewer system or any other municipal system, nor will there be any significant increase in stormwater runoff onto adjacent property or streets.

Municipal water and sewer are available to serve this project of only 6 units, which will not overload either system. A stormwater management design and report ensure that runoff will not increase from the site.

d. The requested use will not create excessive demand for municipal police, fire protection, schools or solid waste disposal services.

No excessive demand will be created on municipal services from the two additional residential units.

e. Any special provisions for the use as set forth in this chapter are fulfilled.

No special provisions set forth in the Ordinance

f. The requested use will not create hazards to the health, safety, or general welfare of the public, nor be detrimental to the use of or out of character with the adjacent neighborhood.

The subject parcel has an allowed density of 12 units (6 units per acre) and is only proposing 6 units.

It will not create any public hazards and is well within the density requirements.

g. The proposed location is appropriate for the requested use.

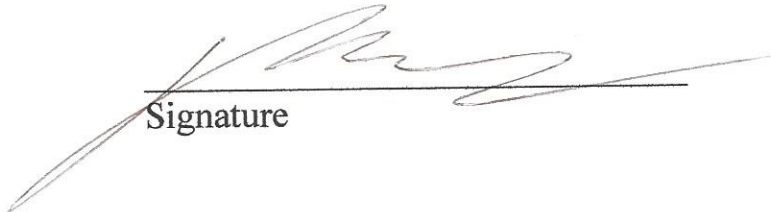
The proposed location is on a State road in a residential district with available municipal utilities.

h. The requested use is consistent with the spirit and intent of this chapter and the Master Plan.

The proposed use is in all aspects consistent with the spirit and intent of the Ordinance and Master Plan.

Letter of Authorization

I, Roland A. Merville, as a duly authorized representative of RAM Clarendon, LLC, Owner of the land located at 224 Endicott Street East in Laconia, New Hampshire and known as Map/Block/Lot 164-72-5, do hereby authorize Northpoint Engineering, LLC to act as Applicant and/or Agent, on behalf of RAM Clarendon, LLC, in facilitating any and all local, state and federal permit applications, including but not limited to applications to the City of Laconia Planning Board and Zoning Board of Adjustment, for the purpose of a proposed residential condominium development on the subject parcel of land.


Signature

1/6/21
Date



100 foot Abutters List Report

Laconia, NH
May 03, 2022

Subject Property:

Parcel Number: 164-72-5
CAMA Number: 164-72-5
Property Address: 224 ENDICOTT ST E #1 & 2

Mailing Address: RAM CLARENDON LLC
78 WESTVIEW RD
LOWELL, MA 01851

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Abutters:

Parcel Number: 164-299-7
CAMA Number: 164-299-7
Property Address: 64 ASHLEY DR

Mailing Address: MCNAMARA JAMES P
10 GOODFELLOW DR
FITCHBURG, MA 01420-6933

2

Parcel Number: 164-299-8
CAMA Number: 164-299-8
Property Address: 76 ASHLEY DR

Mailing Address: TRESSLER 2015 FAMILY TRUST
TRESSLER MICHAEL B & GAIL M
TRUSTEES
34 MARCIA JEAN DR
TEWKSBURY, MA 01876

3

Parcel Number: 164-299-9
CAMA Number: 164-299-9
Property Address: 84 ASHLEY DR

Mailing Address: AT THE HELM TRUST RICHARDS
HOWARD R & BRENDA A TRUSTEES
84 ASHLEY DR
LACONIA, NH 03246

4

Parcel Number: 164-72-14
CAMA Number: 164-72-14
Property Address: 235 ENDICOTT ST E

Mailing Address: FRANCIS JOHN K & APRIL S
383 MAGNOLIA AVE
GLOUCESTER, MA 01930

5

Parcel Number: 164-72-15
CAMA Number: 164-72-15
Property Address: 223 ENDICOTT ST E

Mailing Address: ADRIGNOLA LAVINA M TRUST/TRUSTEE
ADRIGNOLA JOSEPH N
TRUST/TRUSTEE
PO BOX 5016
LACONIA, NH 03247

6

Parcel Number: 164-72-4
CAMA Number: 164-72-4
Property Address: 216 ENDICOTT ST E

Mailing Address: DECOSTE MCPATE FAMILY TRUST
DECOSTE CAROL A & MCPATE DIANE B
TRSTEEES
218 ENDICOTT ST E
LACONIA, NH 03246

7

Parcel Number: 165-487-1
CAMA Number: 165-487-1.000
Property Address: 15-59 NESTLEDOWN DR

Mailing Address: SUNDOWN CONDOMINIUM
ASSOCIATION
PO BOX 5395
LACONIA, NH 03247

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Parcel Number: 165-487-1
CAMA Number: 165-487-1.001
Property Address: 12 NESTLEDOWN DR #A

Mailing Address: SHAUGHNESSY JOHN DANIL & LOIS
715 MARSHALL ST
HOLLISTON, MA 01746

X

Parcel Number: 165-487-1
CAMA Number: 165-487-1.002
Property Address: 12 NESTLEDOWN DR #B

Mailing Address: YOUNG 2017 TRUST YOUNG ALAN H &
CYNTHIA A TRUSTEES
347 EAST FOSTER ST
MELROSE, MA 02176

X



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100 foot Abutters List Report

Laconia, NH
May 03, 2022

Parcel Number: 165-487-1 CAMA Number: 165-487-1.003 Property Address: 12 NESTLEDOWN DR #C	Mailing Address: HALKO FAMILY TRUST HALKO RAYMOND J & PAULINE V TRUSTEES 33 INDIAN HILL RD DRACUT, MA 01826	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.004 Property Address: 22 NESTLEDOWN DR #A	Mailing Address: ROBERTS LAWRENCE M 22 NESTLEDOWN DR #A LACONIA, NH 03246	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.005 Property Address: 22 NESTLEDOWN DR #B	Mailing Address: ANDRISKI DEBORAH A & MICHAEL J 22 NESTLEDOWN DR B LACONIA, NH 03246	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.006 Property Address: 22 NESTLEDOWN DR #C	Mailing Address: HOWLAND CRAIG D 2020 TRUST/TRUSTEE PO BOX 219 LACONIA, NH 03247	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.007 Property Address: 36 NESTLEDOWN DR #D	Mailing Address: GRANT TRACIE 36 NESLTEDOWN DR UNIT D LACONIA, NH 03246	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.008 Property Address: 36 NESTLEDOWN DR #C	Mailing Address: LONNGVIST TRACEY A & ERIC D 10 ALDER WY LUNENBURG, MA 01462	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.009 Property Address: 36 NESTLEDOWN DR #B	Mailing Address: DICKINSON CHERYL & MIHLE CHARLES 95 YEWLEAF DR THE WOODLANDS, TX 77381	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.010 Property Address: 36 NESTLEDOWN DR #A	Mailing Address: DEANGELIS BARBARA A 36 NESTLEDOWN DR UNIT A LACONIA, NH 03246	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.011 Property Address: 42 NESTLEDOWN DR #A	Mailing Address: BUSKEY LORI ANN 106 LEA AVE NORTHBRIDGE, MA 01534	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.012 Property Address: 42 NESTLEDOWN DR #B	Mailing Address: HAINSEY MARTIN L & KERRY C 74 VOLPI RD BOLTON, CT 06043	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.013 Property Address: 42 NESTLEDOWN DR #C	Mailing Address: ROWELL PATRICIA LIVING TRUST/TRUSTEE PO BOX 241 GOFFSTOWN, NH 03045	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.014 Property Address: 63 NESTLEDOWN DR #A	Mailing Address: PEREIRA GEORGE & PEREIRA CHERYL 26 SAUGUS AVE SAUGUS, MA 01906	X



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Laconia, NH
May 03, 2022

Parcel Number: 165-487-1 CAMA Number: 165-487-1.015 Property Address: 63 NESTLEDOWN DR #B	Mailing Address: RADINA VICTOR J 61 HUNTERS LN DEVON, PA 19333	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.016 Property Address: 63 NESTLEDOWN DR #C	Mailing Address: ELFMAN BRUCE & DIANE 660 OCEAN AV APT 423 REVERE, MA 02151	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.017 Property Address: 59 NESTLEDOWN DR #A	Mailing Address: DONOHUE MILKOVITS TRUST DONOHUE EDWARD&MILKOVITS JEAN ELLEN TRTE 3634 DUKE ST ALEXANDRIA, VA 22304	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.018 Property Address: 59 NESTLEDOWN DR #B	Mailing Address: DALTON DAVID R JR 319 GROVELAND ST HAVERHILL, MA 01830	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.019 Property Address: 59 NESTLEDOWN DR #C	Mailing Address: WELLS NANCY FAMILY TRUST WELLS NANCY H TRUSTEE 59 NESTLEDOWN DR #C LACONIA, NH 03246	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.020 Property Address: 59 NESTLEDOWN DR #D	Mailing Address: GERINGER STEVEN & SUSAN 123 SOUTH I STREET MADERA, CA 93637	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.021 Property Address: 41 NESTLEDOWN DR	Mailing Address: GRANOFF MARK S & ELAINE D 52 LILAK DR AUBURN, NH 03032	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.022 Property Address: 35 NESTLEDOWN DR	Mailing Address: MAKRIS CYNTHIA A 35 NESTLEDOWN DR LACONIA, NH 03246	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.023 Property Address: 27 NESTLEDOWN DR #A	Mailing Address: JAMESON FAMILY REV TRUST JAMESON GILBERT E JR & DEBORAH A TRSTEES 44 LINDSAY RD HOOKSETT, NH 03036	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.024 Property Address: 27 NESTLEDOWN DR #B	Mailing Address: MARTINO VINCENT R & NANCY A 295 WEBSTER ST APT 102 HANOVER, MA 02339	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.025 Property Address: 15 NESTLEDOWN DR #A	Mailing Address: CLINA LISA 15 NESTLEDOWN DR A LACONIA, NH 03246	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.026 Property Address: 15 NESTLEDOWN DR #B	Mailing Address: BILLMAR REALTY TRUST MONSON WILLIAM R & MARION E TRUSTEES 73 SAGAMORE RD GILFORD, NH 03249	X



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Laconia, NH
May 03, 2022

Parcel Number: 165-487-1 CAMA Number: 165-487-1.027 Property Address: 15 NESTLEDOWN DR #C	Mailing Address: HILL KATHLEEN M REV TRUST/TRUSTEE 15 NESTLEDOWN DR #C LACONIA, NH 03246	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.028 Property Address: 15 NESTLEDOWN DR #D	Mailing Address: SNIDER LAWRENCE A & PAMELA J 8 WINDWARD WY PLACIDA, FL 33946	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.029 Property Address: 7 NESTLEDOWN DR #C	Mailing Address: ALABISO PETER T JR REV TRUST/TRUSTEE ALABISO CHARLENE A REV TRUST/TRUSTEE 33 SHERWOOD DR METHUEN, MA 01844	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.030 Property Address: 7 NESTLEDOWN DR #B	Mailing Address: LEE ANN 7 NESTLEDOWN DR #B LACONIA, NH 03246	X
Parcel Number: 165-487-1 CAMA Number: 165-487-1.031 Property Address: 7 NESTLEDOWN DR #A	Mailing Address: DITOMASO 2021 FAMILY REV TRUST DITOMASO NICHOLAS J & MICHELLE F TRUSTEES 6 COLONEL DANIELS DR BEDFORD, NH 03110	X
Parcel Number: 165-72-17 CAMA Number: 165-72-17 Property Address: ENDICOTT ST E	Mailing Address: MIRIZIO JEANNETTE & SABATO JOY 5 STUDIO LN NORWALK, CT 06850	9

PROFESSIONALS TO BE NOTIFIED:

Northpoint Engineering, LLC
119 Storrs Street, Suite 201
Concord, NH 03301

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DMC Surveyors
124 Valley Drive
Gilford, NH 03249

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