



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 June 7, 2022

Prepared by Robert Mora, Assistant Planner

<p>STREET ADDRESS: 51 Elm Street AGENT/APPLICANT: Peter Howard from Steven J. Smith and Assoc., Inc, A Division of Dubois and King OWNER: Paugus Elm 1 LLC APPLICATION: PL2020-0098SP & 0099CUP (PERFORMANCE ZONING) AMENDMENT</p>	<p>PROJECT DESCRIPTION: Amendment to the Conditional Use Permit for Performance Zoning at 51 Elm St. MAP/STREET/LOT #: 367-71-20 ZONING DISTRICT(S): Urban Commercial (UC)</p>
<p>PLAN REFERENCE: Title: Amended Site Plan for Redevelopment, 51 Elm Street, Laconia, Belknap County, New Hampshire 03246 Prepared by: Steven J. Smith & Assoc., Inc Date: May 3, 2022 Sheet 1: Amended Site Plan for Redevelopment</p>	

Zoning Compliance Review – Applicant is amending their Conditional Use Permit for Performance Zoning to allow for structures within the setbacks.

Site Plan Regulations – Applicant has met all requirements as outlined by the Site Plan regulation.

Staff Recommendation: Staff recommends that the Board grants conditional approval with the following criteria:

I. RECOMMENDED CONDITIONS SPECIFIC TO THIS APPLICATION

1. PLANNING CONDITIONS

- a. All conditions from Planning Board approval on June 1, 2021, remain in effect.
- b. Allow setbacks to be reduced in accordance with performance zoning to allow the project to move forward as depicted on the proposed plans and in accordance with the court ruling.

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) #: _____

Fees Paid: _____

Check #: _____

Receipt #: _____

PLANNING BOARD APPLICATION

Project Name: Paugus Elm 1, LLC

Project Address: 51 Elm Street

Tax Map/ Lot # (s): 367-71-20 Zoning District (s): UC Parcel Size Acres: .94 ac.

Number of Lots: 1 Total Developed Land Area: .81 ac. Building(s) and/or additions Total Sq. Ft. 23,146

Submittal Request (Check all that apply):

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

Proposal Description: _____

Amend Conditional Approval PL2020-00985P, 0099 (Performance Zoning), to show the use of sheet pilings in support of construction.

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: Paugus Elm 1, LLC

DuBois & King, Inc.

Signature: _____

Date: _____



DEPARTMENT OF PLANNING, ZONING & CODE
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**Performance Zoning
Conditional Use Permit Requirements**

1. Creating a well-planned and integrated development which may include a mixture of the land uses compatible with adjacent parcels that enhance the overall community. See attached.

2. Mitigating negative impacts on traffic, public utilities, municipal services, and natural resources. See attached.

3. Limiting new access points on existing streets See attached.

4. Providing transitions between existing and proposed land uses which protect residential abutters. See attached.

5. Providing high quality site planning and architectural, landscaping and signage designs that meet the design standards in the site Plan Review Regulations. See attached.

6. Minimizing views of large parking lots from existing streets. See attached.

7. Creating pedestrian and vehicular links to abutting parcels. See attached.

8. Establishing open space and pedestrian amenities, including usable common land and wide sidewalks. See attached.

Performance Zoning
Conditional Use Permit Requirements

1. Property is in a mixed-use area of commercial and residential. Re-development of the site will result in a continued mixture of both commercial and residential uses with supporting utilities and parking. The new structure will support 9,000sf+ of commercial space while the second and third floors will support 16 Residential units with associated parking.
2. Currently parking along Elm Street supports only 7 parallel parking spaces with no hand-I-cap parking. This area will be re-organized to support 15 parking spaces including two hand-I-cap spaces. Park Street currently supports two access points, one 67 feet in width with parking spaces that back out into Park Street near the intersection with Elm Street and one 33-foot access point north of the residence at 9 Park Street. These access points will be eliminated and one access point off Park Street will be establish under current standards to access a new parking facility to support the residential units, additionally one access point is proposed of Railroad Avenue to service the commercial units. All utilities to the site will be upgraded to meet current standards.
3. Access points to the site will be limited to two and designed to current city standards.
4. Proposed uses on site will be similar to the existing uses, additional parking will be provided to support the uses, additionally sidewalk and curbing will be added along park street.
5. Architectural elevations have been provided to establish design intent. Site improvements relative to utilities, lighting and landscaping have been provided along with stormwater treatment to support the re-development of the site in accordance with current city standards.
6. A one story parking garage in the rear of the site has been proposed to minimize the view from surrounding properties.
7. Pedestrian access, lighting and landscaping has been upgraded along Railroad Avenue, Elm Street and Park Street. Additional vehicular links to abutting parcels not viable.
8. A landscaped courtyard along Elm Street has been provided.

March 28, 2022

Planning Department
City of Laconia
45 Beacon Street East
Laconia, NH 03246

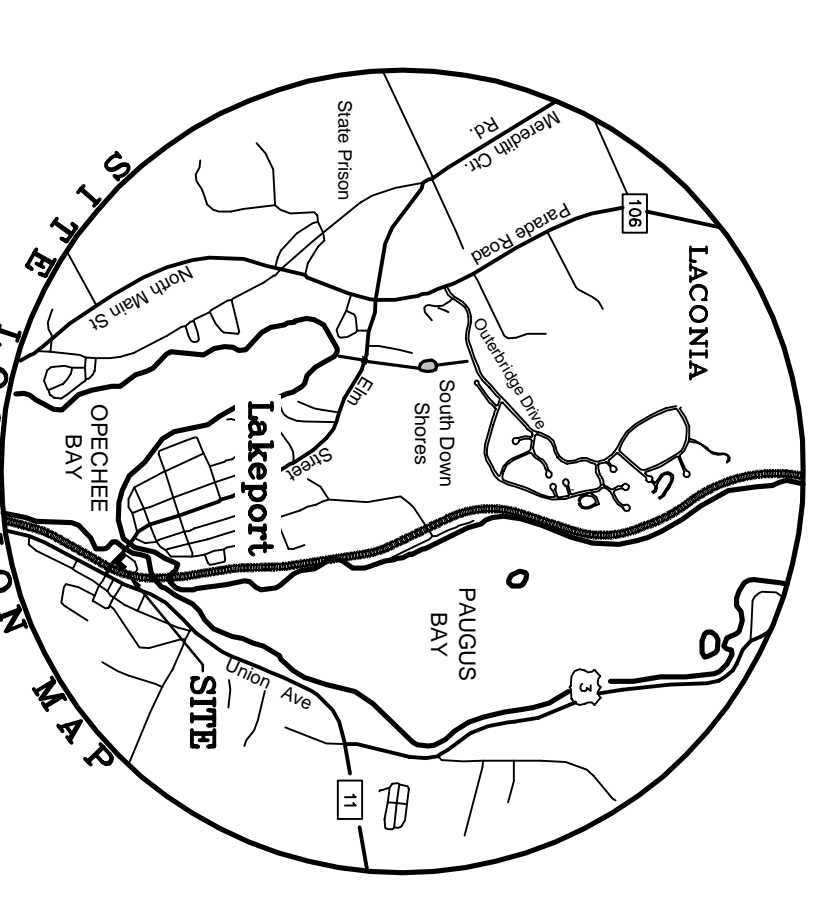
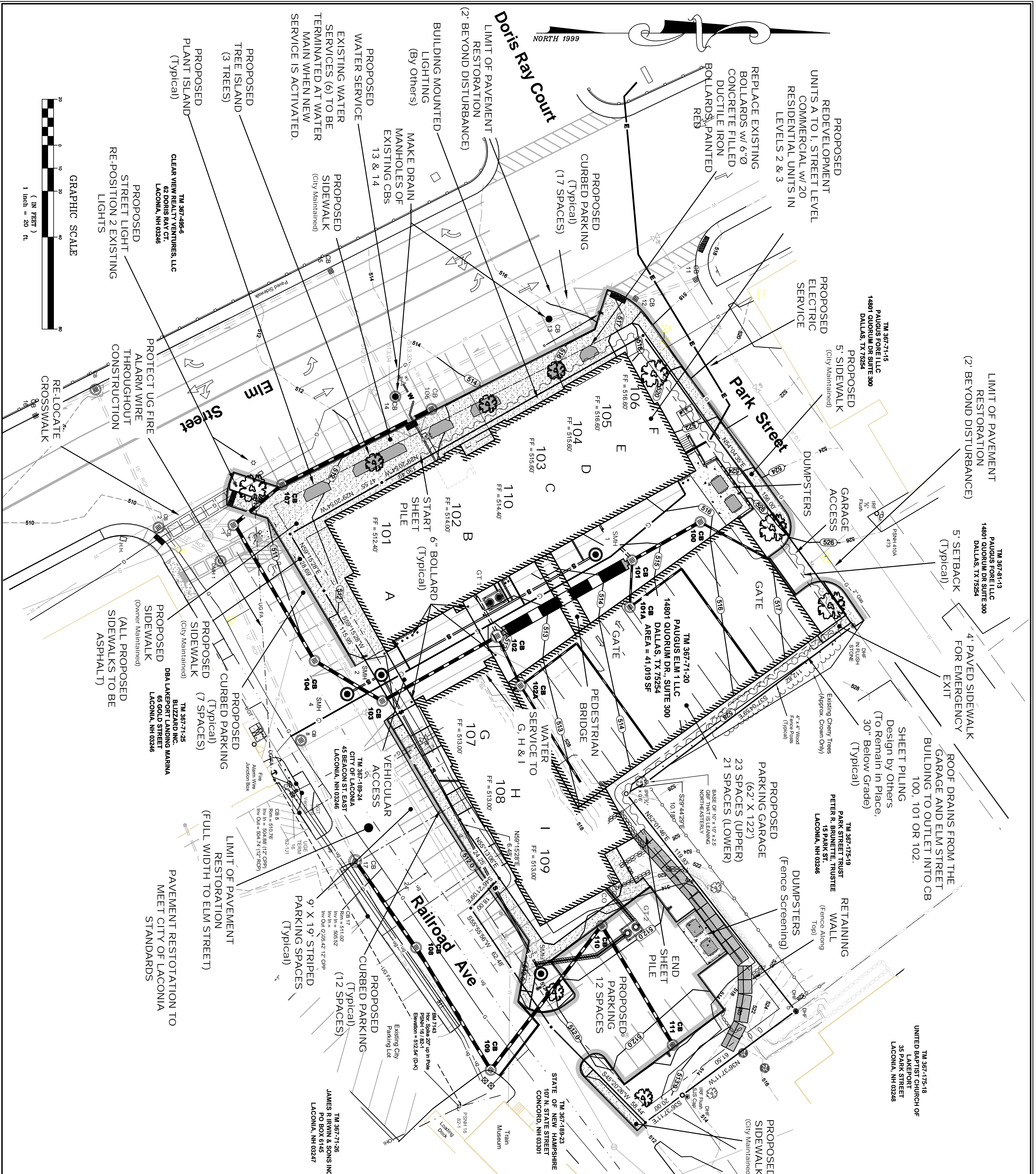
Re: Authorization for Representation

Dear Planning Board:

Please consider this letter as written authorization for DuBois & King, Inc. to act as my agent, representing Paugus Elm 1, LLC in all matters and issues pertaining to Site Plan Application – Amend Conditional Approval (Performance Zoning) regarding TM Lot 367-71-20, 51 Elm Street, Laconia NH.

Dated: 03/29/2022, Signed By: Scott A Everett ,

Title: Manager,



1. OWNERS OF RECORD:
Paugus Elm 1, LLC
14801 QUORUM DRIVE, SUITE 300
DALLAS, TEXAS 75254
TM 367-71-20
AREA = 41,009 SF±
BCRD 3303 / 101
BCRD 3381 / 733
 2. BASIS OF BEARING IS MAGNETIC NORTH 1983 FROM TIES TO ADJUTING SURVEYS
 3. BASIS OF ELEVATION: NGVD 1929. SEE FIELD BOOK AND PAGE 4198.4
 4. THE FIELD SURVEY WAS DONE WITH A FIVE SECOND THEODOLITE. ELECTRONIC DISTANCE METERS AND CONVENTIONAL CLOSED TRAVERSE AND MEETS THE REQUIREMENTS FOR THE URBAN CLASSIFICATION OF A STANDARD PROPERTY SURVEY AS DEFINED BY THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES FOR LAND SURVEYS, EFFECTIVE 11-1-2016.
 5. PARK STREET RIGHT OF WAY IS 2.5 RODS (41.25) WIDE. RIGHT OF WAY SIDELINE LOCATION IS BASED ON FOUND MONUMENTS AND BUILDING TIES FROM FIELD SURVEY NOTES IN NOTEBOOK 92 / 59-62 ON FILE AT LACONIA DEPARTMENT OF PUBLIC WORKS OFFICE.
 6. ELM STREET RIGHT OF WAY WIDTH VARIES. RIGHT OF WAY SIDELINE LOCATION IS BASED ON FOUND MONUMENTS AND DEED CALLS.
 7. RAILROAD AVENUE RIGHT OF WAY WIDTH VARIES. RIGHT OF WAY SIDELINE IS BASED ON FOUND MONUMENTS AND PLANS AND DEEDS OF RECORD.
 8. -
 9. -
 10. ZONE: UC URBAN COMMERCIAL
FRONT = 5'
SIDE = 5'
REAR: N/A
 11. SETBACKS: NEW CONSTRUCTION
 12. MAXIMUM STRUCTURE HEIGHT: 60'
 13. MINIMUM GREEN AREA: 10%
EXISTING GREEN AREA: 22.5%
PROPOSED GREEN AREA: 13.9%
 14. SITE IN ZONE C. AREA OF MINIMAL FLOODING ON FLOOD INSURANCE RATE MAP CITY OF LACONIA, NH. BELKNAP COUNTY PANEL 4 OF 5. COMMUNITY-PANEL NUMBER 330005 0004 B. EFFECTIVE AUGUST 15, 1980.
 15. EXISTING PARKING SPACES: 53 SPACES
REQUIRED PARKING:
20 RESIDENTIAL UNITS X 1.5 SPACES / UNIT = 30 SPACES
11,074 SF COMMERCIAL SPACES X 1 SPACES / 300 SF = 37 SPACES
TOTAL SPACES REQUIRED = 67 SPACES
TOTAL SPACES PROVIDED INCLUDING 4 ADA TOTAL SPACES PROVIDED INCLUDING 4 ADA = 91 SPACES
 16. SEE NOTICE OF VOLUNTARY LOT MERGER RECORDED IN BELKNAP COUNTY REGISTER OF DEEDS, BOOK 3375, PAGE 246; 12-21-20 AND BOOK 3420, PAGE 13
 17. THIS PROJECT RECEIVED CONDITIONAL APPROVAL, INCLUDING A CONDITIONAL USE PERMIT FOR PERFORMANCE ZONING, ON DECEMBER 1, 2020.
 18. THIS PROJECT RECEIVED CONDITIONAL APPROVAL FOR AN AMENDED SITE PLAN ON JUNE 1, 2021.
 19. THE PURPOSE OF THIS PLAN IS FOR AMENDED SITE PLAN APPROVAL AFTER SHOWING THE SHEET PLING LOCATIONS. NO OTHER CHANGES OR AMENDMENTS ARE PROPOSED.
- REFERENCE PLANS:**
- A. SUBDIVISION & LOT CONSOLIDATION OR PROPERTIES OWNED BY CITY OF LACONIA, ELM STREET, UNION AVENUE & RAILROAD AVENUE, LACONIA, BELKNAP COUNTY, NEW HAMPSHIRE, DATED APRIL 5, 2017. REVISE 8-9-2017 BY STEVEN J SMITH & ASSOCIATES, INC., BCRD PLAN L78-62.
 - B. LAND OF BEAUDOIN, BORD BOOK 403 PAGE 333, LACONIA, N. H., DATED 6-8-71 BY J. R. BLAIS ASSOCIATES, BORD PLAN 30 / 2348
 - C. SURVEY OF LAND FOR DLANE R. HAYTT, NORTH OF ELM STREET, LAKEPORT, LACONIA, NEW HAMPSHIRE, DATED JUNE 24, 1977 BY RONALD H. MITCHELL & ASSOCIATES, BCRD PLAN BOOK 66 / 24.
 - D. PROPOSED SUBDIVISION OF RAYMOND WHITTEN (LOT TO BE CONVEYED TO ROLAND BRUNETTE, ABUTTER), DATED MAY, 1974 BY HAROLD E. JOHNSON, INC., NOT RECORDED.
 - E. ROLAND A. BRUNETTE SUBDIVISION, PARK STREET, LACONIA, N.H., DATED 10-1-1980, REVISED 6-6-1981 BY LEON N. VEZINA, BORD PLAN BOOK 69 / 79.
 - F. SURVEY OF LAND FOR UNITED BAPTIST CHURCH OF LAKEPORT, PARK ST. GOLD ST. AND RAILROAD AVENUE, LACONIA, BELKNAP COUNTY, NEW HAMPSHIRE, DATED OCTOBER 4, 1999, REVISED 12-2-99 BY STEVEN J SMITH & ASSOCIATES, INC., BCRD PLAN L33-67.

Amended Site Plan for Redevelopment

51 Elm Street
Laconia, Belknap County, New Hampshire 03246

For
Paugus Elm 1, LLC

DATE: May 3, 2022

SCALE: 1" = 20'

FIELD BOOK: 653

SHEET NO.: 2

SDSKPROJ NO.: 19060

DWG NO.: 21006 Eng-1a.dwg

TAB.: Amended Site Plan

REVISIONS

NO.	DESCRIPTION	DATE

6 LILY POND ROAD, GILFORD, N.H. 03249

PHONE (603) 524-1468
FAX (603) 524-4731

STATE OF NEW HAMPSHIRE
REGISTERED PROFESSIONAL ENGINEER
STEVEN J. SMITH
LICENSE NO. 1000