



City of Laconia Planning Board
 Staff Review for Planning Board Meeting of September 6, 2022

Prepared by Robert Mora, Assistant Planner

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| STREET ADDRESS: 39 Messer Street AGENT/APPLICANT: Lisa White OWNER: Lisa White APPLICATION: PL2022-0087SP | PROJECT DESCRIPTION: Proposal to change a single-family home to a three unit multifamily. MAP/STREET/LOT #: 425-158-57 ZONING DISTRICT(S): Urban Commercial (UC) |
| PLAN REFERENCE: Title: None Date: As received on July 28, 2022 Sheet 1: Hand Drawn Parking Plan | |

Zoning Compliance Review: Applicant has not provided a parking plan that meets zoning requirements properly delineating five (5) parking spaces on lot.

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

Application Acceptance: Staff recommends that the Board determine whether the application is complete. Should the board determine the application is complete begin the review process.

Finding of Facts:

If the Board decides to **approve** the application, here are some statements that could be included in a motion to approve: All requirements of the Site Plan regulations have been met. The zoning district (UC) allows this type of use. This allows additional units of housing which are needed in the city.

If the board decides to **deny** the application, here are some statements that could be included in a motion to deny. There is potential adverse effect on an abutter with a shared driveway. Parking requirements have not been met.

Staff Recommendation: Should the board decide to approval the application, staff recommends the conditional approval with the following criteria and findings:

I. RECOMMENDED CONDITIONS SPECIFIC TO THIS APPLICATION

1. PROJECT COMPLETION DEADLINES

- a. Plan Revision: October 4, 2022
- b. Final Plans: November 1, 2022
- c. Completion: September 5, 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 (two new units in multi-family category)

2. PLANNING CONDITIONS:

- a. A building permit be completed for additional living units.
- b. Provide either a parking plan that meets zoning requirements, apply for a CUP for off-site parking, or receive a variance for parking.

3. PUBLIC WORKS DEPARTMENT:

- a. Applicant should determine whether they have adequate sewer capacity.

4. LACONIA WATER WORKS

- a. A final unit count will need to be conducted. Contact Laconia Water to schedule.

5. RECOMMENDED CONDITIONS GENERALLY APPLICABLE TO ALL APPLICATIONS

- a. 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. If NH DES requires weekly SWPPP reports, they must also be provided to Laconia Public Works Department and the Planning Department.
- 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. (two new units in multi-family category)
- c. STORMWATER STRUCTURE MAINTENANCE: Stormwater structures shall be maintained per the recommendation of the manufacturer, including cleaning and inspection to ensure proper function. If no manufacturer's recommendation exists, cleaning shall occur no less than twice a year.

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.



RECEIVED

JUL 28 2022

Planning/Zoning
City of Laconia

Application(s) #: PL2022-00875P

Fees Paid:
Check #:
Receipt #:

240 -
1892

PLANNING BOARD APPLICATION

Project Name: _____

Project Address: 39 Messer St Laconia NH 03246

Tax Map/ Lot # (s): _____ Zoning District (s): _____ Parcel Size Acres: .24

Number of Lots: 1 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: looking to change my single family home into a multi family home - with two apartments

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: | Lisa White | _____ | _____ |
| Signature: | <i>Lisa White</i> | _____ | _____ |
| Date: | _____ | _____ | _____ |



Apartments

#39

#35

car

car

car

car

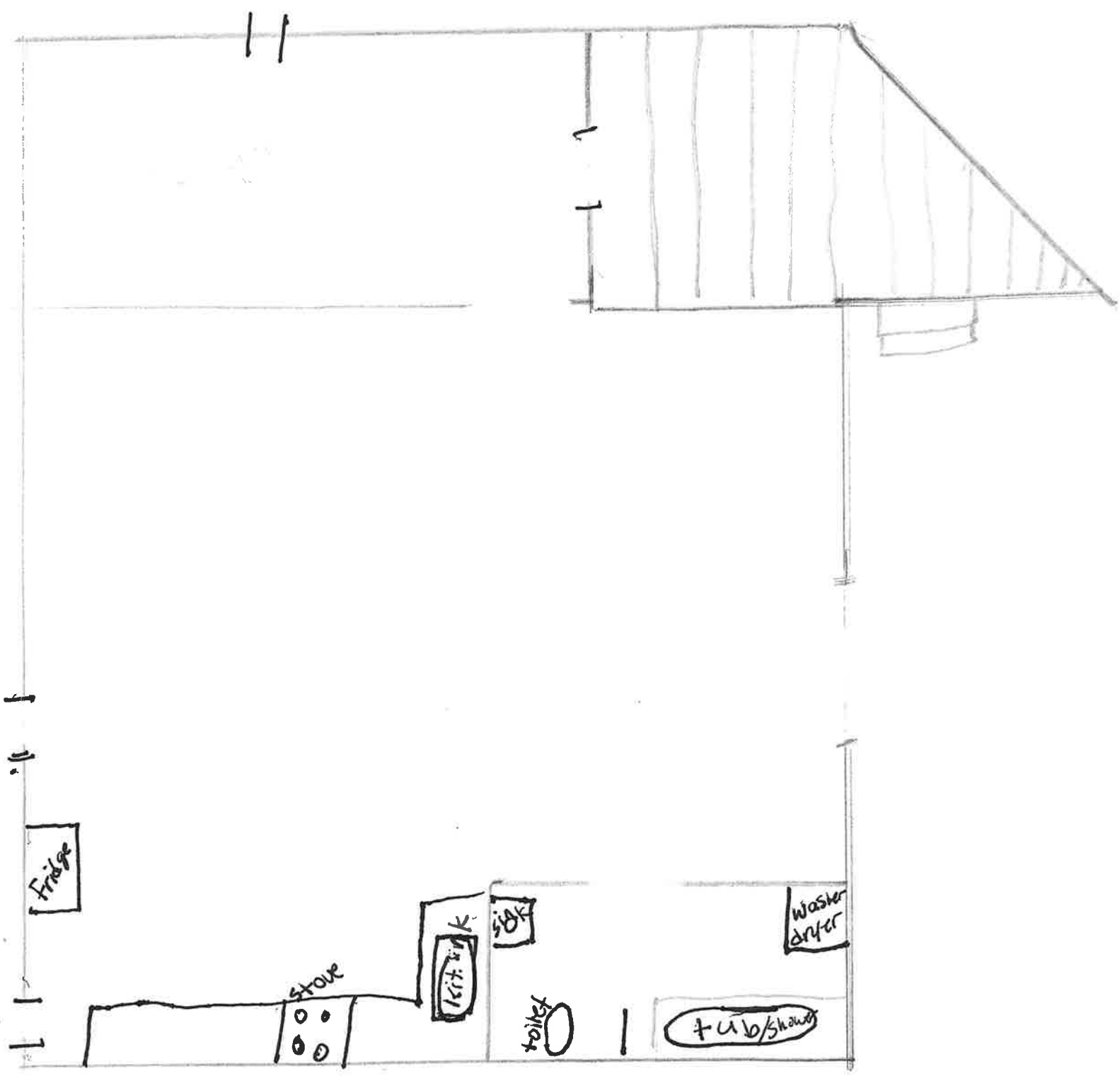
car

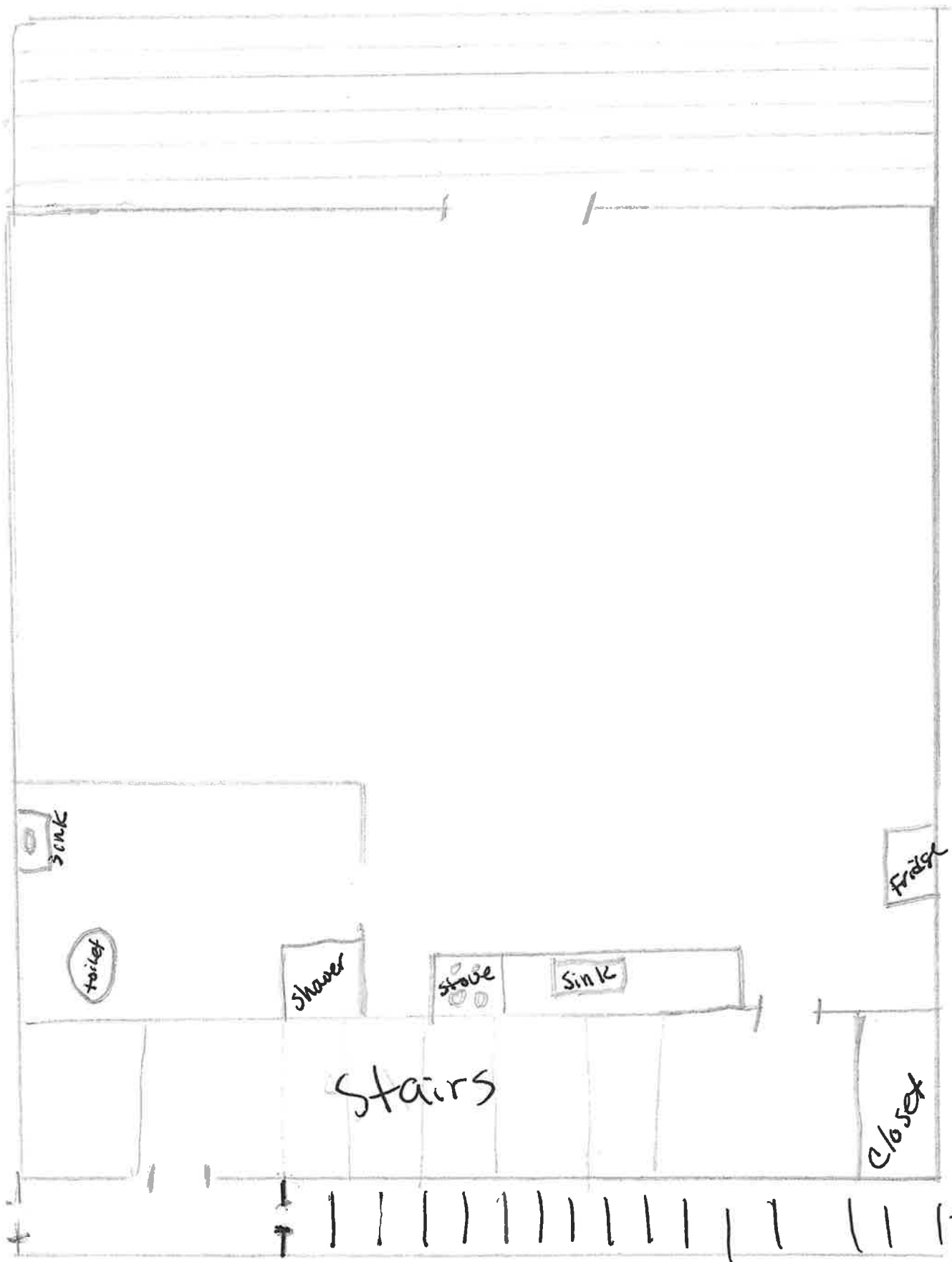
tree

Main House
39 Messer St

entrance to 39/35 Messer St

1st floor 1 bedroom apt.





2nd Floor apartment studio

- outside stairs entrance



July 18, 2022

Laconia, NH

1 inch = 20 Feet



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Subject Property:

Parcel Number: 425-158-57
CAMA Number: 425-158-57
Property Address: 39 MESSER ST

Mailing Address: WHITE LISA
39 MESSER ST
LACONIA, NH 03246

Abutters:

Parcel Number: 425-158-56
CAMA Number: 425-158-56
Property Address: 43 MESSER ST

Mailing Address: CONDODEMETRAKY ENTERPRISES LLC

635 MAIN ST STE 301
LACONIA, NH 03246

Parcel Number: 425-158-58
CAMA Number: 425-158-58
Property Address: 35 MESSER ST

Mailing Address: LEVASSEUR STEVEN
35 MESSER ST
LACONIA, NH 03246

Parcel Number: 425-158-6
CAMA Number: 425-158-6
Property Address: 40 MESSER ST

Mailing Address: INGEMI ROBERT
12 ESSEX ST
SOMERVILLE, MA 02143



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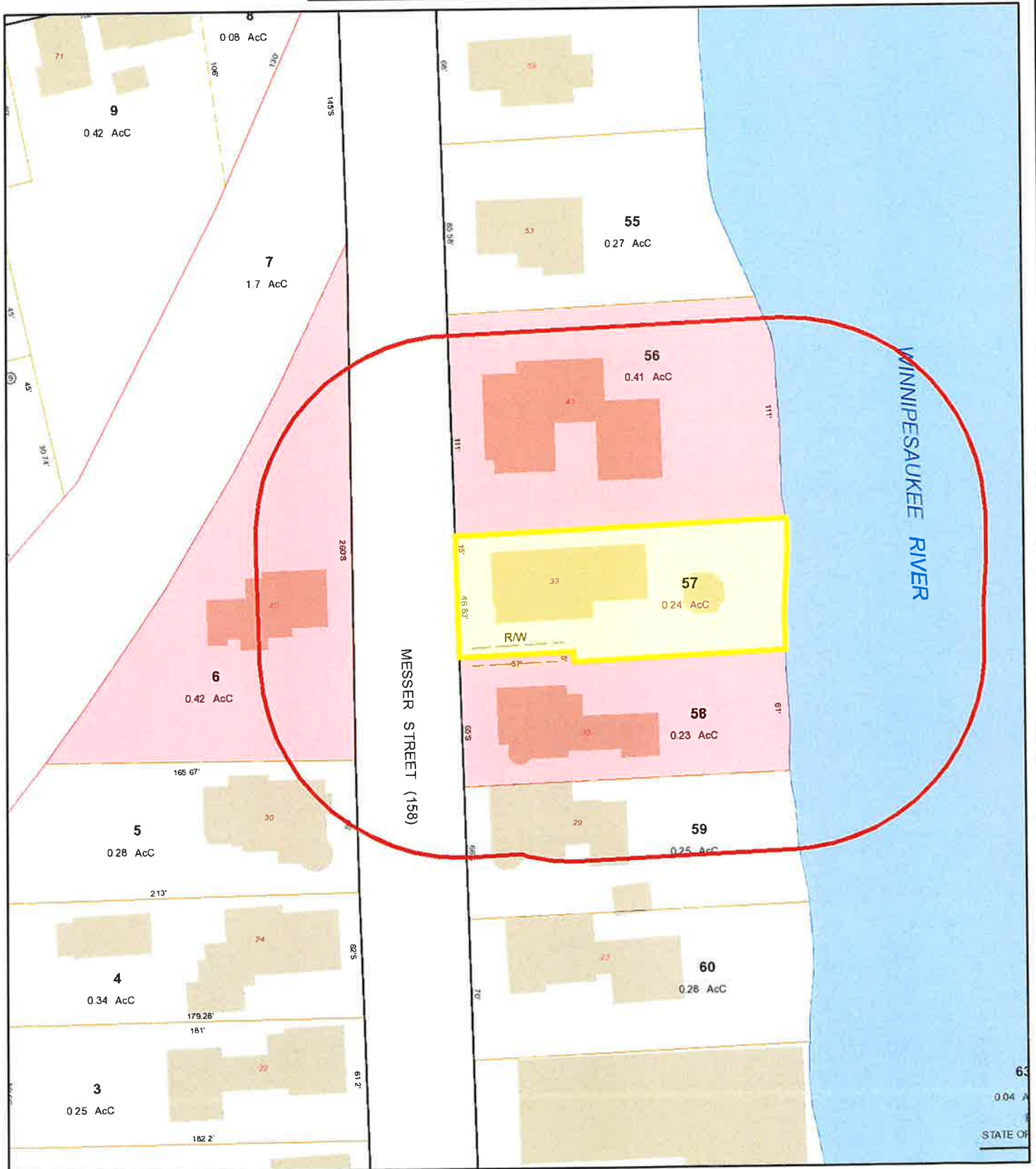
Laconia, NH

1 inch = 68 Feet



July 28, 2022

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