

updated 1/3/23



Application #: 202022-0098 VAR
Fees Paid: \$445.00
Check #: 02714
Receipt #: _____

**ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION**

Name of Applicant: White Oaks REI, LLC
Mailing Address: 160 Bouchard Street, Manchester, New Hampshire 03103
Owner (If same as applicant, write "same"): Same
Mailing Address: _____
Tax Map/ Lot # (s): Map 278, Lot 241-5 Zoning District (s): RR1 and RR2
Street Address: White Oaks Road, Laconia, NH 03246

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)

Peter Grenier, Manager
Printed Name Here
Peter Grenier
Signature of Property Owner(s)
12-14-22
Date

AGENT(S)

John G. Cronin, Esq. & Shawn R. Dunphy, Esq.
Printed Name Here
Shawn Dunphy
Signature of Agent(s)
12-14-22
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 variance is requested from article ____ section ____ of the Zoning Ordinance to permit See Attached

Facts in support of granting the Variance:

1. Granting the variance would not be contrary to the public interest because:

See Attached

2. If the variance were granted, the spirit of the ordinance would be observed because:

See Attached

3. Granting the variance would do substantial justice because:

See Attached

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

See Attached

5. Unnecessary Hardship

a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

See Attached

ii. The proposed use is a reasonable one because:

See Attached

-or-

b. If the criteria in subparagraph (a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

See Attached

ZONING BOARD OF ADJUSTMENT
City of Laconia
Variance Application

Owner/Applicant: White Oaks REI, LLC
Property: Map 278, Lot 241-5

BACKGROUND

The Applicant, White Oaks REI, LLC, is the owner of the subject property, 4.84 acres in size and seeks relief from the strict interpretation of the Zoning Ordinance. The Property is at the intersection of three zones; RR1, RR2 and the CR Districts. The character of the neighborhood is mixed use. A townhouse project, similar to the development proposed, is immediately to the south. The Applicant recently developed a multi-unit condominium project on Weirs Boulevard (Lot 277-248-7), three hundred (300) feet from the subject Property. The properties to the north and west are single family residences. The property to the north is an improved parcel on a large lot (Lot 260-241-1). A key item supporting the request for relief is the fact the Property will be serviced by municipal water and sewer.

The relief requested is for the proposed use, density of units, and setbacks. The setbacks are related to the building proposed, a multi-unit structure, on the southeast corner of the property near the entrance drive. After a preliminary meeting with Mr. Trefethen to discuss the proposed development, the Applicant is seeking to re-position the proposed structure to relocate the building to reduce or minimize the relief requested. Due to the increase in construction and site costs, the density relief is required to make the project viable. The Zoning Ordinance currently allows density in other zones (SF, RA, CR) from 6-9 units per acre, provided that municipal sewer and water are available. The request here is within the standards of other zones and also fills a community and statewide need for affordable housing. Although the proposal is not for subsidized housing, per se, the Applicant is considering the provision of two units to be available for teachers at reduced pricing, and looks forward to a conversation with the land use board.

The development is seeking to employ the same dimensional regulations as if the site was situated in, rather than adjacent to, the CR zone. The purpose of the RR2 zone was in part, to preserve the agricultural values of the area and to account for the fact most properties in the zone are not serviced by sewer and water. The Property is located on the south end of White Oaks Road, near commercial establishments and away from the agricultural properties at the top of the road. Additionally, unlike the majority of properties in the zone, the subject property has access to municipal water and sewer.

RELIEF REQUESTED

1. To allow a 19-foot front setback where 75 feet is required to permit the corner of building proposed on the southeast corner to be constructed in an area less than the required seventy-five-foot front setback required in the RR2 zone. Article VI, Sec. 235-26; See also, Sec. 235-34/Table of Dimensional Requirements.
2. To allow density of twenty-nine (29) townhouse units considered multi-family, on 4.84 acres of land in the RR2 zone. Article VI, Sec. 235-33/Table of Dimensional Requirements.
3. To allow a special setback of approximately 44 feet where 50 feet is required from the center line of the road for future road widening and reconstruction. Article VI, Sec. 235-36 Minimum Setback Requirement.
4. To allow a Multifamily use in the RR2 District. Article V, Sec. 235-28; See also, Attachment 2 Table.

WHITE OAKS ROAD VARIANCE REQUIREMENTS

1. Granting the variances would not be contrary to the public interest because:

The proposed project consists of a 29-unit multi-family townhouse development. The project will not be contrary to the public interest because the area the property is located in can support this multi-family townhouse development. The increased density will not cause a risk to the health, safety, and welfare of the general public.

The project fits into the area it will be built because there are multi-family developments around the property. For example, there is a mobile home park and townhouses built on the neighboring properties. The proposed development is consistent with other developments in the area and if the project is approved and constructed it will not alter, in material way, the essential character of the neighborhood.

2. If the variances are granted, the spirit of the ordinance would be observed because:

The RR1 and RR2 zones are residential and the project will be residential housing. The increased density will not overly burden the town and its resources. The land the project will be built is over four acres which will leave open space after the project is complete. The property will be used for residential purposes meaning the traffic increase will be minimal and likely spread out throughout the day.

Laconia already has similar multi-family developments which shows that Laconia can and has managed densities similar to this project. The ordinance is meant to protect the Town of Laconia and the standard of living the residents are accustomed to. This project will not harm the Town or its residents. Allowing the variance will not substantially alter the essential character of the neighborhood.

3. Granting the variances would do substantial justice because:

Substantial justice may be measured by whether the loss to the individual is outweighed by the gain to the general public in denying the variances.

In this case, there would be no gain to the general public in denying the variance and the purpose of the Zoning Ordinance would not be violated by granting the variance. The Property is in a location of intersecting zones and is far removed from the agricultural properties further northeast on White Oaks Road.

The applicant hopes to use this property for its best purpose. Currently, the best purpose for the community and economically for the applicant is a multi-family townhouse development. This development will create housing for 29 families and still leave green space that would otherwise be disturbed. The character of the surrounding area will not be changed because similar projects already exist. The tax base will be increased without increasing the burden on municipal services.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

The project is similar to the surrounding properties and will not affect them because the overall character of the area will not change. The space between developments and houses gives enough of a buffer to provide privacy. The increase in residents will provide more customers for local businesses, specifically the businesses that are near the location where White Oaks Road and the Daniel Webster Highway meet.

5. Unnecessary Hardship

a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

As stated, the property is surrounded by multi-family developments and the allowed two single-family homes would not fit into the area. The topography of the land, which includes wooded areas and exposed ledge, limits the areas that can be built on without major demolition. The proposed development provides for a large portion of the land to remain untouched and in its natural state. The Property is located on a connector road close to commercial and multi-family development. The natural state of the land is not consistent with the descriptions of the zone for agricultural and low-density use. Perhaps the drafters did not consider the current availability of sewer and water service. The Property is also impacted by its location at the intersection of zone lines that allow significantly different uses and the sloping topography creates special conditions.

ii. The proposed use is a reasonable one.

The proposed use is reasonable because it is the best use of the land and matches the surrounding properties and the needs of the community. Developing the property in strict conformity is not economically viable to site and construction costs as compared to the relative market value of finished homes. Allowing the proposed density makes the project viable and allows housing to come to market rather than allow the land to remain vacant and unproductive. Development economics support the proposed project.


White Oaks REI, LLC
160 Bouchard Street
Manchester, New Hampshire 03103

November 30, 2022

City of Laconia
Zoning Board of Adjustment
45 Beacon Street E
Laconia, NH 03246

To Whom It May Concern:

The undersigned, being the owner of property known as Map 278, Lot 241-5, White Oaks Road, Laconia, New Hampshire, hereby grants authority and consent to my attorneys, Cronin, Bisson & Zalinsky, P.C., to sign, file, and present a variance application and any related materials on my behalf and deliver the same to the City of Laconia as may be necessary for the relief sought in connection with said property.


Peter Grenier, Manager



100 foot Abutters List Report

Laconia, NH
December 13, 2022

Subject Property:

Parcel Number: 278-241-5
CAMA Number: 278-241-5
Property Address: WHITE OAKS RD

Mailing Address: WHITE OAKS REI LLC
160 BOUCHARD ST
MANCHESTER, NH 03103

Abutters:

Parcel Number: 260-241-1
CAMA Number: 260-241-1
Property Address: 94 WHITE OAKS RD

Mailing Address: SULLIVAN WINSTON & LYNN
94 WHITE OAKS RD #9
LACONIA, NH 03246

Parcel Number: 260-241-2
CAMA Number: 260-241-2
Property Address: 112 WHITE OAKS RD

Mailing Address: LAHEY JOSHUA D SEPT 2015 REV
TRUST LAHEY JOSHUA D TRUSTEE
112 WHITE OAKS RD
LACONIA, NH 03246

Parcel Number: 261-248-10
CAMA Number: 261-248-10
Property Address: 161 WEIRS BV

Mailing Address: POULIN ROGER W & SUSAN E REV
TRUST POULIN ROGER W & SUSAN E
TRUSTEES
513 SIXTH RANGE RD
PEMBROKE, NH 03275

Parcel Number: 277-248-10
CAMA Number: 277-248-10
Property Address: 71 WEIRS BV

Mailing Address: CLAIRBROOK CONDO COTT ASSOC
C/O RICH MARLBOROUGH, PRESIDENT
10 CASTLE LN
BAYSHORE, NY 11706-7606

Parcel Number: 277-248-10
CAMA Number: 277-248-10.001
Property Address: 71 WEIRS BV #1

Mailing Address: LAKELIFE71 LLC
71 WEIRS BV #5
LACONIA, NH 03246

Parcel Number: 277-248-10
CAMA Number: 277-248-10.002
Property Address: 71 WEIRS BV #2

Mailing Address: HANNAN THOMAS J & KATHLEEN
10 ASHLAND ST
MALDEN, MA 02148

Parcel Number: 277-248-10
CAMA Number: 277-248-10.003
Property Address: 71 WEIRS BV #3

Mailing Address: WALKER KENT & ANN MARIE FAMILY
LIVING REV TRUST/TR
11 MEADOW WOOD RD
KINGSTON, NH 03848

Parcel Number: 277-248-10
CAMA Number: 277-248-10.004
Property Address: 71 WEIRS BV #4

Mailing Address: LAKELIFE71 LLC
71 WEIRS BV #5
LACONIA, NH 03246

Parcel Number: 277-248-10
CAMA Number: 277-248-10.005
Property Address: 71 WEIRS BV #5

Mailing Address: DENVER FAMILY REV TRUST DENVER
STEVEN M & DENISE M TRUSTEES
71 WEIRS BV #5
LACONIA, NH 03246

Parcel Number: 277-248-11
CAMA Number: 277-248-11
Property Address: 59 WEIRS BV

Mailing Address: 59 GOLDEN GATE LLC
142 CHURCH ST
LACONIA, NH 03246



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100 foot Abutters List Report

Laconia, NH
December 13, 2022

Parcel Number: 277-248-7
CAMA Number: 277-248-7
Property Address: 109 WEIRS BV

Mailing Address: PISTA PROPERTIES LLC
160 BOUCHARD ST
MANCHESTER, NH 03103

Parcel Number: 277-248-9
CAMA Number: 277-248-9
Property Address: 83 WEIRS BV

Mailing Address: BARNARD TRACY LYNN HALE 2022
LIVING TRUST/TRUSTEE BARNARD
RICHARD S & BARNARD DANA L
249 GREEN ST
MARBLEHEAD, MA 01945

Parcel Number: 278-241-25
CAMA Number: 278-241-25
Property Address: 79 WHITE OAKS RD

Mailing Address: BRENT J MIICHAEL
79 WHITE OAKS RD
LACONIA, NH 03246

Parcel Number: 278-241-26
CAMA Number: 278-241-26
Property Address: 69 WHITE OAKS RD

Mailing Address: VLACIC MILOVAN & DANICA
69 WHITE OAKS RD
LACONIA, NH 03246

Parcel Number: 278-241-27
CAMA Number: 278-241-27
Property Address: 61 WHITE OAKS RD

Mailing Address: JONES NATHAN C
61 WHITE OAKS RD
LACONIA, NH 03246

Parcel Number: 278-241-28
CAMA Number: 278-241-28
Property Address: 43 WHITE OAKS RD

Mailing Address: HOSA LLC
PO BOX 5286
LACONIA, NH 03247

Parcel Number: 278-241-4
CAMA Number: 278-241-4
Property Address: 30 WHITE OAKS RD

Mailing Address: PAUGUS VIEW CONDOMINIUM
ASSOCIATION C/O PATRICK
MULHOLLAND
27 QUAKER LN
SEABROOK, NH 03874

Parcel Number: 278-241-4
CAMA Number: 278-241-4.001
Property Address: 30 WHITE OAKS RD #1

Mailing Address: GORMAN DAVID J & MUSER PAMELA A
1413 HEATHER LN
LITTLE ELM, TX 75068

Parcel Number: 278-241-4
CAMA Number: 278-241-4.002
Property Address: 30 WHITE OAKS RD #2

Mailing Address: KEYSLAY RALPH & NANCY
12 LOJKO DR
NASHUA, NH 03062

Parcel Number: 278-241-4
CAMA Number: 278-241-4.003
Property Address: 30 WHITE OAKS RD #3

Mailing Address: HOFFMAN PAUL & ROGERS SANDRA
30 WHITE OAKS RD 3
LACONIA, NH 03246

Parcel Number: 278-241-4
CAMA Number: 278-241-4.004
Property Address: 30 WHITE OAKS RD #4

Mailing Address: KOGELMAN WESLEY I
30 WHITE OAKS RD UNIT 4
LACONIA, NH 03246

Parcel Number: 278-241-4
CAMA Number: 278-241-4.005
Property Address: 30 WHITE OAKS RD #5

Mailing Address: PADULA MARK A
193 NH RTE 106
GILMANTON, NH 03237



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100 foot Abutters List Report

Laconia, NH
December 13, 2022

Parcel Number: 278-241-4
CAMA Number: 278-241-4.006
Property Address: 30 WHITE OAKS RD #6

Mailing Address: MCCARTHY SUSAN V
30 WHITE OAKS RD 6
LACONIA, NH 03246

Parcel Number: 278-241-4
CAMA Number: 278-241-4.007
Property Address: 30 WHITE OAKS RD #7

Mailing Address: ZHANAY BLANCA % CASABLANCA
JEWELRY
37 W 47 TH ST BOOTH 27
NEW YORK, NY 10036

Parcel Number: 278-241-4
CAMA Number: 278-241-4.008
Property Address: 30 WHITE OAKS RD #8

Mailing Address: SHALLOW BLANDINE J & NEWMAN
VICTORIA ANNE
30 WHITE OAKS RD #8
LACONIA, NH 03246

Parcel Number: 278-241-4
CAMA Number: 278-241-4.009
Property Address: 30 WHITE OAKS RD #9

Mailing Address: MULHOLLAND PATRICK T & JENNIFER J

30 WHITE OAKS RD #9
LACONIA, NH 03246

Parcel Number: 278-241-4
CAMA Number: 278-241-4.010
Property Address: 30 WHITE OAKS RD #10

Mailing Address: ROGER JANET SUSAN
30 WHITE OAKS RD #10
LACONIA, NH 03246

Parcel Number: 278-241-4
CAMA Number: 278-241-4.011
Property Address: 30 WHITE OAKS RD #11

Mailing Address: PARADY RUSSELL P & CAROL A
21 APPLE BLOSSOM WY
GROVELAND, MA 01834

Parcel Number: 278-241-4
CAMA Number: 278-241-4.012
Property Address: 30 WHITE OAKS RD #12

Mailing Address: MARANIAN PAUL
6 OLD COUNTY RD UNIT#22
SUDBURY, MA 01776

Parcel Number: 278-248-3
CAMA Number: 278-248-3
Property Address: 47 WEIRS BV

Mailing Address: LECLAIR DEBORAH L TRUST LECLAIR
STEPHEN P & DEBORAH L TRUSTEES
33 BRETT CR
PELHAM, NH 03076

Parcel Number: 278-321-24
CAMA Number: 278-321-24
Property Address: 11 HILLCREST DR

Mailing Address: DUNN ARNOLD B JR & MARILYN J
11 HILLCREST DR
LACONIA, NH 03246

COUNCIL:

John G. Cronin
Cronin, Bisson & Zalinsky
722 Chestnut Street
Manchester, NH 03104

ENGINEER:

Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055



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ABUTTERS:

- TAX MAP 277 LOT 248-10
CLAIRBROOK CONDO COTTAGE ASSOC.
C/O RICH MALBROUROUGH, PRESIDENT
10 CASTLE LANE
BAYSHORE, NY 11706
BK.1100 PG.562 8/23/89
(71 WEIRS BOULEVARD)
- TAX MAP 277 LOT 248-11
59 GOLDEN GATE LLC
142 CHURCH STREET
LACONIA, NH 03246
BK.2341 PG.93 9/26/05
(59 WEIRS BOULEVARD)
- TAX MAP 278 LOT 248-3
STEPHEN P. & DEBORAH L. LECLAIR
35 BRETT CIRCLE
PELHAM, NH 03076
BK.2379 PG.100 2/5/07
(47 WEIRS BOULEVARD)
- TAX MAP 278 LOT 241-4
PAUGUS VIEW CONDOMINIUM ASSOC.
C/O PATRICK MULHOLLAND
27 QUAKER LANE
SEABROOK, NH 03874
BK.2881 PG.284 10/10/13
(30 WHITE OAKS ROAD)
- TAX MAP 278 LOT 241-20
HOSA LLC
PO BOX 5286
LACONIA, NH 03247
BK.3228 PG.910 4/1/19
(43 WHITE OAKS ROAD)
- TAX MAP 278 LOT 241-27
HEATHER JOY & ERIC PLANK
61 WHITE OAKS ROAD
LACONIA, NH 03247
BK.3376 PG.809 12/28/20
(51 WHITE OAKS ROAD)
- TAX MAP 278 LOT 241-26
MILOVAN & DANICA VLACK
69 WHITE OAKS ROAD
LACONIA, NH 03247
BK.2794 PG.721 8/30/12
(89 WHITE OAKS ROAD)
- TAX MAP 278 LOT 241-25
MICHAEL J. BRENT
79 WHITE OAKS ROAD
LACONIA, NH 03245
BK.2005 PG.491 7/7/06
(79 WHITE OAKS ROAD)
- TAX MAP 278 LOT 321-24
ARNOLD B. JR. & MARLYN J. DUNN
11 HILLCREST DRIVE
LACONIA, NH 03245
BK.1357 PG.465 11/17/95
(11 HILLCREST DRIVE)

REFERENCE PLANS:

1. "PLAN OF LAND - FOR - RAYMOND M. & MARY ANN LAVALLEE - WEIRS BOULEVARD & WHITE OAKS ROAD - LACONIA, BELKNAP COUNTY, NEW HAMPSHIRE", SCALE: 1"=50', DATED: JULY 27, 2011, PREPARED BY: HAROLD E. JOHNSON, INC. & RECORDED IN THE B.C.R.D. IN PLAN DRAWER L69 896.
2. "BOUNDARY LINE OF ADJUSTMENT PLAN - FOR RAYMOND M. & MARY ANN LAVALLEE - T.L. 277-248-8, 93 WEIRS BOULEVARD (SINGLE FAMILY) - R.L. 277-248-7, 110 WEIRS BOULEVARD (RICHMOND COTTAGES) - T.L. 278-241-5, WHITE OAKS ROAD (LAND ONLY) - AND BETWEEN RAYMOND M. & MARY ANN LAVALLEE & STEPHEN P. & DEBORAH L. LECLAIR - T.L. 278-241-5/ T.L. 278-248-3 - LACONIA, BELKNAP COUNTY, NEW HAMPSHIRE", SCALE: 1"=50', DATED OCTOBER, 27 2006, PREPARED BY HAROLD E. JOHNSON, INC.
3. "BOUNDARY LINE ADJUSTMENT FOR 109 WEIRS BOULEVARD NOMINEE TRUST - 83 & 109 WEIRS BOULEVARD - TAX MAP LOTS 277-248-7 & 277-248-8 - LACONIA, BELKNAP COUNTY, NEW HAMPSHIRE", SCALE: 1"=50', DATED DECEMBER 1, 2015, REVISION 3, DATED 6/8/16, PREPARED BY HAROLD E. JOHNSON, INC. RECORDED IN THE B.C.R.D. IN PLAN DRAWER L76 876.

LEGEND:

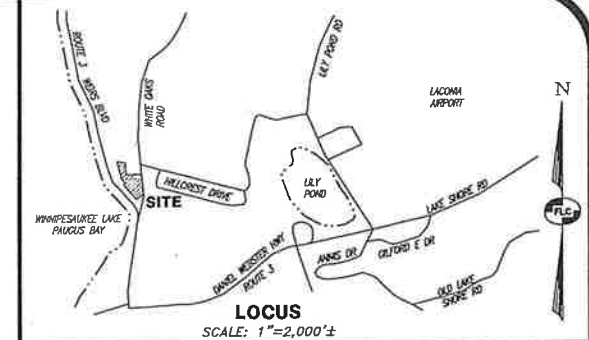
- | | | | |
|--|---------------------------|--|-----------------------------|
| | RIGHT-OF-WAY LINE | | PER REFERENCE PLAN |
| | BOUNDARY LINE | | CONCRETE FOUND FOUND |
| | ADJUTING LOT LINE | | DRILL HOLE FOUND |
| | BUILDING SETBACK LINE | | ROCK PIN FOUND |
| | EDGE OF PAVED ROAD | | IRON PIPE FOUND |
| | STONE WALL | | UTILITY POLE & GUY |
| | EDGE OF TREE LINE | | CATCH BASIN (SQUARE) |
| | EDGE OF WETLANDS | | SEWER MAN-HOLE |
| | WETLANDS BUFFER LINE | | WELL |
| | EDGE OF WATER | | SINGLE IRON POST |
| | 10' CONTOUR INTERVAL | | ROCK |
| | 2' CONTOUR INTERVAL | | EXISTING BUILDING |
| | GUARDRAIL FENCE | | TAX MAP & LOT NUMBER |
| | PIG FENCE | | AREA OF STEEP SLOPES (>25%) |
| | THE COURSE | | |
| | ZONE LINE | | |
| | OVERHEAD UTILITY LINE | | |
| | SEWER LINE | | |
| | APPROX. WATER LINE | | |
| | UNDERGROUND ELECTRIC LINE | | |

260-241-2
JOSHUA D. LAHEY TRUSTEE OF
JOSHUA D. LAHEY REV. TRUST OF SEPT. 2015
112 WHITE OAK ROAD
LACONIA, NH 03246
BK.2393 PG.92
(112 WHITE OAKS RD)

260-241-1
JOSHUA D. LAHEY TRUSTEE OF
JOSHUA D. LAHEY REV. TRUST OF SEPT. 2015
112 WHITE OAK ROAD
LACONIA, NH 03246
BK.2393 PG.92
(112 WHITE OAKS RD)

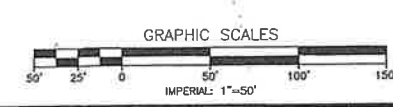
377-248-8
TRACY L. H. & RICHARD S. BARNARD
DANA L. BARNARD
249 GREEN STREET
MARBLEHEAD, MA 01945
BK.3432 PG.825 7/26/21
(83 WEIRS BOULEVARD)

278-241-5
4.84 ACRES
210,678 SQ. FT.
(PER REF. PLAN #1)



- NOTES:**
1. THE OWNER OF RECORD FOR TAX MAP 278 LOT 241-5 IS WHITE OAKS REI, LLC - 160 BOUCHARD STREET, MANCHESTER, NH 03103. THE DEED REFERENCE FOR THE PARCEL IS BK.3390 PG.246 DATED FEBRUARY 17, 2021 IN THE B.C.R.D.
 2. THE APPLICANT IS PETER GRENIER - 1 HARDY ROAD, SUITE 301, BEDFORD, NH 03110.
 3. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES AND A MULTI-FAMILY RESIDENTIAL DEVELOPMENT OVER TAX MAP LOT 278-241-5.
 4. ZONING DISTRICTS FOR THE PARCEL ARE RURAL RESIDENTIAL DISTRICT 1 (RR1), RURAL RESIDENTIAL DISTRICT 2 (RR2), AND COMMERCIAL RESORT (CR). MINIMUM REQUIREMENTS INCLUDE:

	RR1	RR2	CR
MIN LOT AREA	2 AC	2 AC	2 AC
MIN BUILDABLE LAND AREA	6,000 SF	6,000 SF	3,000 SF
MIN LOT FRONTAGE	250 FT	250 FT	80 FT
MIN FRONT SETBACK	40 FT	75 FT	15 FT
MIN SIDE SETBACK	25 FT	35 FT	10 FT
MIN REAR SETBACK	40 FT	50 FT	15 FT
MAX. STRUCTURE HEIGHT	35 FT	35 FT	35 FT
MIN. GREEN AREA	65%	65%	60%
 5. THIS SITE DOES NOT LIE WITHIN THE SHORELAND PROTECT DISTRICT.
 6. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLANS CITED HEREON, AND IS NOT THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE.
 7. THE EXISTING IMPROVEMENTS, MONUMENTS, AND LINES OF OCCUPATION SHOWN ARE THE RESULT OF ONSITE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF MAY, 2022.
 8. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN # CITED HEREON AND VERTICAL DATUM PER NHDES CONSOLIDATED LIST OF WATER BODIES.
 9. THIS SITE LIES WITHIN THE WETLAND PROTECTION DISTRICT WHICH REQUIRES A 50 FOOT BUFFER FROM WETLANDS AND 30 FOOT BUFFER FROM THE TOP OF BANK ON BOTH SIDES OF INTERMITTENT AND PERENNIAL STREAMS.
 10. THIS SITE IS CURRENTLY VACANT AND NOT SERVICED BY ANY UTILITIES.
 11. TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO KNOWN EASEMENTS OR ENCUMBRANCES ON LOT 278-241-5 OTHER THAN THOSE SHOWN HEREON, IF ANY.



REV.	DATE	DESCRIPTION	C/O	DR	CK

CONCEPT PLAN
TAX MAP 278 LOT 241-5
(WHITE OAKS ROAD)
LACONIA, NEW HAMPSHIRE

PREPARED FOR:
PETER GRENIER
 1 HARDY ROAD, SUITE 301, BEDFORD, NH 03110
 LAND OF
WHITE OAKS REI, LLC
 160 BOUCHARD STREET, MANCHESTER, NH 03103 BK.3390 PG.246
 ZONED: RURAL RESIDENTIAL 1, RURAL RESIDENTIAL 2, & COMMERCIAL RESORT
 SCALE: 1" = 50' OCTOBER 26, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

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