



DEPARTMENT OF PLANNING & ZONING  
 PLANNING BOARD  
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**City of Laconia - Planning Board**  
**NOTICE OF ACTION – AMENDED APPROVAL**  
**Meeting of January 10, 2023**

Del Gilbert & Son Block Co Inc  
 427 Province Road  
 Laconia NH 03246

<p><b>SITE ADDRESS:</b> 244 Province Street  <b>APPLICANT/AGENT:</b> Phil Brouillard  <b>PROPERTY OWNER:</b> DEL GILBERT &amp; SON BLOCK CO, INC  <b>APPLICATION #:</b> PL2021-0146SP, PL2022-0061CUP(wetland)  <i>Waiver for Sidewalks</i></p>	<p><b>PROPOSAL:</b> 3 thirty-unit apartment complex with infrastructure, parking, underground utilities &amp; second access off Growth Rd  <b>MAP STREET LOT I. D. #:</b> 471-188-1  <b>ZONING DISTRICT(S):</b> Residential General (RG)</p>
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The Planning Board mandates the following conditions be applied to any previous conditions for the project at 244 Province Street:

1. The proposed driveway and sidewalk from the main part of the apartment complex to Growth Road will be constructed to City standard Drawing D4 “Typical road cross section for Collector/Residential/Dead End” street construction standards, including drainage requirements.
2. The proposed driveway will be maintained, in all seasons, to City standards, including condition of pavement and winter maintenance.
3. An adequate lighting plan will be approved by Planning staff to provide safety for motorists and pedestrians.
4. The Department of Public Works, through the Planning staff, shall collect an additional site security amount to cover any damage that may occur to Province Street, Growth Road, or Hounsell Avenue during construction of the apartment complex or connecting driveways.
5. It is further reiterated that the driveway within the easement will always be a private driveway owned and maintained by the apartment complex and will not become a city accepted street without additional Planning Board and City Council action.

All other conditions from the May 3, 2022 AND June 7, 2022 approvals remain.

**CERTIFICATION**

I hereby attest that the foregoing is a true and accurate record of the action of the Planning Board.

2/6/23

*s/ Dean Trefethen*

**Dated**

**Dean Trefethen, Planning Director**

Note: For a complete record of the Planning Board proceedings, please refer to the minutes of the meeting.

Cc: Technical Review Committee, File, **Phil Brouillard, 16 Academy Street, Laconia NH**