

## Scott Pelchat

---

**From:** Dean Trefethen  
**Sent:** Monday, March 27, 2023 5:10 PM  
**To:** Nancy Sousa  
**Cc:** Scott Pelchat; Dean Trefethen  
**Subject:** RE: Appeals

- 1.) I believe that since you have a principal place of residence elsewhere that you do not “reside” in Laconia and therefore do not qualify for the owner-occupied provision. While you technically meet some of thresholds, since you have a primary place of residence elsewhere, those are irrelevant.
- 2.) Since you have told us you use the property on a year round basis, you do not qualify for the “seasonal” provision. The ordinance does not mean you only do short term rentals on a seasonal basis, it means when the property is used by anyone, including yourself.

*Dean Trefethen*

Director of Planning/Zoning and Code Enforcement  
City of Laconia  
[dtrefethen@laconianh.gov](mailto:dtrefethen@laconianh.gov)  
603-527-1264  
Fax: 603.312.2167

**From:** Nancy Sousa <nanciesousa@gmail.com>  
**Sent:** Monday, March 27, 2023 4:12 PM  
**To:** Dean Trefethen <dtrefethen@laconianh.gov>  
**Subject:** Re: Appeals

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Thank you,

Can you please state your position so I know what I am disputing as most of our discussions have centered around being denied based upon your interpretation and I would clearly like to know how you interpret each aspects of the ordinance as it is different than the written words.

Nancy

On Mon, Mar 27, 2023 at 4:08 PM Dean Trefethen <[dtrefethen@laconianh.gov](mailto:dtrefethen@laconianh.gov)> wrote:

<https://www.laconianh.gov/DocumentCenter/View/4946/ZBA-Appeal-PDF>

This is the link to the form. One form for each appeal. If you need more space, please attach a document.

We will be setting the agenda for the April 17 meeting by the end of this week, so please submit as soon as you can.

Again, I will waive any fees associated with the appeal(s).

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**From:** Nancy Sousa <[nanciesousa@gmail.com](mailto:nanciesousa@gmail.com)>  
**Sent:** Friday, March 24, 2023 11:16 AM  
**To:** Dean Trefethen <[dtrefethen@laconianh.gov](mailto:dtrefethen@laconianh.gov)>  
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**Sent:** Tuesday, March 21, 2023 9:33 AM

**To:** Scott Pelchat <[SPelchat@laconianh.gov](mailto:SPelchat@laconianh.gov)>; Dean Trefethen <[dtrefethen@laconianh.gov](mailto:dtrefethen@laconianh.gov)>

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Scott Pelchat

Zoning Technician

PH: 603-527-1264



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Zoning Technician

PH: 603-527-1264

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**From:** Dean Trefethen  
**Sent:** Friday, March 24, 2023 11:07 AM  
**To:** Nancy Sousa  
**Cc:** Scott Pelchat; Dean Trefethen  
**Subject:** RE: Appeals

Ms. Sousa,

As we have discussed multiple times, regardless of amount of days spent in Laconia, your principal place of residence remains elsewhere. That is our interpretation of the ordinance and what the word "resides" means in this context. As we discussed, this would be one of the issues you could appeal if you so choose.

We have a disagreement and the place to settle that disagreement is with the Zoning Board.

*Dean Trefethen*

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City of Laconia  
[dtrefethen@laconianh.gov](mailto:dtrefethen@laconianh.gov)  
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**From:** Dean Trefethen  
**Sent:** Thursday, March 23, 2023 12:38 PM  
**To:** Scott Pelchat  
**Subject:** RE: 485 Endicott st

We could accept them a little later. We'll play it by ear.

*Dean Trefethen*  
Director of Planning/Zoning and Code Enforcement  
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Hi Dean , if the appeal forms for Nancy Sousa are not in by the end of day tomorrow would we still consider it for the April 17<sup>TH</sup> meeting.

Scott Pelchat  
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