



City of Laconia Planning Board
 Staff Review for Planning Board Meeting of May 3, 2023

Prepared by Dean Trefethen

<p>STREET ADDRESS: 137 White Oaks Rd APPLICANT/OWNER: Shaun & Marci Dutile APPLICATION: PL2023-0039SU</p>	<p>PROJECT DESCRIPTION: subdivide one lot into two MAP/STREET/LOT #: 260-241-13 ZONING DISTRICT(S): Rural Residential</p>
<p>PLAN REFERENCE: <u>Title:</u> City of Laconia GIS Plot Plan <u>Date:</u> Mar 24, 2023</p>	

Waiver Requests: Section 6.5 sidewalks

Impact Fee: Any structure built on the vacant lot would be subject to the Impact Fee applicable at the time of issuance of the Certificate of Occupancy. If any current structure is converted to another use an Impact Fee may apply as well. Currently the impact fee for a single family home is \$3,814.80.

Zoning Compliance: Received a variance April 17, 2023 from the ZBA to allow 169 feet of road frontage where 250 ft is required

Application Acceptance: Staff recommends that the Board accept the application as complete and begin the review process.

Finding of Facts: The plan meets all the requirements for two lots and will not cause unwarranted density issues. There is ample space on the proposed lot to build a home and provide well and septic systems.

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

1. PROJECT COMPLETION DEADLINES
 - a. Plan Revision: July 11, 2023
 - b. Final Plans: October 3, 2023
 - c. Completion: April 3, 2024
2. PLANNING DEPARTMENT CONDITIONS:
 - a. Survey plan required by licensed surveyor.
3. CONDITIONS TO BE COMPLETED PRIOR TO THE START OF SITE WORK:
 - 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.
 - b. PLAN FILING AND RECORDING: The applicant shall provide one copy of the final plan to the Planning Dept., as approved by the Planning Board, for Staff review. The final plan shall reflect all changes required as part of the approval process. Once approved by Staff, more copies are to be submitted, number to be determined.
 - c. 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.
 - d. 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.

- e. **IMPACT FEE:** Any structure built on the vacant lot would be subject to the Impact Fee applicable at the time of issuance of the Certificate of Occupancy. If any current structure is converted to another use an Impact Fee may apply as well.

All requests for extensions 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) #: PL2023-0039SU

Fees Paid: 420

Check #: 874

Receipt #: _____

RECEIVED

MAR 24 2023

City of Laconia
Planning/Zoning

PLANNING BOARD APPLICATION

Project Name: Dutile Subdivision

Project Address: 137 White Oaks Rd, Laconia, NH 03246

Tax Map/ Lot # (s): 260/241/13 Zoning District (s): RR2 Parcel Size Acres: 8.6

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: Proposal to subdivide 2.15 acres of 8.6 acre lot. Variance required because we have less than 250ft road frontage

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:	<u>Shaun Dutile</u>	<u>Marci Dutile</u>	_____
Signature:	_____	_____	_____
Date:	<u>3/23/23</u>	<u>3/23/23</u>	_____



DEPARTMENT OF PLANNING, ZONING & CODE
45 BEACON STREET, EAST
☎603-527-1264
☎603-524-2164

**Waiver Request
From Site Plan Review and Subdivision Regulations**

I, _____, hereby submit the following waiver request(s) on Behalf of
_____ for _____.
(applicant) (project title)

Waiver Request:

Section _____ of the Subdivision / Site Plan Regulations for waiver of

Reasons in Support of Request: (attach more sheets as needed)

Attached Plans / Information in support of Request include:

Section _____ of the Subdivision / Site Plan Regulations for waiver of

Reasons in Support of Request: (attach more sheets as needed)

Attached Plans / Information in support of Request include:



100 foot Abutters List Report

Laconia, NH
March 24, 2023

Subject Property:

Parcel Number: 260-241-13
CAMA Number: 260-241-13
Property Address: 137 WHITE OAKS RD

Mailing Address: DUTILE SHAUN PAUL & MARCI C
137 WHITE OAKS RD
LACONIA, NH 03246

Abutters:

Parcel Number: 259-249-10.1
CAMA Number: 259-249-10.1
Property Address: 100 NEW HOPE DR

Mailing Address: DONATO JAMES
216 WOLLASTON AV
ARLINGTON, MA 02476

Parcel Number: 260-241-14
CAMA Number: 260-241-14
Property Address: 125 WHITE OAKS RD

Mailing Address: ISNOR ERIC
13 ECHO AV
NASHUA, NH 03062-1413

Parcel Number: 260-241-15
CAMA Number: 260-241-15
Property Address: 111 WHITE OAKS RD

Mailing Address: HART FAMILY TRUST/ HART DENNIS
TRUSTEE A & E REALTY NH
TRUST/COSTA AMBER TRSTEE
73 ASHLEY DR
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: 260-241-3
CAMA Number: 260-241-3
Property Address: 154 WHITE OAKS RD

Mailing Address: MILLS FAMILY REV TRUST MILLS
MICHAEL W & KATHY E TRUSTEES
PO BOX 6148
LACONIA, NH 03247

Parcel Number: 260-241-5
CAMA Number: 260-241-5
Property Address: 171 WHITE OAKS RD

Mailing Address: KULIS CAROL ANN & HARDY JAMES JR
171 WHITE OAKS RD
LACONIA, NH 03246

Parcel Number: 260-249-10
CAMA Number: 260-249-10
Property Address: 82 NEW HOPE DR

Mailing Address: BOSSEY DONALD N SR & FRANCES R
720 WHITE OAKS RD
LACONIA, NH 03246

Parcel Number: 260-249-11
CAMA Number: 260-249-11
Property Address: 49 NEW HOPE DR

Mailing Address: DARSNEY FAMILY TRUST DARSNEY
KENNETH R & HELEN TRUSTEES
49 NEW HOPE DR
LACONIA, NH 03246

Parcel Number: 260-249-12
CAMA Number: 260-249-12
Property Address: 39 NEW HOPE DR

Mailing Address: WATT JEFFREY MICHAEL
39 NEW HOPE DR
LACONIA, NH 03246

Parcel Number: 260-249-6
CAMA Number: 260-249-6
Property Address: 22 NEW HOPE DR

Mailing Address: DELUCCA ADAM
22 NEW HOPE DR
LACONIA, NH 03246



www.cai-tech.com

3/24/2023

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100 foot Abutters List Report

Laconia, NH
March 24, 2023

Parcel Number: 260-249-7
CAMA Number: 260-249-7
Property Address: 32 NEW HOPE DR

Mailing Address: HOITT KRISTIN L
32 NEW HOPE DR
LACONIA, NH 03246

Parcel Number: 260-249-8
CAMA Number: 260-249-8
Property Address: 40 NEW HOPE DR

Mailing Address: KNUTSON RUSSELL & KARYN 2022
TRUST/TRUSTEES
27 HOOK RD
GILFORD, NH 03249

Parcel Number: 260-249-9
CAMA Number: 260-249-9
Property Address: 50 NEW HOPE DR

Mailing Address: DAMATA CRAIG
50 NEW HOPE DR
LACONIA, NH 03246

Parcel Number: 260-321-16
CAMA Number: 260-321-16
Property Address: 18 HILLCREST DR

Mailing Address: MORGAN APRILL E
18 HILLCREST DR
LACONIA, NH 03246

Parcel Number: 260-321-17
CAMA Number: 260-321-17
Property Address: 28 HILLCREST DR

Mailing Address: GRAVES TONY
28 HILLCREST DR
LACONIA, NH 03246

Parcel Number: 260-321-18
CAMA Number: 260-321-18
Property Address: 40 HILLCREST DR

Mailing Address: BOLDUC SANDRA M & BOLDUC BARRY
G & BOLDUC RUSSELL J
40 HILLCREST DR
LACONIA, NH 03246

Parcel Number: 278-321-6
CAMA Number: 278-321-6
Property Address: 52 HILLCREST DR

Mailing Address: SARSON HENRY J & RUMERY
SAMANTHA J
52 HILLCREST DR
LACONIA, NH 03246



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2.15 acres

Driveway

NEW HOPE DRIVE (PVT) (249)

HILLCREST DRIVE (321)

HILLCREST DRIVE (321)



DEPARTMENT OF PLANNING, ZONING & CODE
45 BEACON STREET, EAST
☎ 603-527-1264
☎ 603-524-2164

General Conditional Use Permits Requirements

1. The Use is authorized in the Table of Permitted Uses as a conditional use. Yes

2. Any specific conditions or standards are met. _____

3. Public safety or health will not be materially endangered. Yes

4. The value of adjoining or abutting properties will not be substantially affected. Yes

5. Compatibility with uses of adjoining or abutting properties and the neighborhood. Yes. Proposed subdivided lot will match lots on both New Hope Dr and Hillcrest Dr.

6. Highway or pedestrian safety will not be substantially adversely impacted. Yes

7. Natural resources of the city will not be substantially adversely impacted. Yes. Private water and sewer on private road.

8. Adequate public facilities and utilities are available or will be provided by the applicant. Yes

