



CITY OF LACONIA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
45 Beacon Street East
Laconia, NH 03246
Phone: (603) 527-1264
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NOTICE OF ACTION
MEETING August 18th, 2025
CITY OF LACONIA
ZONING BOARD OF ADJUSTMENT

William & Andrea Vessels
17 Burgess St
Litchfield NH
03052

Special Exception Short Term lodging (343-301-1)

This is to certify that at the meeting held on August 18, 2025, the City of Laconia Zoning Board of Adjustment voted to **DENY** Application **ZB2026-004**, request for **Special Exception** from Article VI-Section 235-41M to allow for the use of short-term lodging at this property. The criteria below were used as a finding of fact.

- a. **The use requested is specifically authorized in the chapter.** Yes.
- b. **The requested use will not increase demand for municipal services.** It was stated that City services and Municipal services would be increased
- c. **Any special provisions for the use as set forth in this chapter are fulfilled.** No
- d. **The requested use will not create hazards to the health, safety, or general welfare of the public.**
No
- e. **The requested use meets One of the two following criteria:** No

(1). **The applicant can demonstrate that the use in question has been common practice at this specific property and structure for a period of not less than five (5) years prior to the enactment of the Short -Term Lodging Ordinance.** It cannot

OR

(2). **The applicant can offer convincing evidence that granting the Special Exception for this property includes a general community benefit that rises above the financial gains of the applicant.** The argument that this is good for the community I think when you buy a piece of property in a residential neighborhood that's an expectation for residents that's why it zoned that way. and you don't have an unregulated hotel opening in your neighbor's house.

This was seconded by Marcia Hayward and was denied 3 votes, no two votes yes.



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CERTIFICATION

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

ROBERT A. MORA
Director, Planning and Community Development

8/25/15
DATE