



CITY OF LACONIA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

45 Beacon Street East

Laconia, NH 03246

Phone: (603) 527-1264

Fax: (603) 524-2167

Email: Planning@Laconianh.gov



TO: All Land Use Boards

January 2, 2026

FROM: Robert Mora, Planning Director

RE: Planning Department Monthly Report

The new Project Manager (Wes Anderson) started on January 5th.

TIF Updates

Downtown TIF: The Streetscape project has been completed. Canal Street Lighting Project is now complete. We are working on a Parking Lot/Rotary Park Lighting Project downtown.

Weirs TIF: The Weirs TIF is proposing a Bandstand on the Boardwalk. This proposal will be going out for an RFP to gain more information so that City Council can make an informed decision about whether or not this project moves forward.

Lakeport TIF: No Updates.

State School Project

The third-party review on stormwater has been completed and no issues were found. The third-party review on the traffic has been completed and findings sent to the developer. We will be working on setting up a meeting with the developer to work out next steps.

Administrative Review:

We had no Admin Reviews this month.

Technical Review Committee:

We had one application before the TRC this month.

1. 1206 Old N Main St applicant is proposing a conventional subdivision and to construct a street that will be built to city standard. This application has since been tabled.

Minor Site Plan:

We had no minor site plan applications this month.

Planning Board:

We had several applications before the Planning Board this last month.

1. 8 Unit Cluster Subdivision on White Oaks Road.
2. Amendment to Langley Cove Site Plan amending parking.
3. An Amendment to 18 Endicott St North Water Marine's Site Plan
4. 84 Union Ave Change of Use Application
5. 127 Belvedere St one lot subdivision
6. Capital Improvement Committee FY27 Recommendations



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Capital Improvement Committee:

FY27 Recommendations were approved at the December 16th Planning Board meeting

Master Plan Steering Committee:

We had our second meeting for the Master Plan Steering Committee on 11/13/2025. There was a lot of feedback and thoughts provided to the Steve Whitman for updating our Master Plan. Steve expects to have our existing conditions report completed by January and we will be scheduling our next meeting in January as well.

Historic District Commission:

We plan on scheduling a Historic District Commission meeting, once City Council appoints their designee

Conservation Commission:

We received out MILFOIL Grant application and cost estimate for this years MILFOIL and Herbicide Treatment.

Zoning Board of Adjustment:

We also had two applications go before the ZBA this month.

1. Campground on White Oaks Road was approved. This project was two applications, one for a variance and one for a special exception.

Zoning Ordinance Updates:

The Short-Term Lodging Ordinance is currently scheduled to go before the City Council at the start of the new year.

We are currently working on updates to the Zoning Ordinance to bring us compliance with last year's changes to State Law. There is also a plethora of proposed changes to state law this year which we are trying to find more information on as some of them are changing laws that were just changed this last year.

There are no plans for future ordinance changes until the completion of the Master Plan. Once the Master Plan is completed next year, we expect the Implementation chapter to outline a road map of what needs to be updated.

Project Status:

1. Lady of the Lakes – Continuing through the winter with construction utilities are in and road is paved.
2. Langley Cove – They have started phase three. They plan to continue through the winter.
3. Stonewall Corners – Building permits have been issued and foundations are going in now. They Plan to continue through the winter.



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4. Moose Ledge Estates – The road and infrastructure have been installed, and they are being issued building permits. They plan to continue through the winter.
5. 311 Meredith Center Road – They plan to continue through the winter.
6. Lookout Condo's – Infrastructure is complete and working on several building permits.
7. Governor's Crossing – They are working on winter stabilization.
8. Winnipesaukee Gardens – They have completed winter stabilization and plan to do interior work during the winter months.
9. Char-Di Campground – They have completed winter stabilization.
10. 1921 Parade Road – They have completed winter stabilization.

Planning Department Goals:

1. Rewrite the Zoning Ordinance
2. Rewrite the Site Plan Review Regulations
3. Rewrite the Subdivision Regulations
4. Rewrite Special Events and Outdoor Assembly Ordinance

Cc: City Council, Heritage Commission, and Conservation Commission