



RECEIVED

DEC 29 2025

City of Laconia  
Planning/Zoning

Application #:

Fees Paid:

Check #:

Receipt #:

ZB2024-030

\$275.00

3619

**ZONING BOARD OF ADJUSTMENT  
SPECIAL EXCEPTION APPLICATION**

Name of Applicant: Sky View Acres, LLC, Peter Grenier, duly authorized

Mailing Address: PO Box 1926, Concord, NH 03302

Owner (If same as applicant, write "same"): Same

Mailing Address: \_\_\_\_\_

Tax Map/ Lot # (s): 255/241-02 Zoning District (s): RR1 and RR2

Street Address: 238 White Oaks Road, Laconia

**OWNER AUTHORIZATIONS & STATEMENTS OF ASSURANCE:**

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 Zoning Board 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 Zoning Board.

Sign as appropriate (If agent or non-person please attach certification)

NOTE: Please attach an Applicant Contact Worksheet

**PROPERTY OWNER(S)**

Peter Grenier, Duly authorized

Printed Name Here

Signature of Property Owner(s)

12/18/2025

Date

**AGENT(S)**

John G. Cronin, Esq.

Printed Name Here

Signature of Agent(s)

12/18/2025

Date

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

**REQUIRED ATTACHMENTS:**

- Abutters List (from <https://www.axisgis.com/LaconiaNH/>)
- Envelopes and Certified Mail Receipts (Filled out for all abutters)
- Plot Plan (Showing dimensions of proposed building, setback requirements, and encroachments into any setbacks.)

A Special Exception is requested for the use of a campground as specifically authorized in Zoning Ordinance, Table of Permitted Uses. Article Chap. 235 Section Attachment 2 - Table of permitted uses

---

---

Facts in support of granting the Special Exception:

- a. The use requested is specifically authorized in this chapter.

Please see attached

---

---

- b. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

Please see attached

---

---

- c. The requested use will not overload any public water, drainage or sewer system or any other municipal system, nor will there be any significant increase in stormwater runoff onto adjacent property or streets.

Please see attached

---

---

- d. The requested use will not create excessive demand for municipal police, fire protection, schools or solid waste disposal services.

Please see attached

---

---

- e. Any special provisions for the use as set forth in this chapter are fulfilled.

Please see attached

---

---

- f. The requested use will not create hazards to the health, safety, or general welfare of the public, nor be detrimental to the use of or out of character with the adjacent neighborhood.

Please see attached

---

---

- g. The proposed location is appropriate for the requested use.

Please see attached

---

---

- h. The requested use is consistent with the spirit and intent of this chapter and the Master Plan.

Please see attached

---

---

## **SPECIAL EXCEPTION ATTACHMENT**

Sky View Acres, LLC (the “Applicant”) seeks a special exception to develop a campground for recreational vehicles on 238 White Oaks Road, Laconia, New Hampshire (“Property”). The Property is 10.63 acres within the Residential Rural District (RR1) and the Residential Rural Corridor District (“RR2”). The majority of the Property, fronting on White Oaks Road, is located in the RR2 Zoning District. The rear section of the Property is located in the RR1 Zoning District. The Property currently has a house on it that is in a state of disrepair.

The Applicant initially proposed to develop the Property as a colonial style village of duplexes with circular driveways. The initial development plan included 11 structures with 22 duplex homes. The feedback from the public and the Honorable Board was the proposal was too dense and duplex style homes were not consistent with the area. As discussed at the hearing, the Applicant and its consulting engineer returned to the drawing board to revise the project to address the concerns raised at the hearing.

The revised proposal was substantially different. The density was reduced and the homes were limited to single family residences which are consistent with the character of the neighborhood. The design remained influenced by colonial architecture in the village style consistent with early colonial development. Despite the changes and consideration that the ordinance was adopted prior to the extension of municipal sewer, select neighbors indicated their intent to oppose the revised proposal. Based on these comments and the clear indication that the neighbors do not want housing on the Property, the Applicant has changed course.

The Applicant heard the concerns regarding traffic and year-round homes. In place of houses, the Applicant is proposing to build a campground for recreational vehicles. The proposed campground will be a vacation spot for those looking to rent a pad for their recreational vehicle. The proposed campground will include a pool and other amenities for the campers. The Applicant seeks a special exception for the campground which is an attempt for the Applicant to address the concerns of the neighbors while exercising its right to make reasonable use of its property.

### **RELIEF REQUESTED**

235 - Attachment 2 - Table of Permitted Use – Campground, RV/Tent – Special Exception

### **SPECIAL EXCEPTION ELEMENTS**

#### **1. The use is specifically authorized by this chapter:**

The proposed campground, RV/tent use is authorized in the RR1 and RR2 zones by special exception as stated in Section 235, Attachment 2:5.

**2. The requested use will not create undue traffic congestion or impair pedestrian safety:**

The proposed recreational vehicle campground will not create undue traffic congestion or impair safety. The Applicant will provide a traffic generation memo on or before the day of the meeting in order to show the estimated traffic caused by the campground. The intent of the proposed park is to be a place where campers may stay on-site and enjoy the pool and other amenities. Further, the Property will be used seasonally, limiting when cars will be coming and going.

**3. The requested use will not overload any public water, drainage or sewer system or any other municipal system, nor will there be any significant increase in stormwater runoff onto adjacent property or streets:**

The campground will not overload any public water, drainage or sewer system or other municipal system. Since the creation of the RR1 and RR 2 Districts, the City of Laconia has expanded its municipal sewer which is now available to service the Property. The Property will also be serviced by a community water system. The Property will have adequate drainage for the proposed use as required by local and state regulation.

**4. The requested use will not create excessive demand for municipal police, fire protection, schools or solid waste disposal services:**

The proposed campground is intended to be a place where camping enthusiasts will want to relax and enjoy the rural character of Laconia. The purpose of the campground is to provide a nice experience to all campers. The campground is unlikely to create an excessive demand for municipal police or fire protection. The Applicant will provide solid waste disposal sites as required by ordinance, and all services needed to maintain a clean campground and protect the environment. Because the campground cannot be a permanent residence for the campers, it will not add new students to the schools.

**5. Any special provisions for the use as set forth in this chapter are fulfilled:**

The Applicant will fulfill any and all special provisions that apply to the campground including but not limited to dimensional requirements.

**6. The requested use will not create hazards to the health, safety or general welfare of the public, not be detrimental to the use of or out of character with the adjacent neighborhood.**

The campground will be a self-contained seasonal community. The Applicant is proposing to build a community for people looking to vacation in the Lakes Region in a relaxing location. The campground will have municipal sewer and a community water supply. The applicant will provide a traffic report with information regarding any impact on the local traffic patterns.

The campsite will be buffered from the abutting properties by a tree line to ensure privacy. The proposed use will not be out of character with the neighborhood because the Property is a 10.63-acre parcel. Campsites are common in rural areas. Additionally, the Property abuts a condominium association and is in close proximity to the Daniel Webster Highway. The overall area around the Property is not strictly single-family homes. Further, there is another campground about two miles from the Property off of White Oaks Road.

**7. The proposed location is appropriate for the requested use:**

The Property is appropriate for a campground because it is large enough to provide a reasonable number of sites and amenities while maintaining buffers from the abutting properties. The Applicant is proposing a campsite with a pool, dog park, multi-use athletic courts, kids play area, event pavilion, general store, and even on-site laundry. All of these amenities will likely keep many campers on-site for the majority of their stay or at least limit their traveling. When campers do leave, they are close to Paugus Bay and various stores and restaurants which will be a benefit to Laconia's businesses.

The Applicant has made a number of attempts to find a productive use of the Property. The Applicant has heard the concerns of the neighbors and changed its plans to address the concerns multiple times now. This latest proposal is meant to make the highest and best use of the land without overly burdening the neighbors. The seasonal use will provide additional tourism to the area while allowing for times that the Property is not in use.

**8. The requested use is consistent with the spirit and intent of this chapter and the Master Plan.**

The campsite is consistent with the spirit and intent of the chapter of the Zoning Ordinance because it is a use that is not uncommon in rural areas. The Property is unique because of its proximity to local businesses but it is in a rural zone. The Applicant is attempting to balance the desires of the neighbors with its reasonable use of the Property.

The Laconia Master Plan notes that one guiding principal is that "Laconia will be an attractor for a vibrant citizenry of all ages, and seasonal and full-time residents." Master Plan Page 4 (Adopted May 8, 2018). The proposed campground helps Laconia meet this principal by allowing campers to enjoy Laconia on a seasonal basis. Seasonal residents will patronize local businesses and be a boost to the local economy without adding students to the schools.

**LETTER OF AUTHORITY/PERMISSION**

The undersigned, being the owner of the property known as 238 White Oaks Road, Map 255, Lot 241-2, hereby grants authority and consent to attorneys at Cronin, Bisson & Zalinsky, P.C. to sign and file ZBA and Planning Board applications and any related materials on my behalf and deliver the same to the Town of Laconia, represent me at any hearing(s) concerning these applications, and perform all other necessary actions in connection with such applications.

  
Signature

Peter Grenier,  
Duly Authorized for Skyview Acres, LLC

12-18-2025  
Date



# 100 feet Abutters List Report

Laconia, NH

December 18, 2025

## Subject Property:

Parcel Number: 255-241-2  
CAMA Number: 255-241-2  
Property Address: 238 WHITE OAKS RD

Mailing Address: SKYVIEW ACRES LLC  
PO BOX 1926  
CONCORD, NH 03302

---

## Abutters:

Parcel Number: 255-241-1  
CAMA Number: 255-241-1  
Property Address: 188 WHITE OAKS RD

Mailing Address: INGRAM DEAN R 2000 REV TST/TSTEE  
INGRAM SUZANNE C 2000 REV  
TST/TSTEE  
188 WHITE OAKS RD  
LACONIA, NH 03246

Parcel Number: 255-241-3  
CAMA Number: 255-241-3  
Property Address: 252 WHITE OAKS RD

Mailing Address: JOYCE GLENN & MARGO 2022 TRUST  
JOYCE GLENN C & MARGARITE L  
TRUSTEES  
252 WHITE OAKS RD  
LACONIA, NH 03246

Parcel Number: 255-241-4  
CAMA Number: 255-241-4  
Property Address: 255 WHITE OAKS RD

Mailing Address: BIRD IAN M & SAPACK MARY A  
255 WHITE OAKS RD  
LACONIA, NH 03246

Parcel Number: 255-241-5  
CAMA Number: 255-241-5  
Property Address: 235 WHITE OAKS RD

Mailing Address: EMERY ALEX G & GAIL P 2004 TRUST  
EMERY GAIL P TRUSTEE  
235 WHITE OAKS RD  
LACONIA, NH 03246

Parcel Number: 255-241-6  
CAMA Number: 255-241-6  
Property Address: 209 WHITE OAKS RD

Mailing Address: RAY FRANCINE M  
209 WHITE OAKS RD  
LACONIA, NH 03246

Parcel Number: 255-241-7  
CAMA Number: 255-241-7  
Property Address: 201 WHITE OAKS RD

Mailing Address: GREENWOOD DANIEL BORDEAU  
MIKAYLA  
201 WHITE OAKS RD  
LACONIA, NH 03246

Parcel Number: 255-241-8  
CAMA Number: 255-241-8  
Property Address: 191 WHITE OAKS RD

Mailing Address: WIRTH JULIE RAE  
191 WHITE OAKS RD  
LACONIA, NH 03246

Parcel Number: 254-248-8  
CAMA Number: 254-248-8.010  
Property Address: 257 WEIRS BY #10

WOODWORTH WILDER LEE & PAMELA  
SUSAN  
257 WEIRS BV #10  
LACONIA, NH 03246

Parcel Number: 254-248-8  
CAMA Number: 254-248-8.010  
Property Address: 257 WEIRS BV #35

DOMO IN AETERNUM REV TRUST  
ARRIGHI ROBERT & JOLENE A  
TRUSTEES  
14 BRIDGET CR  
GILFORD, NH 03249

Parcel Number: 254-248-8  
CAMA Number: 254-248-8.010  
Property Address: 257 WEIRS BV #17

OCONNOR PATRICIA A & MARK F  
2403 PHEASANT CREEK LN  
PEABODY, MA 01960



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

4/18/2025

Verified 9/23/2025

Abutters List Report - Laconia, NH

Page 1 of 1

# ABUTTER LIST

PAGE 2

Parcel Number: CAMA Number: Property Address:	254-248-8 254-248-8.016 257 WEIRS BV #16	LINDSEY CHRISTOPHER T & LYNNE 182 STONINGTON DR MANCHESTER, NH 03109
Parcel Number: CAMA Number: Property Address:	254-248-8 254-248-8.034 257 WEIRS BV #34	ROWLAND MICHAEL T & MARYCLAIRE E 16 SUMMER PATH WAY PEMBROKE, MA 02359
ENGINEER	BENCHMARK ENGINEERING INC 50 NASHUA ROAD, SUITE 305 LONDONDERRY, NH 03053	
ATTORNEY	JOHN G. CRONIN, ESQ. CRONIN, BISSON & ZALINSKY, P.C. 722 CHESTNUT STREET MANCHESTER, NH 03105	



SKYVIEW ACRES LLC  
PO BOX 1926  
CONCORD, NH 03302

SKYVIEW ACRES LLC  
PO BOX 1926  
CONCORD, NH 03302

OCONNOR PATRICIA A & MARK F  
2403 PHEASANT CREEK LN  
PEABODY, MA 01960

INGRAM DEAN R 2000 REV TST/TSTEE  
INGRAM SUZANNE C 2000 REV  
TST/TSTEE  
188 WHITE OAKS RD  
LACONIA, NH 03246

INGRAM DEAN R 2000 REV TST/TSTEE  
INGRAM SUZANNE C 2000 REV  
TST/TSTEE  
188 WHITE OAKS RD  
LACONIA, NH 03246

OCONNOR PATRICIA A & MARK F  
2403 PHEASANT CREEK LN  
PEABODY, MA 01960

JOYCE GLENN & MARGO 2022 TRUST  
JOYCE GLENN C & MARGARITE L  
TRUSTEES  
252 WHITE OAKS RD  
LACONIA, NH 03246

JOYCE GLENN & MARGO 2022 TRUST  
JOYCE GLENN C & MARGARITE L  
TRUSTEES  
252 WHITE OAKS RD  
LACONIA, NH 03246

LINDSEY CHRISTOPHER T &  
LYNNE  
182 STONINGTON DR  
MANCHESTER, NH 03109

BIRD IAN M & SAPACK MARY A  
255 WHITE OAKS RD  
LACONIA, NH 03246

BIRD IAN M & SAPACK MARY A  
255 WHITE OAKS RD  
LACONIA, NH 03246

LINDSEY CHRISTOPHER T &  
LYNNE  
182 STONINGTON DR  
MANCHESTER, NH 03109

EMERY ALEX G & GAIL P 2004 TRUST  
EMERY GAIL P TRUSTEE  
235 WHITE OAKS RD  
LACONIA, NH 03246

EMERY ALEX G & GAIL P 2004 TRUST  
EMERY GAIL P TRUSTEE  
235 WHITE OAKS RD  
LACONIA, NH 03246

ROWLAND MICHAEL T &  
MARYCLAIRE E  
16 SUMMER PATH WAY  
PEMBROKE, MA 02359

RAY FRANCINE M  
209 WHITE OAKS RD  
LACONIA, NH 03246

RAY FRANCINE M  
209 WHITE OAKS RD  
LACONIA, NH 03246

ROWLAND MICHAEL T &  
MARYCLAIRE E  
16 SUMMER PATH WAY  
PEMBROKE, MA 02359

GREENWOOD DANIEL BORDEAU  
MIKAYLA  
201 WHITE OAKS RD  
LACONIA, NH 03246

GREENWOOD DANIEL BORDEAU  
MIKAYLA  
201 WHITE OAKS RD  
LACONIA, NH 03246

BENCHMARK ENGINEERING INC  
50 NASHUA ROAD, SUITE 305  
LONDONDERRY, NH 03053

WIRTH JULIE RAE  
191 WHITE OAKS RD  
LACONIA, NH 03246

WIRTH JULIE RAE  
191 WHITE OAKS RD  
LACONIA, NH 03246

BENCHMARK ENGINEERING INC  
50 NASHUA ROAD, SUITE 305  
LONDONDERRY, NH 03053

WOODWORTH WILDER LEE &  
PAMELA SUSAN  
257 WEIRS BV #10  
LACONIA, NH 03246

WOODWORTH WILDER LEE &  
PAMELA SUSAN  
257 WEIRS BV #10  
LACONIA, NH 03246

JOHN G. CRONIN, ESQ.  
CRONIN, BISSON & ZALINSKY P.C  
722 CHESTNUT STREET  
MANCHESTER, NH 03105

DOMO IN AETERNUM REV TRUST  
ARRIGHI ROBERT & JOLENE A  
TRUSTEES  
14 BRIDGET CR  
GILFORD, NH 03249

DOMO IN AETERNUM REV TRUST  
ARRIGHI ROBERT & JOLENE A  
TRUSTEES  
14 BRIDGET CR  
GILFORD, NH 03249

JOHN G. CRONIN, ESQ.  
CRONIN, BISSON & ZALINSKY P.C  
722 CHESTNUT STREET  
MANCHESTER, NH 03105