



CITY OF LACONIA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

45 Beacon Street East
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TO: All Land Use Boards

January 29, 2026

FROM: Robert Mora, Planning Director

RE: Planning Department Monthly Report

This month lost our Administrative Secretary. We have a temp that currently working in the office Raven Gates. We will be posting for this position

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. There is an RFP posted for this project.

Lakeport TIF: No Updates.

State School Project

Third party reviews have been completed, and we are working with the developer on a presentation to City Council.

Administrative Review:

We had no Admin Reviews this month.

Technical Review Committee:

We discussed a re-write of the Site Plan Review Regulations and Subdivision Regulations with the Committee and will be working with departments and requirements they need to have in order to review applications.

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. 604 Endicott St N – Tabled at Planning Board for Legal

Capital Improvement Committee:

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

Master Plan Steering Committee:



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We had our third meeting of the MPSC on 1/29/26 and had our initial review of the existing conditions plan.

Historic District Commission:

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

Conservation Commission:

We received our MILFOIL Grant application and cost estimate for this year's MILFOIL and Herbicide Treatment. They are continuing to work on their Natural Resources Inventory, once that is complete they will begin working on their chapter of the Master Plan.

Zoning Board of Adjustment:

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

1. 86 Chapin Tr – Short Term Lodging Special Exception – Denied
2. 122 Paugus Park Rd – Variance for 235, Article IV, Section 235-19 F (2) D – Approved
3. 15 Doe Ave – Variance for 235, Article VI, Section 235-35 B – Approved
4. 17 Wentworth Cove Rd – Variance for 235, Article IV, Section 235-19 F (2) B – Approved
5. 238 White Oaks Rd – Special Exception 235, Article V, Section 235-26 – Denied

Zoning Ordinance Updates:

The Short-Term Lodging Ordinance is currently scheduled to go before the City Council February 2nd.

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.
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.



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6. Lookout Condo's – Infrastructure is complete and working on several building permits.
7. Governor's Crossing – They are continuing with there SWPPP inspections.
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



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Cc: City Council, Heritage Commission, and Conservation Commission