



RECEIVED

JAN 14 2026

City of Laconia
Planning/Zoning

Application(s) #:

PB2026-028

Fees Paid:

\$300.00

Check #:

4810

Receipt #:

PLANNING BOARD APPLICATION

Project Name: 191 & 193 Court Street Subdivision

Project Address: 191 & 193 Court Street, Laconia, NH 03246

Tax Map/ Lot # (s): 450/45 & 46 Zoning District (s): UC Parcel Size Acres: .15 & .23

Number of Lots: 2 Total Developed Land Area: 1226 & 3768 sq ft Building(s) and/or additions Total Sq. Ft. 2 buildings

Submittal Request (Check all that apply):

<input type="checkbox"/> Alternative Parking CUP	<input type="checkbox"/> Amendment	<input type="checkbox"/> Boundary Line Adjustment
<input type="checkbox"/> Boundary Line Agreement	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Cluster Development CUP
<input type="checkbox"/> Cluster Subdivision	<input type="checkbox"/> Condominium Subdivision	<input type="checkbox"/> Conventional Subdivision
<input type="checkbox"/> Discretionary Easement	<input type="checkbox"/> Marinas and Yacht Club CUP	<input type="checkbox"/> Minor Site Plan
<input type="checkbox"/> Performance Zoning CUP	<input type="checkbox"/> Site Plan (Commercial)	<input type="checkbox"/> Site Plan (Multi-family)
<input type="checkbox"/> Steep Slope CUP	<input type="checkbox"/> Wetland/Wetland Buffer CUP	<input type="checkbox"/> Other _____

Proposal Description: In October 2025 the City of Laconia Zoning Board voted to approve our request for Variance from the minimum lot size size to adjust the boundary line between two lots containing one commercial building and one single family home. Lakes Region Community

Developers (LRCD) now respectfully requests approval from the Planning Board for a Boundary Line Adjustment for 191 & 193 Court Street.

The proposed adjustment would result in one lot containing the existing commercial building and another containing the single-family residence.

This request will not change the existing uses of either property; it is simply intended to create a clear boundary between the two buildings.

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: _____

Signature: _____

Date: _____



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

CERTIFIED LIST OF ABUTTERS

RSA 672:3 "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

The following information must be completed by the applicant in order to begin the application process to the Planning Board or Zoning Board of Adjustment. Below, list the verified names and mailing addresses of the applicant, authorized agent(s), engineer, architect, land surveyor, soil scientist, consultant, abutter, holders of conservation easements or restrictions on adjacent lands, municipal/regional planning commissions (if a regional notice is required), associations, etc., not more than five (5) days prior to submission, per RSA 676:4,I(b). Abutters' names and mailing addresses must be verified against the records kept in the Laconia Assessor's Office. Attach additional copies of this form if necessary. Include an addressed #10 envelope and certified mail receipt for each person/professional listed below.

Map/Block/Lot	Name of Property Owner/Professional	Mailing Address of Owner/Professional
450-13-16	Griffin George H & Tammy	18 Bay Street, Laconia, NH 03246
450-13-44	Letarte Forrest	173 Jack Frost Lane, Conway, NH 03818
450-54-15	Filaroski Janet C 1998 Trust	184 Court Street, Laconia, NH 03246
450-54-47	Tellier Elizabeth	187 Court Street, Laconia, NH 03246
450-54-48	Tutt Dora E 1998 Trst	37 Lake Country Rd, Meredith, NH 03253
450-74-52	McCarthy Daniel J IV & Lynda M	78 Fair Street, Laconia, NH 03246
450-74-53	Watson Douglas	84 Fair Street, Laconia, NH 03246
455-13-67	Greer Property Management LLC	305 Gilford Av, Gilford, NH 03249
455-54-23	Belknap House	200 Court Street, Laconia, NH 03246
455-54-3	Filaroski Janet C 1998 Trust	184 Court Street, Laconia, NH 03246
455-54-66	Matias Ezequiel Perez	6 Sunshine Drive, Belmont, NH 03220

Name of Person Preparing List
Preparer's Signature

A handwritten signature in blue ink that reads "Caitlin M. MEANEY".

Date Prepared 11/13/2025
Date 11/13/2025

*Fee per Abutter \$10.00



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General Conditional Use Permits Requirements

1. The Use is authorized in the Table of Permitted Uses as a conditional use. N/A
2. Any specific conditions or standards are met. The setback requirement is not met but the ZBA has approved our variance request for this.
3. Public safety or health will not be materially endangered. Correct, public safety or health will not be endangered.
4. The value of adjoining or abutting properties will not be substantially affected. The value of abutting properties will not be substantially affected.
5. Compatibility with uses of adjoining or abutting properties and the neighborhood. This will further clarify the uses of the two properties.
6. Highway or pedestrian safety will not be substantially adversely impacted. Highway and pedestrian safety will not be impacted.
7. Natural resources of the city will not be substantially adversely impacted. Natural resources will not be impacted.
8. Adequate public facilities and utilities are available or will be provided by the applicant. No public facilities and utilities will be needed for this request.



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**Wetlands Conservation Overlay District
Conditional Use Requirements**

Documentation must be submitted to support that the activity or use (waiver requests should be submitted on the appropriate form):

1. Ensures the protection of wetland resources from activities that would adversely affect their functions and values [see 235-17B.(1)(a)-(h), (2)(a)-(e), and (3)]; [submittal of erosion and sedimentation control plan, list of fish/wildlife habitat affected, location of surface/ground water locations, listing of any representative or rare examples of wetland plants or animals, unique characteristics of the wetland/buffer, existing use of the site for recreational or educational purposes, and picture of the wetlands site] _____
N/A _____

2. Minimizes the degradation to or loss of wetlands or wetlands buffer; an evaluation may be required using the New Hampshire Method, authored by the Audubon Society [The applicant should demonstrate that an evaluation is not warranted if a waiver is requested]; _____
N/A _____

3. Minimizes the environmental impact to abutting or downstream property and/or hydrologically connected water and/or wetland resources [drainage analysis and watershed map should be included to show wetland located in the local watershed]; N/A _____

4. Cannot be practically located elsewhere on the site to eliminate or reduce the impact to the wetland and/or its buffer area [applicant should demonstrate that the avoidance, minimization, mitigation method has been utilized in site design]; and N/A _____



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**Wetlands Conservation Overlay District
Conditional Use Requirements**

5. Is or is in the process of permitting for any other applicable state or federal permits [copies of the applications should be submitted with this application]. N/A



January 13, 2026

Dear Members of the Laconia Planning Board,

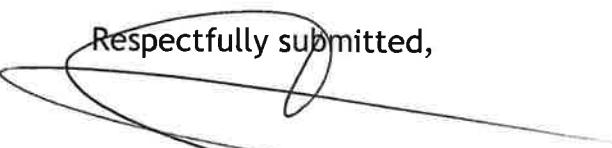
Lakes Region Community Developers respectfully submits the enclosed application requesting approval of a Boundary Line Adjustment for consideration at the Planning Board's March 3, 2026 meeting.

In October 2025, the City of Laconia Zoning Board of Adjustment approved Lakes Region Community Developers' request for a variance from the minimum lot size requirements to permit an adjustment of the boundary line between two adjacent properties located at 191 and 193 Court Street. These parcels currently contain one commercial building, which serves as LRCD's administrative office, and one single-family residential structure.

Pursuant to that approval, Lakes Region Community Developers now respectfully requests Planning Board approval of the corresponding Boundary Line Adjustment. The proposed adjustment would result in one parcel containing the existing commercial building and a separate parcel containing the single-family residence. This request will not result in any change to the existing use of either property and is intended solely to establish a clear and appropriate boundary between the two structures.

Thank you for your time and consideration of this request. Please do not hesitate to contact us should additional information or clarification be required.

Respectfully submitted,


Caitlin Meaney
Lakes Region Community Developers

