



R5089-0278
January 30, 2026

Mr. Rob Mora
Director of Planning Department
City of Laconia Planning Department
45 Beacon Street E
Laconia, NH 03246

**Re: Site Plan Review & Subdivision Permit Application
33 White Oaks Subdivision - 33 White Oaks Road, Laconia, NH**

Dear Rob:

On behalf of Daniel H Greenhalgh (Owner) and Scott Buonopane (Applicant), we are pleased to submit the following material to the Technical Review Committee (TRC) in support of a Site Plan Review & Subdivision Permit Application for the above reference project:

- Site Plan Set, dated January 30, 2026;
- Planning Board Application, dated January 30, 2026;
- Site Plan Checklist, dated January 30, 2026;
- Subdivision Checklist, dated January 30, 2026;
- Drainage Analysis, dated January 30, 2026;
- Trip Generation Analysis, dated January 30, 2026;
- Wetland Delineation Memorandum, dated December 2, 2025;
- Application Fee Calculation Form, dated January 30, 2026;
- Abutters Mailing Labels

The proposed project is located along White Oaks Road on a parcel of land identified as Tax Map 278 Block 241 Lot 29 on the City of Laconia Tax Maps. The project includes the subdivision of the existing parcel into twenty-five (25) lots, consisting of twenty-four (24) single-family residential building lots and one (1) lot for the remainder of the existing parcel. The proposed work includes the construction of two (2) new public roadways and associated infrastructure improvements, including stormwater management and utilities. The proposed lots and roadway have been designed to meet or exceed applicable zoning and subdivision requirements.

On November 17, 2025, the Laconia Zoning Board of Adjustments granted zoning relief for the proposed project relative to dimensional requirements associated with the Commercial Resort (CR) district boundary on the subject parcel. The approved variance allows for the application of the CR zoning district dimensional requirements for a distance of 500 FT from the district boundary, whereas 100 FT is otherwise allowed.

Under separate cover, a permit application fee in the amount of \$3,595.00 will be delivered to the Planning Department. A copy of the application fee calculation form is enclosed.

We respectfully request to be placed on the Technical Review Committee meeting agenda for February 17, 2026. If you have any questions or need any additional information, please contact Neil Hansen by phone at (603) 294-9213 or by email at nahansen@tighebond.com.

Sincerely,
Tighe & Bond, Inc.



Patrick M. Crimmins, PE
Vice President



Neil A. Hansen, PE
Project Manager

Copy: Scot Buonopane (via email)

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