

January 30, 2026

Mr. Rob Mora
Planner Director
City of Laconia
45 Beacon Street E
Laconia, New Hampshire 03246

RE: TRC Submittal
Pickerel Pond Cluster Development
Pickerel Pond Road
TAX MAP 13 LOT 183-16

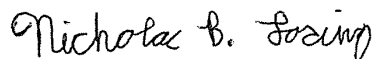
Dear Mr. Mora:

At this time we would like to submit the above reference project for discussion at the TRC meeting on February 17th. The project is for the construction of 26 single family detached condominiums serviced by two proposed public roadways. We have included the following items:

- (6) SETS OF SITE PLANS (FULL SIZE)
- PLANNING BOARD APPLICATION
- SITE PLAN & SUBDIVISION CHECKLIST
- ABUTTER LIST
- CHECK FOR APPLICATION FEES
- DIGITAL SUBMISSION (via email)

If you have any questions or if you require any additional information please feel free to contact me by phone or email.

Thank you



Nicholas Loring
Benchmark, LLC
603-437-5000
nick@benchmark-engineering.com



City of Laconia Planning Board Application Instructions

Please read these instructions carefully. Contact the Planning Department at 527-1264 if you have any questions. We recommend completing the application and checklist(s) well in advance of the submittal deadline and suggest that if you have any questions concerning specific items that you request a pre-app meeting for review.

APPLICATION SUBMITTAL REQUIREMENTS:

If you have any questions pertaining to particular documents please contact the Planning Department for assistance.

- ☒ One original signed application, appropriate fees, abutters list, abutters envelopes with correct postage or appropriate fee, one complete set of folded plans and one copy of any reports, cost estimates, studies, or other documents required for review of the proposal shall be submitted to the Planning Department, basement of City Hall by the published deadline. **No exceptions.**

One copy of the application and a complete plan set shall be submitted to the following city Departments at the following locations:

- ☒ Along with one copy of the cost estimate, drainage and watershed analysis submitted to the Assistant Director at DPW, 27 Bisson Ave.
- ☒ Along with one copy of the folded set of architectural plans submitted to the Deputy Chief of Fire Prevention, at the Central Station.
- ☒ Along with the abutter list submitted to the Assessing Department, Main Floor, City Hall
- ☒ Water Works Superintendent, 988 Union Ave
- ☒ Conservation Technician, Planning Office, Basement, City Hall
- ☒ Police Dept, New Salem Street (Minor Site Plan application only)

PLEASE PROVIDE A COVER LETTER FOR EACH DEPARTMENT'S SUBMITTAL WITH EXPECTED PLANNING BOARD MEETING DATE INCLUDED.

DEADLINE: In order to be considered for a Planning Board agenda this application and the required fees, plans and other associated documents must be filed with the appropriate City Departments as required by the official Planning Board Schedule, published by the Planning Department. Failure to do so will result in the application being postponed until a future meeting.

PLANS: Submitted Plans shall consist of a complete plan set, with original stamps and signatures of all appropriate professionals.

FEES: Refer to the fee schedule as adopted by the City Council and administered by the City Manager. The Planning Department will approve the calculation of fees. Failure to submit required fees will result in postponement of the application. Fees are calculated separately for each submittal request.

SIGNATURES: The property owner provides the official signature for an application. An agent or power of attorney may sign provided appropriate documentation of authorization is provided. In the case of a corporation, association, or other non-person ownership, the president or chief executive officer may sign provided a certification by the clerk or secretary is provided. Only one original copy of agent certification is

required with application submittal. Applications should be signed to be considered complete.

WAIVER REQUESTS: Waiver requests for submittal data must be indicated on the checklists provided by the Department. Waiver requests for standards within the regulations must reference the name and section of the regulation. All waiver requests must be accompanied by supporting documentation and be attached or enclosed with this application.

ABUTTER NOTIFICATION: Submitted abutters lists are required by state statute to be current according to the assessor's records within five days of the submittal date. We encourage you to double check for changes if you complete the application or plan prior to the five-day period. Be sure to include updates that the assessor does not yet have on record if you are aware of them.

It shall be the responsibility of the applicant to address all envelopes to abutters. The envelopes shall be business style (4" x 9 1/2") and include completed certified mail receipts with return address to the Planning Department, 45 Beacon Street E, Laconia, NH 03246.

CHECKLISTS: Checklists are required to be submitted with the application. If you are applying for both subdivision and site plan, both need to be filled out and returned. In the case of multiple page plan sets please indicate the sheet number in the 'Plan Sheet#' column.

Thank you for your co-operation.

The Planning Staff



Application(s) #: _____

Fees Paid: _____

Check #: _____

Receipt #: _____

PLANNING BOARD APPLICATION

Project Name: _____

Project Address: _____

Tax Map/ Lot # (s): _____ Zoning District (s): _____ Parcel Size Acres: _____

Number of Lots: _____ Total Developed Land Area: _____ Building(s) and/or additions Total Sq. Ft. _____

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 checked="" type="checkbox"/> Cluster Development CUP |
| <input checked="" type="checkbox"/> Cluster Subdivision | <input checked="" 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 checked="" type="checkbox"/> Wetland/Wetland Buffer CUP | <input type="checkbox"/> Other _____ |

Proposal Description: _____

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: Peter Grenier

Signature: [Signature]

Date: 1/28/2026

Nicholas B. Foxing



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

APPLICANT CONTACT SHEET

Application Type: _____ Application #: _____

Name of Applicant: _____

Mailing Address: _____

Phone: _____ E-mail: _____

Name of Agent: _____

Mailing Address: _____

Phone: _____ E-mail: _____

Property Owner 1: _____

Mailing Address: _____

Phone: _____ E-mail: _____

Property Owner 2: _____

Mailing Address: _____

Phone: _____ E-mail: _____

Emergency Contact Person: _____ Phone: _____

Parade REI LLC
PO Box 1926
Concord, NH 03302

January 28, 2026

**RE: Heron Point Preserve
TAX MAP 13 LOT 183-16
PLANNING BOARD APPLICATION**

LETTER OF AUTHORIZATION

To whom it may concern;

I hereby authorize Benchmark LLC. to represent my application relating to a Planning Board application for the above referenced property.

Thank you

Pete Grenier

Pete

Parade REI LLC



ZONING & PLANNING BOARD APPLICATION FEES

Adopted by City Council 2/10/2020

www.cityoflaconianh.org

| Application Type † | Basic Fee* | Additional Fees* | |
|--|---|--|--|
| Administrative Review | \$125.00 | None apply | |
| Administrative Review Short Term Lodging Permit | \$250 | Permit must be renewed every 2 years, fee authorized at that time. | |
| Minor Site Plan Committee (MSPC), Minor Site Plan or Change of Use between 5,000 and 10,000 SF# | \$100.00 | None apply | |
| Planning Board Basic Site Plan, Site Plan Amendment or Change of Use over 10,000 SF# | \$200.00 | Construction of new commercial structures, and additions | + \$50 per each 1,000 SF# of new structure footprint |
| | | Construction of new industrial structures and additions | + \$30 per each 1,000 SF# of new structure footprint |
| | | Construction of new residential units | + \$50 per unit |
| | | Principal Outdoor Uses | + \$100 per acre (or portion over .5 acre) of developed area |
| | | Parking or paving | + \$20 per 1,000 SF# |
| Basic Subdivision (of Lots or Sites) | \$200.00 | For 1-3 lots/sites (includes the original lot) | \$50 per lot/site |
| <div>NEW RESIDENTIAL UNITS: \$200 + 26 X \$75 = 2,150 2,150 X 25% REDUC.= \$1,612.50</div> | | For over 3 lots/sites (including original lot) | \$75 per lot/site |
| | | Lot Line Adjustments | \$50 for each adjustment between every two lots |
| | | Boundary Line Agreements | \$50 for each adjustment between every two lots |
| Basic Site Plan for establishment or expansion of parking lots over 25 spaces | \$500.00 | None apply | |
| Design Review | \$100.00 | None apply | |
| Conceptual Review | No Fee | None apply | |
| As-built Site Plan | \$100.00 | None apply | |
| Miscellaneous Items/Fees | | | |
| Request for a continued hearing | \$25.00 for the first request, \$50. for each request after | | |
| Request for extension of approval | \$25.00 for the first request, \$50. for each request after | | |
| Request for Street Acceptance | \$100.00 Flat fee | | |
| Conditional Use Permits | X 2 = \$200 | \$100.00 Per requirement | |
| Zoning Petitions | \$100.00 | | |
| Zoning Applications, Zoning Re-Hearings | \$125.00 | | |
| Lot Merger Applications | \$25.00 | | |
| Sign Permits | \$30.00 per sign | | |
| Banner Sign Permits | \$50.00 per banner per week | | |
| After-the-fact Applications | \$500 or double the regular application fee, whichever is greater, plus the normal application fee | | |
| Abutter Notification | 21 X \$10 = \$210 \$1,612.50 + \$210 + \$200 = \$2,022.50 | \$10 per abutter, includes postal fees. Applicants wishing to pay the postal fees will be credited that amount. Applicant must prepare the mailing envelopes including affixing certified slip (return receipt not required). | |
| Recording Fees | Make payable to Belknap Country Registry of Deeds – amounts will vary depending on what is being recorded | | |

*Application fees do not include recording fees.

†Submission of an application fee must accompany a complete application in order for that application to be placed on an agenda for review and/or public hearing.

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SITE PLAN

Applicant Name Parade REI, LLC
Heron Pnt. Preserve

Office Use Only

Tax Map ____ Block ____ Lot ____

Date Reviewed _____

For Staff Use Only

PLAT REQUIREMENTS FOR SITE PLAN

| | Enclosed | Plan Site # | Waiver Req. | None Found | N/A | Submitted | Rec. Waiver | Not Submitted | Acceptable | Required |
|---|----------|-------------|-------------|------------|-----|-----------|-------------|---------------|------------|----------|
| Application Properly Executed | / | | | | | | | | | |
| Filing Fee | / | | | | | | | | | |
| Abutter Information | / | | | | | | | | | |
| Authorization from Property Owner | / | | | | | | | | | |
| Plans (properly distributed) | / | | | | | | | | | |
| Existing Conditions | / | | | | | | | | | |
| Proposed Site Plan | / | | | | | | | | | |
| Architectural Plan | | | | | | | | | | |
| Landscape Plan | | | | | | | | | | |
| Reduced Plan Set (After PRC II for PB distribution) | | | | | / | | | | | |
| PLAN FORMAT | | | | | | | | | | |
| Size (11" x 17" to 24" x 36") | / | | | | | | | | | |
| Scale: (No greater than 1" = 150') | / | | | | | | | | | |
| Bound if More than One Page | / | | | | | | | | | |
| Locus (No Greater than 1" = 1000') | / | | | | | | | | | |
| Legend | / | | | | | | | | | |
| Title Box | / | | | | | | | | | |
| (Lower Right Hand Corner) | / | | | | | | | | | |
| Owner Name and Address | / | | | | | | | | | |
| Project Name | / | | | | | | | | | |
| Project Location and Address | / | | | | | | | | | |
| Tax Map Number(s) | / | | | | | | | | | |
| Deed Book and Page Numbers | / | | | | | | | | | |
| Zone Designation/Boundaries | / | | | | | | | | | |
| Draft Date & Revision Dates | / | | | | | | | | | |
| Preparer Name & Address | / | | | | | | | | | |
| Original P.E./LLS Stamp & Signature | / | | | | | | | | | |
| North Arrow | / | | | | | | | | | |

PLAT REQUIREMENTS FOR SITE PLAN

| | Enclosed | Plan Sht # | Waiver Req. | None found | N/A | Submitted | Rec. Waiver | Not Submitted | Acceptable | Required |
|---|----------|------------|-------------|------------|-----|-----------|-------------|---------------|------------|----------|
| Measurements | / | 3,4 | | | | | | | | |
| Bearings | / | 3,4 | | | | | | | | |
| Error of Closure Statement | / | 3,4 | | | | | | | | |
| Signature Block (lower right hand corner) | / | 1,2 | | | | | | | | |

5-9

NATURAL FEATURES

8-9

| | | | | | | | | | | |
|---|---|-----|--|---|--|--|--|--|--|--|
| Topographic Contours (2 ft. intervals) | / | 3,4 | | | | | | | | |
| Wetland Delineation/CSS Stamp & Signature | / | 3,4 | | | | | | | | |
| Water Bodies & Water Courses | / | 3,4 | | | | | | | | |
| Ledge Outcroppings | | | | / | | | | | | |
| Significant Tree Stands | / | 3,4 | | | | | | | | |
| FEMA Floodplain Boundary | / | 3,4 | | | | | | | | |
| Steep Slope Areas > 25% | | | | / | | | | | | |

Existing Condition Plan

| | | | | | | | | | | |
|--|---|---|--|---|--|--|--|--|--|--|
| Lot Sizes in Square Feet | / | | | | | | | | | |
| Lot Lines/Monumentation - Location | / | | | | | | | | | |
| Green Space Calculation | / | 2 | | | | | | | | |
| Easements or Rights-of-way/Location & Width | / | | | | | | | | | |
| Structures - Location, Footprint & Use | / | | | | | | | | | |
| Curb Cuts & Driveways - location, layout & dimen. | / | | | | | | | | | |
| Access Street - location, pavement, & Row widths | / | | | | | | | | | |
| Sewer/Septic Disposal Facilities-location, line size | | | | / | | | | | | |
| Water Supply - location, line size | | | | / | | | | | | |
| Non-municipal utilities, elect., cable, alarm etc. | / | | | | | | | | | |
| Signage - location & size | | | | / | | | | | | |
| Outdoor Lighting -location & type | | | | / | | | | | | |
| Dock or Mooring Sites | | | | / | | | | | | |

PROPOSED LAYOUT

5/6

| | | | | | | | | | | |
|--|---|--|--|---|--|--|--|--|--|--|
| Lot Lines | / | | | | | | | | | |
| Easements & Rights of Way | / | | | | | | | | | |
| Structures & Additions - location, footprint & use | / | | | | | | | | | |
| Building Dimensions/Height | / | | | | | | | | | |
| Parking & Loading areas -location, layout & dimen. | | | | / | | | | | | |
| Curb Cuts & Driveways - location, layout & dimen. | / | | | | | | | | | |

PLAT REQUIREMENTS FOR SITE PLAN

| | Enclosed | Plan Sht # | Waiver Req. | None found | N/A | Submitted | Rec. Waiver | Not Submitted | Acceptable | Required |
|--|----------|------------|-------------|------------|-----|-----------|-------------|---------------|------------|----------|
| Handicapped spaces - location, layout & dimensions | | | | | / | | | | | |
| Parking Requirement Calculation based on Use (s) | / | 2 | | | | | | | | |
| Signs - Location & Size | | | | | / | | | | | |
| Finished First Floor Elevations | / | | | | | | | | | |
| Solid Waste Disposal - location & type | | | | | | | | | | |
| Outdoor Lighting - location & type | | | | | | | | | | |
| Fire Lanes & Other Emergency Access | / | | | | | | | | | |
| Walkways - location & width | | | | | / | | | | | |
| Fences, walls - location, type & height | | | | | / | | | | | |
| Phasing Delineation | | | | | / | | | | | |
| Street Improvements - plans, profiles & cross-section | / | | | | | | | | | |
| 911 Street Name Designation (DPW) | / | | | | | | | | | |
| Non-municipal Utility Connection Locations: | / | | | | | | | | | |
| I.e. electric, fire alarm | | | | | | | | | | |
| Well Location | / | | | | | | | | | |
| Septic Disposal Facilities | | | | | | | | | | |
| Drainage Improvements - location & Layout | / | | | | | | | | | |
| Grading Plan - contours @ 2 ft. intervals with | / | | | | | | | | | |
| finished grade elevations | / | | | | | | | | | |
| Municipal Utility Extensions - plan & profiles | | | | | / | | | | | |
| Sewer - locations, size & invert elevations of manhole | | | | | / | | | | | |
| Water Mains - location/size & invert of hydrants, | | | | | / | | | | | |
| gates, valves & blowoffs | | | | | / | | | | | |
| Pump Station Locations | | | | | / | | | | | |
| Erosion & Sediment Control Plan View & Detail | / | | | | | | | | | |
| Dock or Mooring Sites | | | | | / | | | | | |

LANDSCAPE PLAN

TRC#2

| | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|
| Plan View & Planting Schedule | | | | | | | | | | |
| Location, site & type of new, retained & relocated plantings | | | | | | | | | | |
| Street Tree Layout | | | | | | | | | | |
| Greenspace/Landscape Calculations | | | | | | | | | | |

ARCHITECTURAL PLAN

TRC#2

| | | | | | | | | | | |
|---------------------------|--|--|--|--|--|--|--|--|--|--|
| Preparer of plan | | | | | | | | | | |
| All Elevations Shown | | | | | | | | | | |
| Scale (minimum 1/8" = 1') | | | | | | | | | | |

PLAT REQUIREMENTS FOR SITE PLAN

| | Enclosed | Plan Sht # | Waiver Req. | None found | N/A | Submitted | Rec. Waiver | Not Submitted | Acceptable | Required |
|---|----------|------------|-------------|------------|-----|-----------|-------------|---------------|------------|----------|
| Building Colors | | | | | | | | | | |
| Roof Type & Pitch | | | | | | | | | | |
| Location of Windows & Doors | | | | | | | | | | |
| Towers, Antennas - size, type & location | | | | | | | | | | |
| Bulk/Height Relationship to Abutting Structures | | | | | | | | | | |
| Building Height | | | | | | | | | | |

ABUTTING PROPERTIES

| | | | | | | | | | | |
|--------------------------------------|---|--|--|--|--|--|--|--|--|--|
| Owner Name & Address | / | | | | | | | | | |
| Tax Map Number | / | | | | | | | | | |
| Location & Use of Buildings/Property | / | | | | | | | | | |

OFF-SITE PROPOSED IMPROVEMENTS

| | | | | | | | | | | |
|-----------|--|--|--|--|---|--|--|--|--|--|
| Streets | | | | | / | | | | | |
| Utilities | | | | | / | | | | | |
| Parks | | | | | / | | | | | |
| Others | | | | | / | | | | | |

DOCUMENTS

| | | | | | | | | | | |
|--------------------------------------|---|--|--|--|---|--|--|--|--|--|
| Articles of Agreement | | | | | / | | | | | |
| Association By-Laws | / | | | | / | | | | | |
| Restrictive Covenants | / | | | | / | | | | | |
| Construction Estimates | / | | | | / | | | | | |
| Easements | / | | | | / | | | | | |
| Consultant Review Agreement | / | | | | / | | | | | |
| Declaration of Condominium | / | | | | / | | | | | |
| Traffic Impact Study | / | | | | / | | | | | |
| Wetlands/Watercourse Impact Analysis | | | | | / | | | | | |
| Drainage Analysis for 10-Year Flow | / | | | | / | | | | | |
| Groundwater Analysis | | | | | / | | | | | |

TOWN, STATE & FEDERAL APPROVALS

| | | | | | | | | | | |
|---|---------|---|--|--|---|--|--|--|--|--|
| Dredge and Fill (482-A) | | | | | / | | | | | |
| Army Corp. of Engineers | | | | | / | | | | | |
| Significant Alteration of Terrain (485-A:17) | Pending | / | | | / | | | | | |
| Energy Facility (162h) | | | | | / | | | | | |
| State Public Works and Highways (236:13) - Driveway | | | | | / | | | | | |
| Condominium Development (356-B) | Pending | / | | | / | | | | | |
| Land Disclosure (356-A) if over 16 Lots | | / | | | / | | | | | |
| HUD Land Disclosure (15 USC 1701), if over 50 Lots | | | | | / | | | | | |
| Conditional Use Permit for Wetlands Crossing | | | | | / | | | | | |
| Shoreline Protection (483-B) | | | | | / | | | | | |

SUBDIVISION PLAN

Applicant Name Parade REI, LLC

Office Use Only

Tax Map _____ Block _____ Lot _____

Date Reviewed _____

PLAT REQUIREMENTS FOR SUBDIVISION PLAN

| | Enclosed | Plan Sht # | Waiver Req. | None Found | N/A | Submitted | Rec. Waiver | Not Submitted | Acceptable | Required |
|---|----------|------------|-------------|------------|-----|-----------|-------------|---------------|------------|----------|
| Application Properly Executed | / | | | | | | | | | |
| Filing Fee | / | | | | | | | | | |
| Abutter Information | / | | | | | | | | | |
| Authorization from Property Owner | / | | | | | | | | | |
| Plans (distributed properly) | / | | | | | | | | | |
| Reduced Plan Set (After PRC II for PB distribution) | / | | | | | | | | | |
| PLAN FORMAT | | | | | | | | | | |
| Size (11" x 17" to 24" x 36") | / | | | | | | | | | |
| Scale: (No greater than 1" = 100') | / | | | | | | | | | |
| Bound if More than One Page | / | | | | | | | | | |
| Locus (No Greater than 1" = 1000') | / | | | | | | | | | |
| Legend | / | | | | | | | | | |
| Title Box - Subdivision/Lot Line Adjustment | / | | | | | | | | | |
| (Lower Right Hand Corner) | / | | | | | | | | | |
| Owner Name and Address | / | | | | | | | | | |
| Project Name | / | | | | | | | | | |
| Project Location | / | | | | | | | | | |
| Tax Map Number(s) | / | | | | | | | | | |
| Deed book and page | / | | | | | | | | | |
| Zone Designation/Boundaries | / | | | | | | | | | |
| Draft Date & Revision Dates | / | | | | | | | | | |
| Preparer Name & Address | / | | | | | | | | | |
| Original Surveyor Stamp & Signature | / | | | | | | | | | |
| North Arrow | / | | | | | | | | | |
| Measurements | / | | | | | | | | | |
| Bearings | / | | | | | | | | | |
| Error of Closure | / | | | | | | | | | |
| Planning Board Signature Block | / | | | | | | | | | |
| (Lower Right Hand Corner) | / | | | | | | | | | |

| PLAT REQUIREMENTS FOR SUBDIVISION PLAN | Enclosed | Plan Sht # | Waiver Req. | None found | N/A | Submitted | Rec. Waiver | Not Submitted | Acceptable | Required |
|--|----------|------------|-------------|------------|-----|-----------|-------------|---------------|------------|----------|
| NATURAL FEATURES | | | | | | | | | | |
| Topographic Contours (2 ft. intervals) | / | | | | | | | | | |
| Wetland Delineation/CSS Stamp & Signature | / | | | | | | | | | |
| Water Bodies & Water Courses | / | | | | | | | | | |
| Ledge Outcroppings | / | | | | / | | | | | |
| Significant Tree Stands | / | | | | | | | | | |
| FEMA Floodplain Boundary | / | | | | | | | | | |
| Steep Slope Areas > 25% | / | | | | / | | | | | |
| EXISTING CONDITIONS PLAN | | | | | | | | | | |
| Lot Sizes in Square Feet | / | | | | | | | | | |
| Lot Lines | / | | | | / | | | | | |
| Easements or Rights-of-way/Location & width | / | | | | | | | | | |
| Septic Disposal Facilities | / | | | | | | | | | |
| Water Supply | / | | | | | | | | | |
| Buildings | / | | | | | | | | | |
| Roads | / | | | | | | | | | |
| Driveways | / | | | | | | | | | |
| Drainage Improvements | / | | | | | | | | | |
| PROPOSED LAYOUT | | | | | | | | | | |
| Lot Lines | / | | | | / | | | | | |
| Setback Lines | / | | | | | | | | | |
| Easements or Rights-of-way/Location & Width | / | | | | | | | | | |
| Septic Disposal Facilities/Sewer Design/Plan-Profile | / | | | | / | | | | | |
| Water Supply/Water System Design/Plan & Profile | / | | | | / | | | | | |
| Buildings | / | | | | | | | | | |
| Driveways | / | | | | | | | | | |
| Drainage Improvements/Plan & Profile | / | | | | | | | | | |
| Road Engineering/Road Cross Section/Plan & Profile | / | | | | | | | | | |
| 911 Street Name Designation (DPW) | / | | | | | | | | | |
| Street Design | / | | | | | | | | | |
| Sidewalks | / | | | / | | | | | | |
| Curbing | / | | | | | | | | | |
| Street Lighting | / | | | | | | | | | |

| PLAT REQUIREMENTS FOR SUBDIVISION PLAN | Enclosed | Plan Sht # | Waiver Req. | None found | N/A | Submitted | Rec. Waiver | Not Submitted | Acceptable | Required |
|---|----------|------------|-------------|------------|-----|-----------|-------------|---------------|------------|----------|
| Street Trees | | | | | | | | | | |
| Street Grades | /// | | | | | | | | | |
| Erosion & Sediment Control Plan/View & Detail | /// | | | | | | | | | |
| Dock Site/Mooring Locations | | | | | /// | | | | | |
| Topography/Grading Plan | /// | | | | | | | | | |
| Monumentation | /// | | | | | | | | | |
| Common/Limited Common Areas | /// | | | | | | | | | |
| Open Space/Public Sites | /// | | | | | | | | | |
| Conservation Easements | | | | | /// | | | | | |
| ABUTTING PROPERTIES | | | | | | | | | | |
| Owner Name & Address | /// | | | | | | | | | |
| Tax Map Number | /// | | | | | | | | | |
| Wells within 75 feet | /// | | | | | | | | | |
| Subdivision Names | /// | | | | | | | | | |
| Roads/Road Names | /// | | | | | | | | | |
| Building Lines within 200 Feet | /// | | | | | | | | | |
| OFF-SITE PROPOSED IMPROVEMENTS | | | | | | | | | | |
| Streets | | | | | /// | | | | | |
| Utilities | | | | | /// | | | | | |
| Parks | | | | | /// | | | | | |
| Other | | | | | /// | | | | | |
| DOCUMENTS | | | | | | | | | | |
| Articles of Agreement | | | | | | | | | | |
| Association By-Laws | | | | | | | | | | |
| Restrictive Covenants | | | | | | | | | | |
| Construction Estimates | | | | | | | | | | |
| Easements | | | | | | | | | | |
| Consultant Review Agreement | | | | | | | | | | |
| Declaration of Condominium | | | | | | | | | | |

TRC-2

SEE SITE CHECKLIST

| PLAT REQUIREMENTS FOR SUBDIVISION PLAN | Enclosed | Plan Sht # | Waiver Req. | None found | N/A | Submitted | Rec. Waiver | Not Submitted | Acceptable | Required |
|---|--------------------|------------|-------------|------------|-----|-----------|-------------|---------------|------------|----------|
| STUDIES | SEE SITE CHECKLIST | | | | | | | | | |
| Traffic Impact Study > 10 Lots | | | | | | | | | | |
| Wetlands/Watercourse Impact Analysis | | | | | | | | | | |
| Master Plan Compatability Statement | | | | | | | | | | |
| Drainage Analysis for 50 Year Flow | | | | | | | | | | |
| Groundwater Analysis | | | | | | | | | | |
| TOWN, STATE & FEDERAL APPROVALS | SEE SITE CHECKLIST | | | | | | | | | |
| Dredge and Fill (482-A) | | | | | | | | | | |
| Army Corp. of Engineers | | | | | | | | | | |
| Significant Alteration of Terrain (485-A:17) | | | | | | | | | | |
| Subdivision Approval (485-A:29) | | | | | | | | | | |
| Energy Facility (162h) | | | | | | | | | | |
| State Public Works and Highways (236:13) - Driveway | | | | | | | | | | |
| Condominium Development (356-B) | | | | | | | | | | |
| Land Disclosure (356-A) if over 16 Lots | | | | | | | | | | |
| HUD Land Disclosure (15 USC 1701), if over 50 Lots | | | | | | | | | | |
| Conditional Use Permit for Wetland Crossings | | | | | | | | | | |
| Shoreland Protection (483-B) | | | | | | | | | | |



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



NOTICE OF ACTION
MEETING September 15th, 2025
CITY OF LACONIA
ZONING BOARD OF ADJUSTMENT

Parade REI LLC
160 Bouchard St
Manchester, NH 03103

RE: Variance Road Length (Cul De Sac) (13/183/16)

This is to certify that at the meeting held on **September 15, 2025**, the City of Laconia Zoning Board of Adjustment voted to **Approved** Application **ZB2025-010**, request for **Variance** from **Article VII §235-40 B (6)(n)[1][c]** to allow for a Cul De Sac that will be longer than the prescribed 1000 Feet at this property. The criteria below were used as a finding of fact.

1. Granting the variance would not be contrary to the public interest because: The standard for prongs one and two of the variance criteria is whether the requested relief, if granted, will alter the essential character of the neighborhood or negatively impact the health, welfare, and safety of the surrounding area and mere conflict with the terms of the ordinance is insufficient as all variance requests are somewhat averse to an ordinance, hence why the relief is sought in the first instance. *Harborside associates, L.P. v. Parade Residence Hotel, LLC*. 162 N.H. 508 (2011). Furthermore, it is important to note that prong 1 is in the negative. That is to say that it does not require the Applicant to prove that the proposed use is in the public interest. But only to prove that it is not contrary to the public's interest. Here, the immediate question is to allow for a road length of 1300 feet where 1000 feet is required. The public interest in limiting the length of dead-end streets is based on safety. In years gone by, fire apparatus had a pump and hose limit of 1000 feet. In modern times fire equipment has improved with pump and hose limits being far greater than 1000 feet. The maximum length of a Cul De Sac lengths up to 3000 feet. In many cases, Cisterns are provided to enhance safety and facilitate fire safety. Safety is not a concern in this development. The applicant met with Fire Department Officials to discuss the road length and cisterns. It is expected a letter from the fire chief will be on record prior to the hearing stating the Department is satisfied with the road length and cistern locations. The relief requested does not alter the essential character of the neighborhood because the road only services the lots within the cluster subdivision and will have no different impact on abutting properties than a loop road or connector roads.

2. If the variance were granted, the spirit of the ordinance would be observed because: As a matter of law, the analysis for both Prongs one and two of the variance criteria are the same. As such, the applicant incorporates and repeats the narrative of prong 1 and reiterates the same for prong 2. *Harborside Associates. L.P. v. Parade residence hotel, LLC* 162 N.H. 508(2011)



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3. Granting the variance would do substantial justice because: Perhaps the only guiding rule [on this standard] is that any loss to the individual that is not outweighed by a gain to the public is an injustice. *Malachy Glen Assocs. V Town of Chichester*, 155 N.H. 102, 109 (2007). Here the loss to the Applicant in not approving this variance would far outweigh any benefit to the public. By granting the variance the Applicant can make the most of their investment and improve the property in cluster development which maintains the bulk of the land as open space. The concentration of lots in a cluster development reduces impervious cover, facilitates storm water management, reduces wetland impacts and benefits the environment. If denied, the public gains nothing as the property can be developed as a conventional subdivision where there will be more impacts, greater impervious cover, longer roads and greater wetland impacts. Idle properties are deemed to be against the best interest of the public. Reasonable development of property and generation of tax revenue is a benefit to the public. This use is being market rate single family housing, is a benefit to the public who need housing in this community. Approval of the variance requested will benefit the Applicant, owner, Abutters, and the public.

4.If the variance were granted, the values of the surrounding properties would not be diminished because: The project will not alter the essential character of the neighborhood and will take an idle property and increase its value to the tax rolls. For that reason, the variance will not diminish the value of surrounding properties but rather enhance said values. The road length does not have an impact on abutting property owners. Very plainly, there is no evidence to suggest that granting this relief would negatively impact surrounding property values.

5.Unnecessary Hardship: "Hardship" under NH RSA 674:33, I (b) (1) (A) and (B) is a straightforward three step analyses: a. What are the special conditions of the property, if any; b. 'no fair and substantial relationship exists between the public purposes of the ordinance provisions and the specific application of that provision to the property. Which can be said another way that if the variance is granted would it unreasonably frustrate the purpose ordinance and is the proposed use reasonable? The property has special features including its size topography and wetland locations. The purpose of the cul-de-sac length limitation is for safety. Here it has been determined that the 1,300-foot length with the addition of cisterns will not impair public safety or access to emergency vehicles. Lastly the proposed use for the site is residential and there is a high public demand in the community and the state in general for housing. As such the project will benefit the public in fulfilling this role. The site otherwise meets the cluster subdivision regulations and is therefore reasonable.

a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

ii. The proposed use is a reasonable one because:

b. If the criteria in subparagraph (a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it



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from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

CERTIFICATION

I hereby attest that the foregoing is a true and accurate record of the action of the Zoning Board.

ROBERT A. MORA
Director, Planning and Community Development

9/24/25
DATE



100 feet Abutters List Report

Laconia, NH
January 28, 2026

Subject Property:

Parcel Number: 13-183-16
CAMA Number: 13-183-16
Property Address: PICKEREL POND RD

Mailing Address: PARADE REI LLC
PO BOX 1926
CONCORD, NH 03302

Abutters:

Parcel Number: 12-183-13
CAMA Number: 12-183-13
Property Address: PICKEREL POND RD

Mailing Address: OUELLETTE DAVE
298 PICKEREL POND ROAD
LACONIA, NH 03246

Parcel Number: 13-183-15
CAMA Number: 13-183-15
Property Address: 140 PICKEREL POND RD

Mailing Address: LABRANCHE FAMILY REV TRUST
LABRANCHE BRUCE & SOFIA
TRUSTEES
38 S CATHERINE ST
LACONIA, NH 03246

Parcel Number: 13-183-17
CAMA Number: 13-183-17
Property Address: 298 PICKEREL POND RD

Mailing Address: OUELLETTE DAVE J & TAMMY L
298 PICKEREL POND RD
LACONIA, NH 03246

Parcel Number: 13-183-2
CAMA Number: 13-183-2
Property Address: 285 PICKEREL POND RD

Mailing Address: MACIE RENE & RYAN SHEILA
285 PICKEREL POND RD
LACONIA, NH 03246

Parcel Number: 13-183-5
CAMA Number: 13-183-5
Property Address: 273 PICKEREL POND RD

Mailing Address: COOK ARTHUR J & NANCY E
273 PICKEREL POND RD
LACONIA, NH 03246

Parcel Number: 13-183-6
CAMA Number: 13-183-6
Property Address: 255 PICKEREL POND RD

Mailing Address: TISBIN LLC
396 LAKESIDE AV
LACONIA, NH 03246

Parcel Number: 13-183-7
CAMA Number: 13-183-7
Property Address: 219 PICKEREL POND RD

Mailing Address: GAUDET FAMILY CAMP LLC C/O DAVID
BUCKLEY
1193 BUNGY RD
COLUMBIA, NH 03576

Parcel Number: 13-183-8
CAMA Number: 13-183-8
Property Address: 203 PICKEREL POND RD

Mailing Address: PATERSON BRIAN J
203 PICKEREL POND RD
LACONIA, NH 03246

Parcel Number: 14-154-2
CAMA Number: 14-154-2
Property Address: 53 PARSONAGE DR

Mailing Address: MARCHIONE FREDERICK & DELLA M
53 PARSONAGE DR
LACONIA, NH 03246

Parcel Number: 14-154-3
CAMA Number: 14-154-3
Property Address: 43 PARSONAGE DR

Mailing Address: COOPER BRYON C
43 PARSONAGE DR
LACONIA, NH 03246



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100 feet Abutters List Report

Laconia, NH
January 28, 2026

| | |
|---|--|
| Parcel Number: 14-154-4 CAMA Number: 14-154-4 Property Address: PARSONAGE DR | Mailing Address: LACONIA CITY OF VAC/ LAND LOCKED 45 BEACON ST EAST LACONIA, NH 03246 |
| Parcel Number: 18-154-5 CAMA Number: 18-154-5 Property Address: 96 PARSONAGE DR | Mailing Address: OTTESEN BRYAN A & KAREN A 2022 REV TRUST/TRUSTEES 96 PARSONAGE DR LACONIA, NH 03246 |
| Parcel Number: 18-154-6 CAMA Number: 18-154-6 Property Address: 85 PARSONAGE DR | Mailing Address: FARIS SETH EDWIN & RACHEL L 85 PARSONAGE DR LACONIA, NH 03246 |
| Parcel Number: 18-154-7 CAMA Number: 18-154-7 Property Address: 71 PARSONAGE DR | Mailing Address: HENDRICKS A & R 2004 TRUST HENDRICKS GERALD & STACE DICKER TRUSTEES 71 PARSONAGE DR LACONIA, NH 03246 |
| Parcel Number: 18-155-1 CAMA Number: 18-155-1 Property Address: PARADE RD | Mailing Address: RICE JANE P REV TRUST OF 2008 RICE JANE P TRUSTEE PO BOX 5 MOULTONBORO, NH 03254 |
| Parcel Number: 18-155-2 CAMA Number: 18-155-2 Property Address: 2676 PARADE RD | Mailing Address: BEHAN JOHN W 2676 PARADE RD LACONIA, NH 03246 |
| Parcel Number: 24-153-6 CAMA Number: 24-153-6 Property Address: MERE CENTER RD | Mailing Address: WALLACE LINDA L & WALLACE BRADLEY L SR ESTATE OF 158 SARAH CR LACONIA, NH 03246 |
| Parcel Number: 26-155-1 CAMA Number: 26-155-1 Property Address: PARADE RD | Mailing Address: N H STATE OF DNCR 172 PEMBROKE RD CONCORD, NH 03301 |

ATTORNEY:
JOHN G. CRONIN, ESQ.
722 CHESTNUT STREET
MANCHESTER, NH 03104

ENGINEER:
BENCHMARK, LLC
50 NASHUA ROAD, SUITE 305
LONDONDERRY, NH



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