



Application(s) #:

PB2026-033

Fees Paid:

370.00

Check #:

144

Receipt #:

PLANNING BOARD APPLICATION

Project Name: ANDERSON & SONS AUTO

Project Address: 631 Union Ave # 1

Tax Map/ Lot # (s): 371-220-21 Zoning District (s): UC Parcel Size Acres: _____

Number of Lots: 1 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 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 checked="" 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: Car Dealer, Retail Sale's only no
Mechanic

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: ETHAN ANDERSON

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
371/220/20	Matthew Spellissy	30 OAK ST Franklin NH 03235
371/152/26	Russell Scott S. Spears Sarah Gaudette	168 Parade Rd, Meredith
371/220/22	CK IV, LLC	59 Bisson Ave, Laconia NH 03246
388-371/220/6	"	"
371/220/6	Laconia Area Community L	193 Court St Laconia, NH 03246
371/220/7	Belknap Tire Co Inc	670 Union Ave, Laconia NH 03246
371/152/58	City of Laconia Hill Side Cemetery	45 Beacon St Laconia, NH 03246
	SEE ATTACHED	

Name of Person Preparing List _____ Date Prepared _____
Preparer's Signature _____ Date _____

*Fee per Abutter \$10.00



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

General Conditional Use Permits Requirements

1. The Use is authorized in the Table of Permitted Uses as a conditional use. yes
2. Any specific conditions or standards are met. All
3. Public safety or health will not be materially endangered. No
4. The value of adjoining or abutting properties will not be substantially affected. No
5. Compatibility with uses of adjoining or abutting properties and the neighborhood. yes
6. Highway or pedestrian safety will not be substantially adversely impacted. No
7. Natural resources of the city will not be substantially adversely impacted. be impacted ~~yes~~ No they won't
8. Adequate public facilities and utilities are available or will be provided by the applicant. yes



5 feet Abutters List Report

Laconia, NH
February 05, 2026

Subject Property:

Parcel Number: 371-220-21
CAMA Number: 371-220-21
Property Address: 651 UNION AV

Mailing Address: OPEN DOOR PRESCHOOL &
CHILDCARE CENTER LLC
651 UNION AV
LACONIA, NH 03246

Abutters:

Parcel Number: 371-152-26
CAMA Number: 371-152-26
Property Address: 76 MECHANIC ST

Mailing Address: SPEARS RUSSELL SCOTT & GAIL JO
ABBOTT GAUDETTE SARAH
MACKENZIE
168 PARADE RD
MEREDITH, NH 03253

Parcel Number: 371-152-58
CAMA Number: 371-152-58
Property Address: MECHANIC ST

Mailing Address: LACONIA CITY OF HILLSIDE CEMETERY
45 BEACON ST EAST
LACONIA, NH 03246

Parcel Number: 371-220-20
CAMA Number: 371-220-20
Property Address: 661 UNION AV

Mailing Address: SPELLISSY MATTHEW S
30 OAK ST
FRANKLIN, NH 03235

Parcel Number: 371-220-22
CAMA Number: 371-220-22
Property Address: 645 UNION AV

Mailing Address: CKI IV LLC
59 BISSON AV
LACONIA, NH 03246

Parcel Number: 371-220-3
CAMA Number: 371-220-3
Property Address: 644 UNION AV

Mailing Address: ADSC REAL ESTATE LLC
2 IRISH SETTER LN
GILFORD, NH 03249

Parcel Number: 371-220-6
CAMA Number: 371-220-6
Property Address: 658 UNION AV

Mailing Address: LACONIA AREA COMMUNITY LAND
TRUST INC
193 COURT ST
LACONIA, NH 03246

Parcel Number: 388-152-10
CAMA Number: 388-152-10
Property Address: 49 MECHANIC ST

Mailing Address: CKI IV LLC
59 BISSON AV
LACONIA, NH 03246

Parcel Number: 388-220-6
CAMA Number: 388-220-6
Property Address: 623 UNION AV

Mailing Address: CKI IV LLC
59 BISSON AV
LACONIA, NH 03246



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2/5/2026

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