



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

Application(s): PB2025-054
Project: Laconia Village
Property Location: One Right Way Path (Parcels 318-538-1.1 & 318-155-1)
Owner(s) of Record: State of New Hampshire
Applicant(s): Pillsbury Realty Development; TFMoran, Inc.; City Collective
Date of Action: July 1, 2025

Dear Applicant,

The following application was **APPROVED** by the Laconia Planning Board:

PB2025-054 for One Right Way Path (Parcels 318-538-1.1 & 318-155-1)

Description: This application includes a Conditional Use Permit for Performance Zoning and the Overall Development Plan for a mixed-use development to be constructed over multiple phases.

Please note that it is the Applicant's responsibility to ensure any and all permits and conditions of approval, as may be required by other departments, are obtained prior to receiving a Certificate of Occupancy.

FINDINGS OF FACT

1. The Application and Overall Development Plan are consistent with State and City land use regulations.
2. The Governor and Executive Council approved a Purchase and Sale Agreement with Pillsbury Realty Development at their September 25, 2024 meeting as Late Item B.
3. The Applicant participated in a Preliminary Conceptual Consultation with the Planning Board at their meeting on December 3, 2024.
4. The Applicant participated in a Preliminary Conceptual Consultation with the Technical Review Committee (TRC) at their meeting on December 17, 2024.
5. The Applicant applied for a Conditional Use Permit for an Overall Development Plan on March 31, 2025.



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6. The Application and Overall Development Plan were reviewed by the TRC at its April 15, 2025 meeting. After discussion with the Committee members, it was mutually agreed that the Applicant would return for a third review by the TRC at a later date.
7. The Application and Overall Development Plan were reviewed by the TRC at its June 17, 2025 meeting. Their comments have been incorporated in the recommended conditions of approval.

CONDITIONS OF APPROVAL

1. **Overall Development Plan Revisions.** The Overall Development Plan (the “Plan”) must be revised and submitted to the Planning Department to include the following:
 - 1.1. **Ownership of Roads.** The Plan must identify which roads are intended to be public and which roads are intended to be private.
 - 1.2. **Impact Fees.** The Plan must acknowledge that Impact Fees will be assessed at individual site plan and subdivision approvals at the rates adopted by City Council at the time of assessment.
 - 1.3. **Road Design Standards.** The Plan must acknowledge that all roads must be built to the City’s minimum design standards unless waived by the Planning Board in accordance with their regulations.
 - 1.4. **Private Road Services.** The Plan must acknowledge that private solid waste, recycling, road maintenance, and utility maintenance services are required for all private roads.
 - 1.5. **Traffic Study.** The Plan must include a final traffic study that includes all required offsite improvements to maintain current traffic ratings. Prior to the submission of development plans for Phase 1, a third-party review of the traffic study and offsite improvements report is required at the Applicant’s expense and all deficiencies must be resolved. The third party must be approved by the Laconia Planning Department.
 - 1.6. **Stormwater Management and Mitigation.** The Plan must include a final stormwater management report that evaluates the impact of snow storage and melt and the Applicant’s intent to mitigate and manage it. The final stormwater report must also evaluate the impact of proposed point source locations on properties downstream and the Applicant’s intent to mitigate and manage it. Prior to the submission of development plans for Phase 1, a third-party review of the plan set and stormwater report for total build out is required at the Applicant’s expense and all deficiencies must be resolved. The third party must be approved by the Laconia Planning Department.



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- 1.7. Development of Regional Impact.** In accordance with RSA 36:57, II, a copy of the initial overall development plan must be provided to the Lakes Region Planning Commission at the Applicant's expense.
 - 1.8. Final Completed Development Plan.** A Final Completed Development Plan must be submitted at the completion of the project that includes all updated studies, reports, plans, and onsite infrastructure inventories from this initial approval through the issuance of the final Certificate of Occupancy.
 - 2. Submission Requirements for Each Phase.** The following must be included in the submission to Planning Board for the initial Subdivision Plat and/or the initial Site Plan for each Phase:

 - 2.1.** Updated traffic study for the applicable Phase.
 - 2.2.** Updated stormwater management report for the applicable Phase.
 - 2.3.** Updated offsite improvements report including all required onsite and offsite improvements to water service, sewer service, roads, intersections, stormwater management systems, electrical utilities, gas utilities, and communications lines for the applicable Phase.
 - 2.4.** Additional third-party review of the updated traffic study, stormwater management report, and offsite improvements report may be required at the Applicant's expense for each Phase.
 - 3. Conservation Commission Review.** The initial Subdivision Plat and/or initial Site Plan submitted for each Phase must be reviewed by the Laconia Conservation Commission for review and comment prior to Planning Board approval on said Plat and/or Plan.
 - 4. Third-Party Fire Code Review.** Third-party review of Fire and Life Safety codes will be required at the Applicant's expense for all subsequent building permits submitted. The third party must be approved by the Laconia Fire Department. All completed third-party reviews must be submitted to the Fire Department for review and approval. Any additional requirements/comments from the Fire Department will be added at that time. Fire alarm and fire sprinkler plans must be reviewed in the same manner. Review of site plans and subdivision plats for access, fire hydrant water supply, fire alarm, and sprinkler system needs will occur during each subsequent TRC process.
 - 5. Third-Party Building Code Review.** Third-party review of Building and Residential codes may be required at the Applicant's expense for all subsequent building permits submitted. The third party must be approved by the Laconia Code Enforcement Department. All completed third-party reviews must be submitted to the Code Enforcement Department for review and
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approval. Any additional requirements/comments from the Code Enforcement Department will be added at that time. Review of site plans and subdivision plats will occur during each subsequent TRC process.

- 6. Completion Date.** The Plan must be submitted to the Planning Department for review and approval. The Applicant must complete the Plan prior to submitting any development plans for Phase 1. The Plan must be completed by no later than September 25, 2026. If all conditions are not met, nor any extension application filed with the Laconia Planning Department, by the completion date, this approval will be null and void.

CERTIFICATION

I hereby attest that the foregoing is a true and accurate record of the action taken by the City of Laconia Planning Board.

ROBERT A. MORA
Director, Planning and Community Development

7/8/25
DATE

APPEAL PROCESS: Pursuant to RSA 676:5 and 677:15, an aggrieved party may appeal this decision to the Zoning Board of Adjustment within 20 days or to the Belknap Superior Court within 30 days of the date of the decision.