



7 November 2025

MEMORANDUM FOR RECORD

SUBJECT: Status of Conditional Approval for Laconia Village Overall Development Plan

This memo serves as a status update on all conditions required prior to a formal submission of Phase 1 development plans. The following conditions from the July 1, 2025 conditional approval for the Laconia Village Overall Development Plan have been satisfied.

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.

In their Planning Board narrative, the developer identified the proposed primary right-of-way is intended to become public while all others are intended to remain under private ownership. The developer reaffirmed their intent and further identified the east-east connection from the primary right-of-way to Meredith Center Road is intended to become public in their August 28, 2025 memo.

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.

In their August 28, 2025 memo, the developer acknowledged the assessment of Impact Fees.

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.

In their August 28, 2025 memo, the developer acknowledged the required road standards and waiver process.

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.



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In their August 28, 2025 memo, the developer acknowledged the private services required for all private roads.

- 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.

In their August 28, 2025 memo, the developer acknowledged that an initial copy of the overall development plan will be provided to LRPC at their 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.

In their August 28, 2025 memo, the developer acknowledged a Final Completed Development Plan will be provided upon project completion.

The following conditions are still outstanding and must be satisfied prior to a formal Phase 1 submission. The developer may still submit a conceptual review for Phase 1 prior to satisfying the outstanding conditions.

- 1. Overall Development Plan Revisions.** The Overall Development Plan (the "Plan") must be revised and submitted to the Planning Department to include the following:

- 1.5. 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.

The developer submitted their initial traffic study for full buildout dated September 19, 2025. The City is currently finalizing its third-party review of the initial study and will schedule a meeting with the development team once final review comments have been received.

- 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



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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.

The developer submitted their initial stormwater management report for full buildout dated August 28, 2025. The City is currently finalizing its third-party review of the initial study and will schedule a meeting with the development team once final review comments have been received.

We very much appreciate the developer's cooperation and commitment to work with the City on this monumental project. Once these initial conditions have been satisfied, the City will continue working with the developer to help satisfy the conditions applicable to Phase 1 review and construction. If you have any questions or concerns, please contact me at (603) 527-1264 or rmora@laconianh.gov.

Sincerely,

ROBERT A. MORA
Director, Planning and Community Development