

**7:00 PM**  
**STATE SCHOOL  
PROPERTY  
PRESENTATION**

NH - DAS  
CBRE  
Laconia Planning Dept

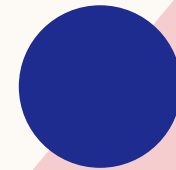
# **AGENDA**

Introduction

CBRE and NH-DAS Presentation

Laconia Planning Dept Presentation

Laconia Q & A





# **THE PLAN FOR SEVERAL YEARS**

Multi-Use Development with Housing and  
Various Businesses

# **LAKESHORE REDEVELOPMENT COMMISSION**

1. Established 4 years ago, Numerous Studies, Conceptual Master Plan Created.
2. Wetlands Delineated, Historic Buildings Categorized, Hazardous Wastes Located (very little!!!), Site Completely Surveyed
3. Previous Committees in Past Years also Contributed.
4. City Involvement, Outreach and Public Input Session

# **A WORD ABOUT ZONING AND OTHER RULES**

1. Currently Zoned RR1 & RR2...2-Acre, Single Family, Restricted Commercial Uses.
2. This Was Done on Purpose, to Try to Preserve the Site for Future Development.
3. New Laconia Master Plan in 2018, Included Concept of Performance Zoning. PZ applied to the Property and Surrounding Parcels.

# LACONIA PLANNING PROCESS

1. Laconia Departments work with Developer to develop concepts and plans. This is an iterative process and will involve negotiation so that Laconia gets a project as close to the goal as possible. (Including Affordable Housing!!!)
2. Conceptual Plan Presented to Planning Board. Conceptual Approval Triggers Performance Zoning. Underlying Zoning is RR1/RR2 (2-acre single family)
3. Performance Zoning Enacted in 2019 in Part to Prepare for this Moment. PZ *empowers* the Planning Board and allows it to grant approvals above the normal regulations...density, setbacks, height, uses, etc. Not Wetlands/buffers.

# **LACONIA PLANNING PROCESS- CONTINUED**

4. Specific Site Plans Developed/Engineered/Reviewed. Again, an Iterative Process. Reviews by Laconia Departments, Probably Hiring of Specialized Consultants...Chosen by the City, Paid for by the Developer.
5. Planning Board Meetings...Abutters Notified...Public Hearings...Likely Multiple Meetings and Hearings.
6. Other Boards Involved: Heritage Commission, Conservation Commission, City Council
7. Planning Board Approval. Could be Approved to be Done in Phases. Developer could return to PB for Amendments. Repeat 4-6 Process.



**THANK YOU**

Questions?