

CITY OF LACONIA PLANNING BOARD  
Tuesday, September 7, 2021 - 6:30 PM  
City Hall - Armand A. Bolduc City Council Chamber  
AGENDA

This meeting will be held in person in the noticed meeting room. In conformance to NH RSA 91-A, a quorum of the board's members must be physically present in the meeting room for the meeting to start and/or continue.

The public can choose to attend and participate in person or by Zoom. If something occurs that disables access to Zoom, the meeting will continue regardless and members of the public or board members using Zoom will have no recourse. Choosing to use Zoom is done at the individual's risk. Using Zoom requires the use of an enabled device.

To participate on Zoom, use the following link: <https://zoom.us/join>  
Webinar ID: 843 1754 6397

To Listen only: Call 1-646-558-8656 or 1-301-715-8592. Using this option ONLY allows you to listen to the meeting with NO opportunity to participate.

To view this meeting: YouTube under the City of Laconia  
<https://www.youtube.com/laconianh>

If any board member is using Zoom, they must identify their location and who else is in the room with them. If at least one board member is on Zoom all votes taken will be by roll call vote. The meeting will continue even if the member's Zoom connection is lost.

Due to technical difficulties, we are temporarily suspending live transmission of City meetings on Channel 26. There are incompatibilities between Zoom virtual meeting platform and the Atlantic Broadband platform. Live transmissions of City meetings on Channel 26 will resume when full in - person meetings resume.

1. CALL TO ORDER
2. ROLL CALL
3. RECORDING SECRETARY
4. STAFF IN ATTENDANCE
5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS
  - 5.I. Acceptance of minutes from August 3
6. PRESENTATIONS
  - 6.I. Presentation of proposal to allow indoor storage in the CR Zone  
*This was continued from July 13*
  - 6.II. Performance Zoning in the Weirs

7. EXTENSIONS Note: The purpose of this agenda section is for the board to consider requests from applicants with previously approved projects to extend the deadline dates. The board may also deliberate the request, decide and conduct a final vote at this time. PUBLIC INPUT IS NOT TAKEN ON EXTENSION REQUESTS.

7.I. PL2014-0158CUPamd2; 61 Pendleton (205 Wentworth Cv); Request extension to construct a single family home within the wetland buffer

This is the first extension request. Completion November 2, 2021. Request:

Documents:

[WC EXT.PDF](#)

8. CONTINUED PUBLIC HEARINGS, CONSIDERATION AND POSSIBLE VOTE Note: The purpose of this agenda section is for the Board to continue the Public Hearing for the applicant and the public to provide input. The Board may also deliberate the application, decide and conduct a final vote at this time.

9. PUBLIC HEARINGS, POSSIBLE CONSIDERATION AND VOTE Note: The purpose of this agenda section is for the Board to have a presentation from the applicant and open a Public Hearing for the public to provide input. The Board may also deliberate the application, decide and conduct a final vote at this time.

9.I. PL2021-0110SUamd1; 609 Main Street, Colonial Theatre; Proposal to sub-condominiumize each unit for a total of 9 residential units. A wavier is requested for 80% of the impact fee.

Documents:

[MAIN.PDF](#)

9.II. PL2021-0099Sp, 0100SU, 0101CUP(steep slope), 0102CUP(wetland buffer), 0103CUP (cluster), 0104CUP(vernal pool); Endicott St East MBL 164-72-1, The Gardens; Proposal to construct 89 residential unit cluster subdivision and associated road, drainage and landscape ~Waiver requested for a reduced cluster buffer from 75 ft to 40 ft w/ in SFR District

Documents:

[GARDENS.PDF](#)  
[GARDENS 2.PDF](#)

9.III. PL2021-0112SU; 36 Endicott East, Leisure Time Rentals LLC; Proposal to subdivide one lot into two

Documents:

[END 36.PDF](#)

9.IV. PL2021-0113SP; 18 Endicott St North, North Water Marine; a proposal to disassemble building #5B and replace building #12 to make more conforming and upgrade drainage ~waiver requested for landscaping and lighting plan

Documents:

[END 18.PDF](#)

10. APPLICATION ACCEPTANCE Note: The purpose of this agenda section is to publicize that a Planning Board application has been submitted AND for the Planning Board to determine if the application is complete enough to begin the review process. PUBLIC INPUT IS NOT TAKEN AT THIS TIME. If the application is accepted the Planning Board will schedule a Public Hearing at which time the application will be heard and public comments will be accepted. Information about applications can be obtained on the city's web site or by calling the Planning office.

11. NEW BUSINESS

12. OLD BUSINESS

12.I. Waiver request for up to 80% of the impact fee at 50 Church Street for infill and reuse

Documents:

[CHURCH WAIVER.PDF](#)

13. PLANNING DEPT REPORT

14. LIAISON REPORTS

- LAKES REGION PLANNING COMMISSION
- CONSERVATION
- CITY COUNCIL
- HISTORIC DISTRICT COMMISSION

15. OTHER BUSINESS

15.I. Conceptual review for redeveloping the property: 35-71 Winnisquam Ave

Documents:

[WINNI CONC.PDF](#)

16. ADJOURNMENT

This meeting facility is ADA accessible. Any person with a disability who wishes to attend this public meeting and needs additional accommodations, please contact the department at (603) 527-1264 at least 72 hours in advance so that the City can make any necessary arrangements.