

City of Laconia Minor Site Plan Committee  
Wednesday, March 24, 2021 - 2:00 PM  
City Hall - Armand A. Bolduc City Council Chamber  
AGENDA

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 February 24
6. 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.
  - 6.I. PL2021-0019MSP; 350 Lakeside Ave; Proposal To Construct Two Story Structure On The Existing Footprint  
*This item was continued from February 24*

Documents:

[LAKESIDE MSP.PDF](#)
7. 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.
8. OTHER BUSINESS
9. ADJOURNMENT



Application(s) #: Pl2021-

Fees Paid: 100 + 60 postage

Check #: 165

Receipt #: **RECEIVED**

**PLANNING BOARD APPLICATION**

**JAN 29 2021**

**Planning/Zoning  
City of Laconia**

Project Name: Post Office Upgrade

Project Address: 350 Lakeside Ave, Laconia, NH

Tax Map/ Lot # (s): 145/127/39 Zoning District (s): CR Parcel Size Acres: 0.32

Number of Lots: 1 Total Developed Land Area: 1 Building(s) and/or additions Total Sq. Ft. 1600

Submittal Request (Check all that apply):

- Alternative Parking CUP
- Boundary Line Agreement
- Cluster Subdivision
- Discretionary Easement
- Performance Zoning CUP
- Steep Slope CUP
- Amendment
- Change of Use
- Condominium Subdivision
- Marinas and Yacht Club CUP
- Site Plan (Commercial)
- Wetland/Wetland Buffer CUP
- Boundary Line Adjustment
- Cluster Development CUP
- Conventional Subdivision
- Minor Site Plan
- Site Plan (Multi-family)
- Other \_\_\_\_\_

Proposal Description: Tear down of old post office, basement excavation, add second story for residential apartment; same foot print of original building

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

	<b>PROPERTY OWNER 1</b>	<b>PROPERTY OWNER 2</b>	<b>AGENT / APPLICANT</b>
Printed Name:	<u>Wade C Burchell</u>	<u>Christine C Baranek</u>	_____
Signature:	<u>Wade Burchell</u>	<u>Christine C Baranek</u>	_____
Date:	<u>1/29/2021</u>	<u>1/29/2021</u>	_____



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
	<i>see attached abutters list</i>	

Name of Person Preparing List \_\_\_\_\_ Date Prepared \_\_\_\_\_  
 Preparer's Signature \_\_\_\_\_ Date \_\_\_\_\_

**\*Fee per Abutter \$10.00**



Laconia, NH



1 inch = 30 Feet

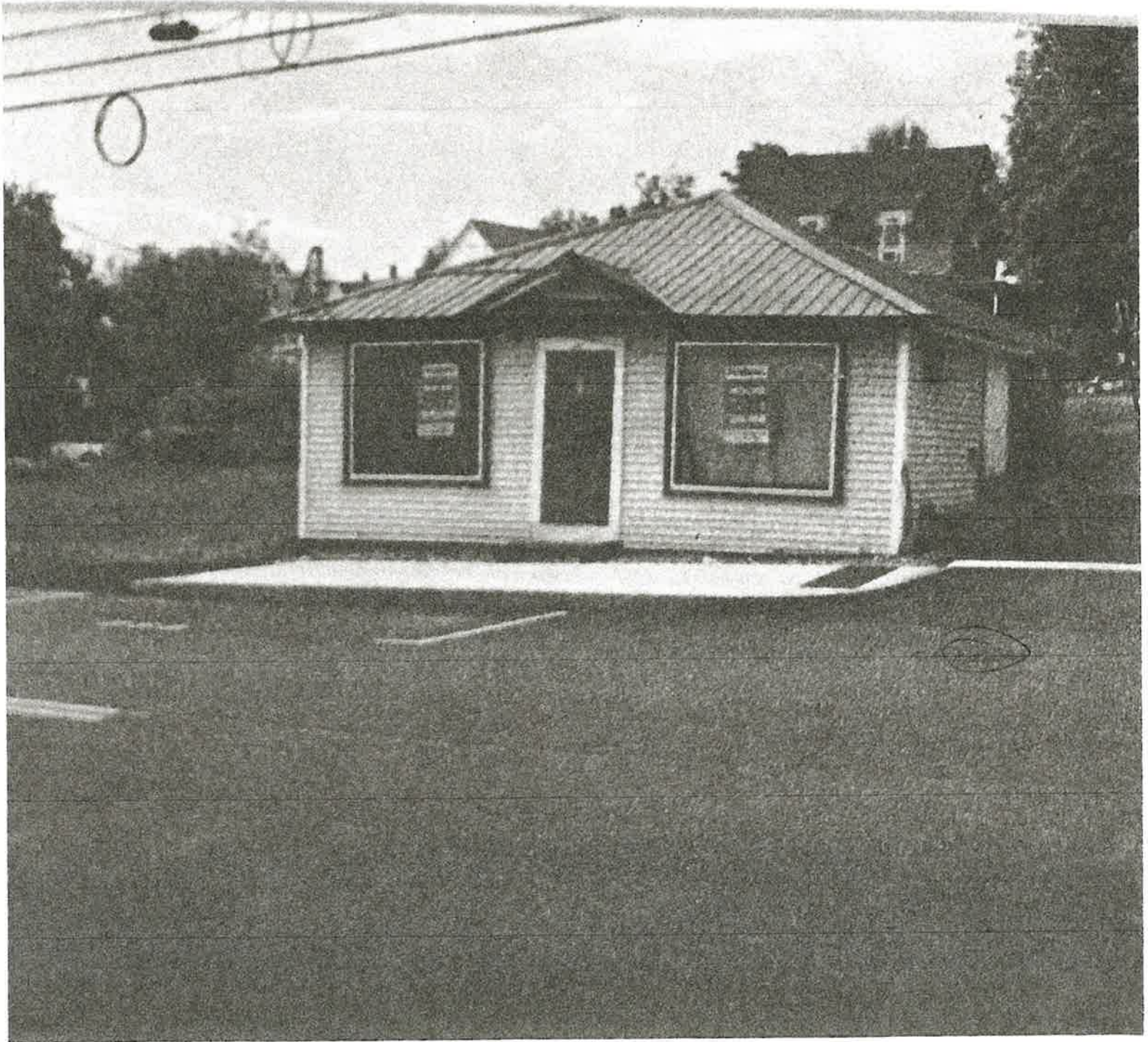


January 25, 2021



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Existing 350 Lakeside



Proposed 350 Lakeside





# 50 foot Abutters List Report

Laconia, NH  
January 27, 2021

## Subject Property:

Parcel Number: 145-127-39  
CAMA Number: 145-127-39  
Property Address: 350 LAKESIDE AV

Mailing Address: BURCHELL WADE C & BARANAK  
CHRISTINE C  
1010 LINDEN WY  
CHALFONT, PA 18914

## Abutters:

Parcel Number: 145-127-32  
CAMA Number: 145-127-32  
Property Address: 329-347 LAKESIDE AV

Mailing Address: AQUEDOCTAN REALTY TRUST LLC  
191 PINNACLE PARK RD  
MEREDITH, NH 03253

Parcel Number: 145-127-37  
CAMA Number: 145-127-37  
Property Address: 322 LAKESIDE AV

Mailing Address: RUSTY SPROCKET LLC  
PO BOX 5412  
LACONIA, NH 03247

Parcel Number: 145-127-38  
CAMA Number: 145-127-38  
Property Address: 324-340 LAKESIDE AV

Mailing Address: RUSTY SPROCKET LLC  
PO BOX 5412  
LACONIA, NH 03247

Parcel Number: 145-145-41  
CAMA Number: 145-145-41  
Property Address: MAPLE ST

Mailing Address: WINNIPESAUKEE FLAGSHIP CORP  
PO BOX 5367  
LACONIA, NH 03247

Parcel Number: 145-83-12  
CAMA Number: 145-83-12  
Property Address: 9 FOSTER AV

Mailing Address: BURGHOFF JAMES C  
21 HIGHLAND ST  
WHITEFIELD, NH 03598

Parcel Number: 145-83-13  
CAMA Number: 145-83-13  
Property Address: 7 FOSTER AV

Mailing Address: BERTHIAUME LIONEL R  
13 ROCHDALE ST  
AUBURN, MA 01501

Parcel Number: 145-83-14  
CAMA Number: 145-83-14  
Property Address: 1 FOSTER AV

Mailing Address: CORNERSTONE CHRISTIAN  
FELLOWSHIP  
1 FOSTER AVE  
LACONIA, NH 03246

Parcel Number: 145-83-40  
CAMA Number: 145-83-40  
Property Address: 12 FOSTER AV

Mailing Address: BURCHELL WADE C & BARANAK  
CHRISTINE C  
1010 LINDEN WY  
CHALFONT, PA 18914

1

2

3

4

5

6

7

Duplicate



www.cai-tech.com

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Grade	Minimum
Stories:	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Plywood Panel
Interior Wall 2	Wall Brd/Wood
Interior Floor 1	Dirt/None
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	None
Bldg Use	STORE/SHOP MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	.5
1st Floor Use:	325I
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL/MN WL
Rooms/Prtns	AVERAGE
Wall Height	8
% Conn Wall	0



(http://images.vgsi.com/photos/LaconiaNHPhotos//00\01\31\79.jpg)

**Building Layout**



(http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/3192\_3675)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	780	780
		780	780

**Building 2 : Section 1**

Year Built: 1930

Living Area: 1,116

Building Attributes : Bldg 2 of 2	
Field	Description
Style	Conventional
Model	Residential
Grade:	Average
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Asbest Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plywood Panel

**Building Photo**

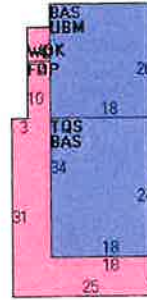


(http://images.vgsi.com/photos/LaconiaNHPhotos//00\01\10\14.jpg)

**Building Layout**



Interior Wall 2	Plastered
Interior Flr 1	Hardwood
Interior Flr 2	Wood Laminate
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6
Bath Style:	Average
Kitchen Style:	Average



([http://images.vgsi.com/photos/LaconiaNHPhotos/Sketches/3192\\_3680.jpg](http://images.vgsi.com/photos/LaconiaNHPhotos/Sketches/3192_3680.jpg))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	792	792	
TQS	Three Quarter Story	432	324	
FOP	Porch, Open, Finished	383	0	
UBM	Basement, Unfinished	360	0	
WDK	Deck, Wood	24	0	
		1,991	1,116	

**Extra Features**

Extra Features		Legend
No Data for Extra Features		

**Land**

**Land Use**

Use Code 325I  
 Description STORE/SHOP MDL-96  
 Zone CR  
 Neighborhood LAKESIDE AVE  
 No

**Land Line Valuation**

Size (Acres) 0.32  
 Frontage 0  
 Depth 0  
 Assessed Value \$93,000

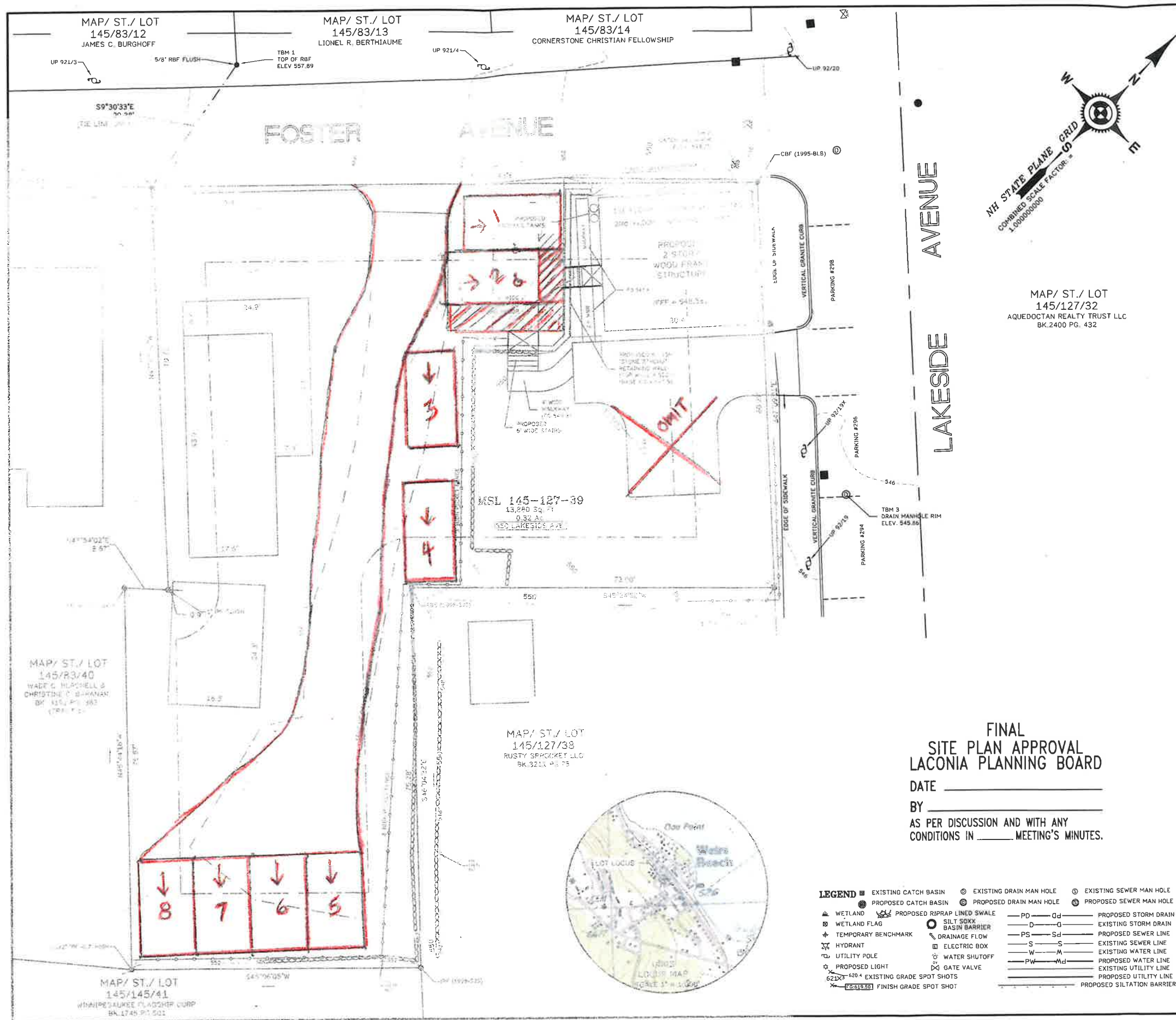
Category

**Outbuildings**

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
SHD1	SHED FRAME			432 S.F.	2

**Valuation History**

Assessment



**GENERAL NOTES**

- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE CONDITIONS AS PART OF AN APPLICATION TO THE LACONIA PLANNING BOARD.
- THE PROPOSAL IS TO ADD A SECOND STORY, FOR USE AS AN APARTMENT.
- ACCESS TO THE APARTMENT IS BE BY AN OUTSIDE STAIRWAY FROM THE PARKING LOT TO THE 2ND STORY.
- TO ADD 1 HANDICAP PARKING SPACE (19' x 14') & 1 STANDARD PARKING SPACE (19' x 9') OFF OF FOSTER AVE.
- TO RECONFIGURE THE ONSITE PARKING AREA OFF OF LAKESIDE AVE. TO ACCOMMODATE 2 STANDARD PARKING SPACES (19' x 9') WITH A 12' WIDE BY 38' LONG ACCESS AISLE.
- TO CONSTRUCT A 3' HIGH STONE STRONG RETAINING WALL ALONG THE EAST AND SOUTH SIDE OF THE NEW FOSTER AVE. PARKING AREA WITH A 6' WIDE WOODEN STAIRWAY LEADING TO THE LOWER LEVEL AND 1ST. FLOOR OF THE RETAIL RENTAL SPACE AT 350 LAKESIDE AVE.

2. DIMENSIONAL CONTROLS: PROPERTY IS LOCATED IN THE "CR" - COMMERCIAL RESORT DISTRICT.

(THE PROPERTY IS SERVICED BY BOTH MUNICIPAL SEWER & WATER.)

- MINIMUM LOT FRONTAGE = 80 FT.
- FRONT & REAR YARD SETBACK = 15 FT.
- SIDE YARD SETBACK = 10 FT.
- WETLAND SETBACK = 50 FT.
- MAXIMUM STRUCTURE HEIGHT = 35 FT.
- MINIMUM GREEN SPACE REQUIRED = 60%

3. REFERENCE PLANS:

- AS-BUILT SITE PLAN FOR TAX LOT 94-83-4, FOSTER AVENUE, LACONIA NH. OWNER JAMES L. & BRENDA J. DEARBORN, DATED 12 APRIL 1996 LAST REVISED 02/07/1997 BY THIS OFFICE. PLAN IS ON FILE AT THE BELKNAP COUNTY REGISTRY OF DEEDS AT PLAN DRAWER L27 #25.
- SITE PLAN, LAKESIDE AVENUE, LACONIA, BELKNAP COUNTY NH FOR GEORGE ABDULLA DATED 9 SEPT., 1988 BY STEVEN J. SMITH & ASSOCIATES, INC. ON FILE AT THE OFFICES OF STEVEN J. SMITH & ASSOCIATES, INC.
- PROPOSED GREEN SPACE AREA = 51.91%

**PLAN CERTIFICATIONS**

I HEREBY CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF A THEODOLITE / EDM SURVEY PERFORMED ON THE GROUND AND UNDER MY DIRECT SUPERVISION DURING NOVEMBER 2020, AND THAT THE ADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1 PART IN 15,000. EVERY REASONABLE EFFORT HAS BEEN MADE TO PROPERLY ESTABLISH THE BOUNDARIES OF THE SUBJECT TRACT. THIS CERTIFICATION DOES NOT INCLUDE ANY GUARANTEE OF TITLE.

DATE: \_\_\_\_\_ BRYAN L. BAILEY L.L.S. #576

**SURVEY HORIZONTAL DATUM**  
THIS SURVEY IS ORIENTED TO N.H. STATE PLANE GRID NORTH AS DETERMINED BY DIRECT OBSERVATION OF LACONIA GIS CONTROL MONUMENTS #12 & #201 WITH LEICA TS15 TOTAL STATION ON 9 NOVEMBER 2020.

**SURVEY VERTICAL DATUM**  
SURVEY VERTICAL DATUM: NAVD88

DATE	REVISION	INITIALS

DATE: 19 JANUARY 2021 JOB No. 3413

DRAWN BY: BLB

SCALE: 1" = 10'



**FINAL SITE PLAN APPROVAL**  
**LACONIA PLANNING BOARD**  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
AS PER DISCUSSION AND WITH ANY CONDITIONS IN \_\_\_\_\_ MEETING'S MINUTES.

**MAP/ STREET / LOT 145/127/39**  
**PROPOSED CONDITIONS - SITE PLAN**  
**LAND OF WADE C. BURCHELL & CHRISTINE C. BARANAK**  
**LAND LOCATED AT 350 LAKESIDE AVE., LACONIA NH**  
PROPERTY OWNER: WADE C. BURCHELL & CHRISTINE C. BARANAK  
1010 LINDEN WAY  
CHALFONT, PA 18914-3764  
DEED: BK. 3192 PG. 383  
DATE OF PLAN: January 2021

**BRYAN L. BAILEY ASSOCIATES, INC.**  
**TURNING POINT**  
**LAND SURVEYORS & LAND PLANNERS**  
217 Cotton Hill Road  
Gilford, NH 03249  
Ph 603-528-3734  
www.bailey-associates.com



STATE OF NEW HAMPSHIRE  
 BRYAN L. BAILEY ASSOCIATES, INC.  
 1010 LINDEN WAY  
 CHALFONT, PA 18914-3764  
 PH 603-528-3734  
 WWW.BAILEY-ASSOCIATES.COM