

**CITY OF LACONIA PLANNING BOARD**  
**Tuesday, January 10, 2023 - 6:30 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 Dec 6 minutes
6. PRESENTATIONS
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. PL2020-0066SU, 0067CUP(cluster), 0068CUP(wetland); Mile Hill Road, Mountain Lake Village; Request to extend the approval for a 51 lot (18 in Belmont, 33 Laconia) cluster subdivision with underground utilities & sidewalk

Documents:

[MTN LAKE EXT REQ.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. PL2022-0113SP; 23 Messer; Proposal to change the use of the building to assisted living

Documents:

[MESSER.PDF](#)

- 9.II. PL2022-0070SP, 0071CUP(perf zon); 35, 53, 71 Winnisquam Ave; Proposal to reconstruct retaining wall, boat ramp, boathouse and one residential building within the four parcels  
*At the City's request this application will be accepted then continued to Feb 7*

Documents:

## WINNISQUAM.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.

10.I. PL2000-0109SU amd5; 61 Pendleton Rd, Beechwood Development; Proposal to amend the cluster subdivision from 12 to 13 lots

Documents:

## PENDLETON.PDF

### 11. NEW BUSINESS

11.I. 244 Province Street agreement easement modification

*Additional conditions to be enforced in order for the City Council to approve the needed easement to Growth Road*

11.II. Policy recommendation to the City Manager and City Council as suggested by the CIP Committee

### 12. OLD BUSINESS

12.I. Discussion of whether the City should adopt an ordinance, pursuant to NH RSA 674:22 and RSA 674:23, declaring a temporary moratorium on the issuance of building permits or the granting of subdivision or site plan approval due to the City's, "lack of capacity to accommodate anticipated growth in the absence of such an ordinance."

### 13. PLANNING DEPT REPORT

#### 14. LIAISON REPORTS

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

### 15. OTHER BUSINESS

15.I. 711 Weirs Blvd; Conceptual review for 13 lot subdivision: 40 site campground and 12 residential lots

*RSA 676:4 II. A planning board may provide for preliminary review of applications and plats*

*by specific regulations subject to the following:*

*(a) Preliminary conceptual consultation phase. The regulations shall define the limits of*

*preliminary conceptual consultation which shall be directed at review of the basic concept of*

*the proposal and suggestions which might be of assistance in resolving problems with meeting requirements during final consideration. Such consultation shall not bind either the*

*applicant or the board and statements made by planning board members shall not be*

*the  
basis for disqualifying said members or invalidating any action taken. The board and  
the  
applicant may discuss proposals in conceptual form only and in general terms such as  
desirability of types of development and proposals under the master plan. Such  
discussion  
may occur without the necessity of giving formal public notice as required under  
subparagraph l(d), but such discussions may occur only at formal meetings of the  
board.*

Documents:

[WEIRS CAMPGROUND.PDF](#)

- 15.II. 17-19 Bay Street; Conceptual review to develop 22 units in two phases  
*This Conceptual Approval is to allow the applicant to use the Performance Zoning  
approval process per Zoning Ordinance 235-21.1*

Documents:

[BAY ST CONCEPT.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.