



**CITY OF LACONIA PLANNING BOARD**

Tuesday, November 1, 2016 - 6:30 PM

City Hall - Conference Room 200A

**AGENDA**

- I. **Call to Order**
- II. **Presentations**
- III. **Extensions**
  1. **Extension Request for App# Appl# 04-031 SP, 04-019 CUP (cluster), 04-020 CUP (wetlands) Endicott Street East, Governor's Crossing**
  2. **Extension Request for App# 06-010 SU, 06-007CUP (cluster), 06-008CUP (wetlands), Rte 106/Rte 107, Lilac Valley Estates**
- IV. **Continued Public Hearings**
- V. **Public Hearings**
  1. **Conceptual Review of The Gardens at Winnepesaukee  
No action required by the Board**
  2. **PL2016-0097CUP, Trails End, lot 206, proposal to build house in wetland buffer  
(Decision)**
  3. **Discussion of CR2 Zone proposal**
- VI. **Application Acceptance**
- VII. **New Business**
- VIII. **Old Business**
- IX. **Reports**
  1. **Planning Dept Report: B. Loughlin**
- X. **Liaison Reports**
  1. **Lakes Region Planning Commission: W. Hutchins**
  2. **Conservation Commission:**
  3. **City Council: D. Bownes**

**XI. Other Business**

**XII. Minutes**

**1. Acceptance of minutes from October 4**

**XIII. Adjournment**



## PLANNING BOARD ITEM INFORMATION SHEET

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**TITLE:** Extension Request for App# Appl# 04-031 SP, 04-019 CUP (cluster), 04-020 CUP (wetlands) Endicott Street East, Governor's Crossing

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**SUBJECT:** Applicant is asking for an extension for Governor's Crossing development for phase two.

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**DESCRIPTION:** a. Plan Revision: Complete  
b. Mylar, final plans: Complete  
c. Site Improvement Security: Complete  
d. Completion: 2/7/06, 8/7/06, 8/6/07, 8/4/09, 10/5/10, 10/4/11, 10/2/12, 10/1/13, 10/7/14, 12/1/15, 12/6/16 **new request: Dec 5, 2017**

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**ACTION:** Decision

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### ATTACHMENTS:

<u>Description</u>	<u>Type</u>	<u>Upload Date</u>	<u>File Name</u>
back up materials	Cover Memo	10/17/2016	govs_crossing.pdf



CITY OF LACONIA PLANNING BOARD  
EXTENSION REQUEST FORM

www.city.laconia.nh.us

Fee: 50 Check #: 4063

PROJECT NAME (if applicable) - GOVERNORS CROSSING

STREET ADDRESS - ENDICOTT STREET SOUTH (ROUTE 11B)  
(must include 911 address if assigned)

**PARTIES INVOLVED** - Those listed below will receive Planner Reviews and Notices of Action by the Board.



**Applicant / Owner** Governors Crossing II, LLC  
ADDRESS 11 Gilford East Drive  
Gilford, NH 03247

PHONE (603) 591-9695  
FAX \_\_\_\_\_  
EMAIL \_\_\_\_\_

**Agent** Rokeh Consulting, LLC  
ADDRESS 89 King Road  
Chichester, NH 03258

PHONE (603) 387-8688  
FAX \_\_\_\_\_  
EMAIL jon@rokehconsulting.com

**PROPERTY INFORMATION**

Map 169 Street 72 Lot 14  
Map \_\_\_\_\_ Street \_\_\_\_\_ Lot \_\_\_\_\_

Zoning District(s) RS  
Application # 04-031SP, 04-019CUP, 04-020 CUP

**Current Dates:** COMPLETE  
**Plan Revisions:** \_\_\_\_\_  
**Site Improvement Security:** COMPLETE  
**Mylar, final plans:** COMPLETE  
**Completion:** 10/7/2016

**Requested Dates:**  
**Plan revisions:** \_\_\_\_\_  
**Site Security:** \_\_\_\_\_  
**Mylar, final Plans:** \_\_\_\_\_  
**Completion:** 10/7/2017

**Reason for Request**

The project has continued to move forward with more general grading of the site and the lower pond was roughed. Full construction on the remaining roadway and utilities is expected to completed in 2017. An updated driveway from the State of NH was just received and an updated wastewater discharge permit is in process. We anticipate having an updated preconstruction meeting with the new contractor and the city this fall.

Property Owner's Signature

10-3-16

Date

Agent's Signature

Date



## PLANNING BOARD ITEM INFORMATION SHEET

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**TITLE:** Extension Request for App# 06-010 SU, 06-007CUP (cluster), 06-008CUP (wetlands), Rte 106/Rte 107, Lilac Valley Estates

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**SUBJECT:** Applicant is requesting an extension for the completion of the Lilac Valley development phases two and three

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**DESCRIPTION:**

- a. Plan Revision: Complete
- b. Mylar, final plans: Complete
- c. Site Improvement Security: Complete
- d. Completion:
  - i. Phase 1 Completion: Done
  - ii. Phase 2 Completion: 12/1/09; 12/7/10; 12/6/11; 12/4/12; 12/4/13; 12/2/14; 11/3/15, 11/1/16 **new request: November 14, 2017**
  - iii. Phase 3 completion: 12/ 7/11; 12/4/12; 12/3/13; 12/2/14; 12/1/15 **new request: December 5, 2017**

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**ACTION:** Decision

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**ATTACHMENTS:**

<u>Description</u>	<u>Type</u>	<u>Upload Date</u>	<u>File Name</u>
back up materials	Cover Memo	10/24/2016	lilac_app.pdf



CITY OF LACONIA  
PLANNING / ZONING DEP  
OCT 13 2016  
**RECEIVED**

Marc A. Pinard, General Counsel  
Direct Line: 603 657-9715  
Email: [mpinard@bradysullivan.com](mailto:mpinard@bradysullivan.com)  
Licensed to practice in New  
Hampshire & Massachusetts

October 11, 2016

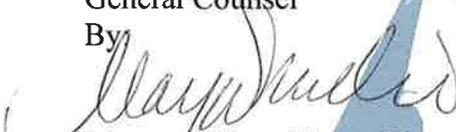
City of Laconia Planning Department  
45 Beacon Street E.  
E. Laconia, NH 03246  
Attn: Kalena Graham

**Re: Lilac Estates**

Dear Kalena:

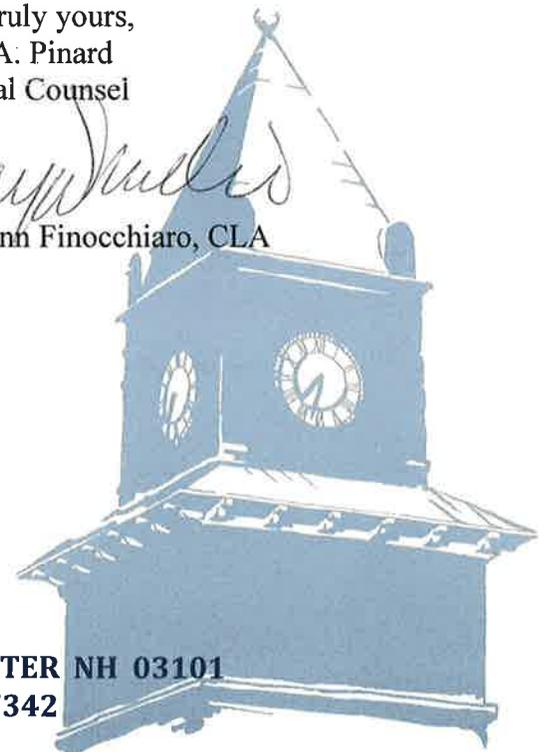
Enclosed please find the original Extension Request Form for Lilac Valley as requested.

Very truly yours,  
Marc A. Pinard  
General Counsel  
By

  
Maryann Finocchiaro, CLA

/enclosure

670 N. COMMERCIAL STREET MANCHESTER NH 03101  
P 603.622.6223 F 603.622.7342  
BRADYSULLIVAN.COM

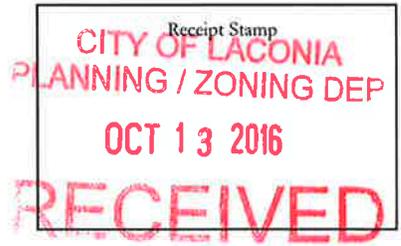


CITY OF LACONIA PLANNING BOARD  
EXTENSION REQUEST FORM  
www.city.laconia.nh.us  
Fee: 50 Ck# 677



PROJECT NAME (if applicable) - Lilac Valley Estates 1

STREET ADDRESS- Route 107 and Old Prescott Hill Road 2  
(must include 911 address if assigned)



**PARTIES INVOLVED** - Those listed below will receive Planner Reviews and Notices of Action by the Board.

APPLICANT/OWNER Brady Sullivan Lilac Valley LLC 3  
ADDRESS 670 N. Commercial Street Suite 303  
Manchester, NH 03101

PHONE 603-622-6223 4  
FAX 603-622-7342  
E-MAIL \_\_\_\_\_

AGENT Rokeh Consulting, LLC - Jon Rokeh 5  
ADDRESS 89 King Road  
Chichester, NH 03258

PHONE 603-387-8688 6  
FAX \_\_\_\_\_  
E-MAIL jon@rokehconsulting.com

**PROPERTY INFORMATION**  
Map 478 Street 20 Lot 1 9 8  
Map \_\_\_\_\_ Street \_\_\_\_\_ Lot \_\_\_\_\_

Zoning District(s) RR1 - Residential Rural 7  
Application # 06-010 SU, 06-007, 08 CUP Cluster & Wetlands 10

**Current Dates:** 11  
Plan Revisions: Completed  
Site Improvement Security: Completed 14 13  
Mylar, final plans: Completed  
Completion: November 4, 2016 16

**Requested Dates:** 12  
Plan revisions: NA  
Site Security: NA  
Mylar, final Plans: NA  
Completion: November, 4 2017 15

**Reason for Request**

Construction has been nearly completed and we have started the as-builts for Mark Drive. Work will continue on the final punchlist items on the infrastructure for Mark Drive and then move to the infrastructure for Judy's Way on the 106 side portion of the project. 17  
 Units are anticipated to be under construction as soon as sufficient improvements are in place to support them on the current phase of construction.

  
\_\_\_\_\_  
Property Owner's Signature  
10-3-16  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent's Signature  
\_\_\_\_\_  
Date



## PLANNING BOARD ITEM INFORMATION SHEET

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**TITLE:** Conceptual Review of The Gardens at Winnipesaukee

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**SUBJECT:** Endicott Street East MBL 164-72-1

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**DESCRIPTION:** Conceptual review of a 69 lot subdivision. Previously approved as Shake Hill development for 126 unit development.

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**ACTION:** No action required by the Board

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**ATTACHMENTS:**

<u>Description</u>	<u>Type</u>	<u>Upload Date</u>	<u>File Name</u>
back up materials & plan	Cover Memo	10/17/2016	Shaker_Hill.pdf

PATRICK WOOD LAW OFFICE, PLLC  
635 Main Street, Suite 302  
Laconia, New Hampshire 03246

Tel: 603.524.1446  
Fax: 603.524.1788  
[www.patrickwoodlaw.com](http://www.patrickwoodlaw.com)

Patrick H. Wood  
[phwood@patrickwoodlaw.com](mailto:phwood@patrickwoodlaw.com)  
Serving the Lakes Region since 1974

Ethan G. Wood  
[ethan@patrickwoodlaw.com](mailto:ethan@patrickwoodlaw.com)  
Admitted to the Bar in NH and MA

October 12, 2016

Ms. Brandee Loughlin, Interim Planner  
City of Laconia Planning Department  
45 Beacon Street East  
Laconia, NH 03246

RE: The Gardens at Winnepesaukee, Endicott Street East  
Tax Map 164-72-1

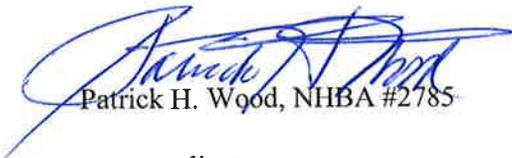
Dear Brandee:

The owner of the above property would like to meet with the Laconia Planning Board for a second conceptual review of their revised project.

Enclosed are the Application for Conceptual Review with a brief narrative description of proposal (original and 14 copies), 15 copies of the Authorization, and 15 copies of the revised conceptual plan.

We would like to discuss this with the Planning Board at the November 1, 2016 meeting.

Very truly yours,

  
Patrick H. Wood, NHBA #2785

cc: clients



PROPOSED PROJECT NAME - THE GARDENS  
LAKEWOOD VILLAGE AT WINNIPESAUKE



STREET ADDRESS - ENDICOTT STREET EAST  
(must include 911 address if assigned)

**PARTIES INVOLVED** - Those listed below will receive Planner Reviews and Notices of Action by the Board.

**Applicant** PHOENIX CAPITAL, LLC PHONE (978) 397-1635  
**ADDRESS** 17 LINDA RD FAX  
ANDOVER, MA 0180 EMAIL v.apelian@aol.com

**Owner** SAME PHONE  
**ADDRESS** FAX  
EMAIL

**Agent** PATRICK H. WOOD PHONE 524-1446  
**ADDRESS** PATRICK WOOD LAW OFFICE FAX 524-1788  
635 MAIN ST, SUITE 302 EMAIL phwood@patrickwoodlaw.com  
LACONIA, NH 03246

**APPLICATION TYPE**

- Design Review  Conceptual Review

**PROPERTY INFORMATION**

Map 164 Street 72 Lot 1 Zoning District(s) \_\_\_\_\_  
Map \_\_\_\_\_ Street \_\_\_\_\_ Lot \_\_\_\_\_

**PROPOSAL DESCRIPTION** - Use the space below to write a brief description of the development proposal and how it will effect the existing use of the property. Use back if necessary.

1. Lot size(s) 4,000 s.f. to 10,000 s.f.
2. Number of units or lots existing and proposed 85 or 86 lots
3. Square footage of units or building 2,200 s.f.

THE PROPOSAL IS TO UTILIZE THE EXISTING INFRASTRUCTURE FROM THE PREVIOUSLY-APPROVED 126 UNIT TOWNHOUSE DEVELOPMENT TO CREATE 69 LOTS WITH 17 TWIN-HOMES OR DUPLEXES TO REDUCE THE DENSITY AND IMPERVIOUS SURFACES, TO PROVIDE A SECOND (EMERGENCY) EXIT FROM THE PROJECT ON TO ENDICOTT STREET EAST, TO PROVIDE AMENITIES IN THE FORM OF SMALL PARK AND GREEN AREAS AND PLAYGROUND AS WELL AS ACCESS TO THE NEW CITY PARK

[Signature] manager  
Property Owner's Signature  
05/10/16  
Date

[Signature] Agent's Signature  
12 October 2016  
Date

**AUTHORIZATION**

**PHOENIX CAPITAL, LLC**, 17 Linda Road, Andover, MA 01810, hereby authorize **PATRICK H. WOOD**, or any other member of the law firm of Patrick Wood Law Office, PLLC, to represent it before the Laconia Zoning Board of Adjustment, the Laconia Planning Board, the Laconia Conservation Commission, the Laconia City Council, or any other agency, department or commission of the City of Laconia, with respect to any and all proceedings relating to certain property located on **Endicott Street East** in Laconia, New Hampshire, **Tax Map 164-72-1**.

DATED this <sup>th</sup> 10 day of May 2016.

**PHOENIX CAPITAL, LLC**

By: 

Name: Vahe Apelian  
Its Duly Authorized Member



**TOTAL OPEN SPACE**  
**352,211 S.F.**  
**8.08ac.**

**TOTAL OF 65 UNITS**  
**PARCEL AREA = 931,887 SF**  
**DENSITY = 931.887 SF / 10000 SF / UNIT = 93.188 UNITS**  
**BUILDABLE AREA = 668,387 SF**  
**MIN REQUIRED OPEN SPACE = 0.5 (668,387) = 334,193 sf**  
**OPEN SPACE PROVIDED = 352,211 SF**

CLUSTER SUBDIVISION PLAN  
**THE GARDENS AT WINNIPESAUKEE**  
 NH RTE 118 LACONIA, NH  
 PHOENIX CAPITAL LLC

SCALE: 1"=40'

OCTOBER 11, 2016

95500.07

SHEET 1 OF 1



## PLANNING BOARD ITEM INFORMATION SHEET

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**TITLE:** PL2016-0097CUP, Trails End, lot 206, proposal to build house in wetland buffer

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**SUBJECT:** MBL: 228-386-1.206, The Willows

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**DESCRIPTION:** Proposal to build a house in the 50 ft wetland buffer.

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**ACTION:** (Decision)

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### ATTACHMENTS:

<u>Description</u>	<u>Type</u>	<u>Upload Date</u>	<u>File Name</u>
staff review	Cover Memo	10/26/2016	STF_RVW_Trails_End_Lot_206_for_NOV_PB_MTG.pdf
back up materials	Cover Memo	10/17/2016	Trails_End.pdf
comments	Cover Memo	10/24/2016	20161024085924.pdf
plan	Cover Memo	10/24/2016	trails_end_plan.pdf



DEPARTMENT OF PLANNING & CODE  
 45 BEACON STREET, EAST  
 LACONIA, NH 03246  
 ☎ 603-527-1264  
 📠 603-524-2167

Staff Review

Item #2

City of Laconia Planning Board  
 Staff Review for  
 Planning Board Meeting of November 1, 2016

Prepared by: Brandee Loughlin

<p><b>SITE ADDRESS:</b> Lot 206, Trails End Lane (The Willows, Long Bay)  <b>APPLICANT/AGENT:</b> Robert T. &amp; Sherrie A. Fryer /  <b>PROPERTY OWNER:</b> Robert T. &amp; Sherrie A. Fryer  <b>APPLICATION #:</b> PL2016-0097CUP          (Wetlands/Waterbody Buffer)</p>	<p><b>PROPOSAL:</b> CUP for wetland buffer impacts, construction of single family home  <b>MAP STREET LOT I. D.#:</b> 228-386-1.206  <b>ZONING DISTRICT(S):</b> Residential Single Family (RS)</p>
<p><b>PLAN REFERENCE:</b>  <u>Title:</u> Proposed Unit 206 (TM 228-386-1.206) located on Trails End Lane, The Willows, Laconia, Belknap County, New Hampshire, prepared for Robert T. &amp; Sherrie A. Fryer  <u>Prepared by:</u> DMC Surveyors  <u>Date:</u> Oct. 5, 2016  <u>Sheets:</u> P-1 of 1</p>	

**Project Summary:** Applicant proposes to construct a single family home within the existing, previously approved building envelope. When The Willows was originally developed, the wetland/waterbody setback required by City Ordinance was 30 feet. Since then, it has been changed to 50 feet. The 50 foot buffer encompasses nearly 2/3 of the lot. The proposal places the house at an average of 32 feet from the wetland itself and the patio is 25 feet from the wetland at its closest. The property is mostly cleared and crests at the point of where the patio is proposed. It slopes downhill from this point toward the water and again downhill in the opposite direction toward the driveway/road.

**Conditional Use Permit:** A Conditional Use Permit is requested for the applicant to building with in the 50 foot wetland buffer. Applicant requests the right to alter the footprint of the house as long as the impacts are equal to or lesser than those approved by the Planning Board.

**Conservation Commission Comments:** The Conservation Commission recommends that the footprint of the house be entirely contained within the 30 foot buffer and that additional plantings be installed along the wetland buffer.

**Wetlands/Wetland Buffer Conditional Use Permit - Compliance Review**

**1. Ensures the protection of wetland resources from activities that would adversely affect their functions and values:** Appropriate erosion control measures will be utilized during construction, including installation of silt fences, hay bales, and other protective measures.

Additionally, the topography of the land is such that the property slopes away from the water in the area where the house is proposed to be built, resulting in an additional natural barrier to protect the wetland.

**2. Minimizes the degradation to or loss of wetlands or wetlands buffer:** Any existing natural vegetation will remain, proper erosion control measures will be utilized, and, again, the natural topography provides an additional barrier for protection.

**3. Minimizes the environmental impact to abutting or downstream property and/or hydrologically connected water and/or wetland resources:** Any existing natural vegetation will remain, proper erosion control measures will be utilized, and, again, the natural topography provides an additional barrier for protection. During construction, any excavated soils will be covered with the appropriate controls.

**4. Cannot be practically located elsewhere on the site to eliminate or reduce the impact to the wetland and/or its buffer area:** The existing building envelope is restricted by several requirements, including the 50 foot wetland buffer and a 25 foot setback from adjacent structures. The proposed house would be difficult to site any other way within the envelope and still provide proper driveway length and meet the 25 foot setback from adjacent structures.

**5. Is or is in the process of permitting for any other applicable state or federal permits:** The proposed project is not subject to any other state or federal permits that staff is aware of.

**Application Acceptance:** Staff recommends that the Board accept the application as complete and begin the review process.

**Staff Recommendation:** Staff recommends that the Board grant a conditional approval with the following criteria:

1. PROJECT COMPLETION DEADLINES

- a. Plan Revision: December 6, 2016
- b. Site Improvement Security: N/A
- c. Final plans: January 10, 2016
- d. Completion: November 7, 2017

2. PLAN REVISIONS:

- a. A note must be added to the plan that any changes to the proposed footprint must be equal to or less impactful in square footage or quality of impact than that which has been proposed by the Planning Board.
- b. A note must be added to the plan stating that the patio may not extend beyond 25 feet from the water at its closest point.
- c. A note must be added to the plan stating that the house may not extend beyond 32 feet from the water at its closest point.
- d. A note must be added to the plan stating the total proposed square footage of the impact within the buffer area.

## 3. OTHER CONDITIONS:

- a. All Federal and State permits shall be in place before plan signing and recording, including, but not limited to NHDES Site Specific, and NHDES Wetlands permit.
- b. Wetland buffer areas shall not to be impacted by any construction activities (other than those impacts permitted under the CUP and DES wetlands permit).
- c. There shall be no wetlands degradation during construction.

## 4. CONDITIONS FOR FINAL APPROVAL:

- a. **PLAN FILING AND RECORDING:** PLAN FILING AND RECORDING: The applicant shall provide seven (7) blue line copies of the final plan as approved by the board. The final plan shall reflect any and all changes required as part of the approval process. **Please submit one copy of the revised plan for final Board approval before submitting the additional 6 (six) copies.**
- b. **AS-BUILT PLAN:** Within thirty days of the completion of the project and prior to the issuance of an occupancy permit, the applicant shall file an as-built application and fee of \$100, and submit (6) six prints of the as-built plan for circulation to department staff. Once reviewed, if revisions are required, the applicant shall submit one revised copy for verification before submitting the remaining (5) five revised as-built prints, and a wash-off mylar.
- c. **DURATION OF APPROVAL:** All final approvals by the Planning Board are valid for a one-year period, which commences the date of the Board action, or if the project is vested, unless otherwise provided in the motion to approve.
- d. **APPEAL PROCESS:** As provided for in RSA 677:15, any aggrieved party may appeal this decision to the NH Superior Court within 30 days of the date of the filing of the decision in the office of the Planning Board.

**Work is not to be started before final plans are approved and the mylar is signed. This includes earthwork where applicable**



**CITY OF LACONIA PLANNING BOARD  
APPLICATION FOR CONDITIONAL USE PERMIT**

Appl # PL2016-0097 Fee Pd \_\_\_\_\_ Ck # \_\_\_\_\_

Receipt Stamp

**PROPOSED PROJECT NAME/ADDRESS -**

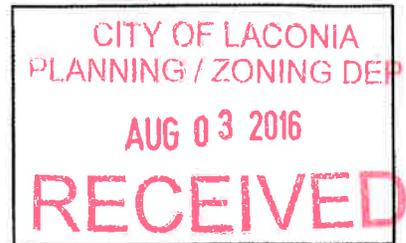
Robert and Sherrrie Fryer  
Lot 206, The Willows Trails End Lane  
Long Bay, Laconia, NH 03246

Number of Lots/Units 1

Building/Addition 1500 +/- Sq. Ft.

Lot/Lots 1 Total Acres \_\_\_\_\_

Total Development Area \_\_\_\_\_ Ac/Sq.Ft.



**SUBMITTAL REQUEST:** Check all that apply.

Check here if application is an amendment to a previously approved permit. \_\_\_\_\_

Wetlands/wetlands buffer, 235-17

Other CUP requirement:

Cluster development., 235-40 (B)

\_\_\_\_\_

Steep slope 235-44.2

\_\_\_\_\_

Marinas and yacht clubs, 235-42D

\_\_\_\_\_

Alternative parking, 235-45D

\_\_\_\_\_

**PARTIES INVOLVED** - Will receive Planner Reviews and Notices of Action by the Board.

**OWNER1** Robert and Sherrrie Fryer PHONE 508-366-0032

ADDRESS 100 Nourse Street FAX n/a

Westborough, MA 01581 E-MAIL fryer0150@gmail.com

**OWNER2** \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ FAX \_\_\_\_\_

\_\_\_\_\_ E-MAIL \_\_\_\_\_

**APPLICANT** \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ FAX \_\_\_\_\_

\_\_\_\_\_ E-MAIL \_\_\_\_\_

**AGENT** \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ FAX \_\_\_\_\_

\_\_\_\_\_ E-MAIL \_\_\_\_\_



WILLOWS CONDOMINIUM ASSOCIATION

C/O GERALD B. GUEST, PRESIDENT

43 PONDS VIEW LANE

LACONIA, NH 03246-4065

July 29, 2016

City of Laconia Planning Department  
City Hall  
NH 03246

Laconia,

Ladies and Gentlemen: Re: Lot #206, Trails End Lane, Long Bay, Conditional Use Permit.

The Willows Condominium Association (WCA) supports and recommends the granting of a "Conditional Use Permit" (CUP), to allow 20 feet setback from the upper pond in the Willows for the dwelling to be built on Lot 206

Mr. and Mrs. Robert Fryer recently purchased the above Lot 206, in Willows Village in Long Bay, Laconia, NH. The Willows is a condominium community. Lot 206 has an envelope which is 50 feet wide by 70 feet deep. The Subdivision Approval by the City Planning Board, in 1997, indicates that the "building envelopes" are areas limiting the location of dwelling units. In addition, the subdivision approval indicates that dwellings must maintain a minimum separation of 25 feet from adjacent structures. This lot was approved on the Master Plan to be a building lot. There are 12 feet of common space between each envelope on Trails End Lane.

In order to be in compliance with the 25 feet separation from a next door dwelling, the Fryers must construct a house that is NOT more than 37 feet in width (i.e., there must be 6.5 feet of green space within their envelope on each side of their house.) Given this restriction, the Fryers are asking to use the entire length of the envelope (70 feet). This would require a CUP to allow for a 20 foot setback from the Upper Pond. The WCA agrees with the request.

There is currently a dwelling at 19 Trails End Lane (Lot 208) which was built in 2005-2006, that has a similar small lot. That house was built within the envelope with approximately a 20 foot setback from the upper pond. There will be a similar situation with Lot 207, should that owner decide to construct a dwelling.

The Association asks your approval of the CUP.

Thank you.

Sincerely,

Gerald B. Guest  
President

Robert T. and Sherrie A. Fryer  
100 Nourse Street  
Westborough, MA 01581

August 3, 2016

City of Laconia  
45 Beacon Street East  
Laconia, NH 03246

August 3, 2016

To Whom It May Concern:

My wife and I are the owners of Lot #206 Trails End Lane, Long Bay. We are requesting a Conditional Use Permit (CUP) for use of 50' wetland buffer land to allow design and construction of our retirement home.

Lot #206 is an approved condo lot with a 50' wide by 70' deep building envelope. The 50' buffer, and the 6.5' sideline setback requirement that allows 25' between structures makes the lot almost unbuildable. If the 50' buffer is enforced it would cause a hardship to design and to construct a home to suit our needs and meet the requirements of the association.

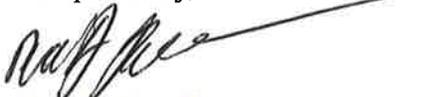
Several homes in the immediate area were constructed between 20' and 30' from the pond, and Lot #208 is almost entirely within the 50' buffer. This home was built approximately ten years ago.

The construction of our home will not impact the grade towards the pond. The construction will pitch towards Trails End Lane. We will conform to the erosion control measures, and we are looking to utilize a ground water recharging system for our roof drain.

We are requesting a CUP reducing the 50' buffer to 20'. This would allow our lot to conform with neighboring homes, and reduce our building envelope by approximately 7'. It would also provide flexibility for home design. We love the lot and the pond. We want to enjoy it, not harm it. We want to work with the City of Laconia to achieve the best outcome.

Please note existing home measurements to the ponds were derived from the City of Laconia's on-line maps. Also, there are three condo lots, #205, 206 and 207 bordering the pond that have not been developed.

Respectfully,

  
Sherrie A. Fryer

TRC 2 10/19/16

CITY OF LACONIA  
PLANNING / ZONING DEP

OCT 11 2016

RECEIVED

TO: City of Laconia, NH  
Zoning Board of Adjustment  
45 Beacon St.  
Laconia, NH 03246

RE: Robert T. Fryer & Sherrie A. Fryer  
Lot 206 at the Willows  
Trails End Lane, Long Bay

**ADDENDUM TO APPLICATION FOR CONDITIONAL USE PERMIT  
Wetlands Buffer  
Ordinance 235-17**

APPLICANT

Robert T. Fryer & Sherrie A. Fryer  
Lot 206 at the Willows  
Trails End Lane, Long Bay

This Addendum proposes to reduce the 50 foot wetlands setback per Ordinance 235-17 to a 20 foot setback to provide for the construction of a single family home on the above-reference Lot. Appended hereto is a proposed plat plan prepared by DMC Surveyors dated October 5, 2016.

Lot 206 is located within the Willows Condominium Association. The Association has approved, supports, and recommends the granting of a CUP and the proposed project.

**A. General Requirements for Conditional Use Permit**

1. The use is authorized in the Table of Permitted uses as a conditional use. The property is located within the Residential Single Family District (RS) and the proposed use is a single family home.
2. All specific conditions and standards are met.
3. Public safety or health will not be materially endangered. The Willows was designed as a residential neighborhood for the construction of single family homes. Public safety and health will not be affected.
4. The value of adjoining or abutting properties will not be substantially affected. The proposed use is consistent with the use of abutting properties.

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5. The proposed use is compatible with uses of adjoining or abutting properties and the neighborhood. The proposed residential use is identical to those of adjoining and abutting properties.
6. Highway or pedestrian safety will not be substantially adversely impacted. The home will be situated on Trails End Lane which is rarely traveled except by the few other residents and their guests.
7. Natural resources of the City will not be substantially adversely impacted.
8. Adequate public facilities and utilities are available or will be provided by the applicant.

**B. Checklist for Wetlands Conservation Overlay District**

1. The pond adjacent to Lot 206 will be fully protected both during development of the Lot and thereafter. Appropriate erosion and sedimentation controls will be utilized during construction in accordance with best practices thereof, including the installation of silt fences, hay bales, and other protective measures. Additionally, because the pond is man-made, the topography of the land is such that there is a fairly steep hill separating the pond from the buildable land area. Accordingly, this serves as an additional natural barrier to protect the wetland.

Existing buffer vegetation will also assist in preventing pollutants from entering the pond. Further, the Fryers and the individuals they hire for this project will minimize or eliminate the use of harmful pollutants and any such necessary use will be in accordance with best practices. Because the pond will not be impacted, the wildlife habitat, including plants, animals, and any unique characteristics of the wetland and/or buffer will not be affected. The scenic beauty of the pond and surrounding area will remain as is.

2. The wetland and buffer will not be degraded by the proposed project and the ecological integrity of the wetland will not be impacted. An impact evaluation will be unnecessary because the wetland and proposed buffer will not be affected. The stability, function, and wildlife of the man-made pond not be affected and while thirty feet or less of the current buffer will be utilized for purposes consistent with the applicant's proposed use, there will be no consequent affect to the adjacent buffer areas or wetland. Natural vegetation will remain in the wetland buffer to serve as a natural surface runoff filter. The home will be constructed with

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appropriate storm drainage controls and the same will be utilized in a manner that minimizes harmful runoff.

3. All of the above-stated erosion and sedimentation controls will be utilized to prevent impact on abutting and downstream properties. The topography of the land is such that the buildable land area slopes away from the pond. Excavation and construction will be more than 20 feet from the waterline. Prior to construction, erosion and sedimentation controls will be installed including silt fences, hay bales, etc. These will be installed both up and down gradient of the pond and excavated soils will be covered with appropriate controls. Construction materials will be stored away from the downgrade and away from the pond such to eliminate or minimize any impact. Thus, there will be no impact to abutting or downstream properties during construction or thereafter.
4. The proposed single family home cannot be practically located elsewhere on the site without encroaching somewhat upon the 50 foot wetland buffer. According to the Subdivision Approval of the Development from 1997, the lots at the Willows are limited to building envelopes wherein dwellings must be situated. The Fryer's Lot has an envelope of 50 feet (width) by 70 feet (depth). This envelop comprises the majority of the lot, leaving just enough space on each side to satisfy setback regulations. While the envelop necessarily encroaches on the 50 foot setback, the remaining 20 foot buffer will not be impacted.

Additionally, the 1997 Subdivision Approval requires dwellings to maintain a 25 foot setback from adjacent structures. While the Fryers request the ability to build within the entire 70 foot envelop, there will be no encroachment relative to the structural setback requirement. Moreover, several other properties at the Willows with similar sized lots and envelopes have successfully obtained CUPs for similar projects.

Due to the size of the lot, the building envelop, and the current wetland buffer regulations, the home cannot be practically located elsewhere on the site. As stated, the impact to thirty feet of the buffer will be minimized to the extent possible and twenty feet will remain unaffected.

5. The proposed project is not subject to any other state or federal permits.



DEPARTMENT OF PLANNING AND ZONING,  
45 BEACON STREET, EAST  
LACONIA, NH 03246  
☎ 603-527-1264  
📠 603-524-2167

October 26th, 2016

Laconia City Council  
45 Beacon Street East  
Laconia, NH 03246

Dear Laconia Planning Board:

The Laconia Conservation Commission was recently asked for comments/recommendations for the amended CUP permit for the project at Lot #206 Trails End Lane. The Commission, after going over the plans for the project and discussing conditions that they would like to have met by the applicant when development takes place, has come up with 3 recommendations that they would like the Planning Board to take into account when the applicant comes before the board. The applicant has also been informed of these recommendations at the second TRC for the project. The first of the recommendations is that the applicant adheres to a 30 foot wetland buffer instead of the 20 foot wetland buffer they are applying for. The Commission's reasoning for this is precedence in relation to the adjacent parcels. They feel that it would not be fair to grant the applicant a smaller buffer when the adjacent property owners were all required to adhere to a 30 foot wetland buffer that was required when they developed their properties. The second recommendation that the Commission has for the board is that the applicant use silt socks instead of silt fences. The applicant has already been informed of this recommendation at the second TRC and has no issue with using silt socks instead of silt fences. The final recommendation that the Commission has for the board is that the applicant replant various native vegetation to assist with storm water runoff. This recommendation also falls under the reasoning of precedence with the reasoning that the other adjacent properties replanted vegetation when they developed their properties. The Commission stated that they would be happy to assist the applicant with recommendations regarding plantings for the property.

Sincerely,

Evan Rathburn, Conservation Technician



DEPARTMENT OF PLANNING, ZONING & CODE  
45 BEACON STREET, EAST  
LACONIA, NH 03246  
☎603-527-1264  
☎603-524-2167

## MEMORANDUM

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**Date:** October 18, 2016  
**To:** Brandee Loughlin, TRC Committee.  
**From:** Wendy Patterson  
**Re:** PL2016-0097CUP (wetland buffer)  
Lot 206, Trails End Lane, The Willows MBL 228-386-1.206  
Proposal to build a house in the 50 ft wetland buffer

---

The Zoning Department does not have any issues with this proposal.

Please let me know if you have any questions.

House is average 32 ft from water.

Patio is 25 ft at closest corner.

Property crests at patio & slopes downhill on both sides from the patio (so, downhill toward the water and again downhill toward the driveway).

i

Trails End #206  
Project Comments  
Assessing Office • Tara Baker-Assessing Technician

October 12, 2016

1. Assessing continues to have no issues with the request.

August 8, 2016

1. Assessing has no issues with the request.
2. It is our practice that when a property is part of an association, all abutters to that association be notified. I have prepared a revised list of abutters and notifications will need to be sent to all on this list.



# LACONIA FIRE DEPARTMENT

Fire Prevention Division

848 North Main Street, Laconia, NH 03246 (603) 524-6881 - Fax (603) 524-0437

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## MEMORANDUM

Date: October 11, 2016  
To: Technical Review Committee  
From: Charles Roffo, Deputy Chief  
Subject: Lot 206, Trailer End, Longbay

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1. No issues.

LACONIA WATER DEPARTMENT  
988 UNION AVENUE  
PO Box 6146  
LAKEPORT, NH 03247



SUPERINTENDENT  
Seth D. Nuttelman

PHONE (603) 524-0901  
FAX (603) 528-5964

## TECHNICAL REVIEW COMMITTEE COMMENTS

To: Planning Department  
From: Seth D. Nuttelman, Superintendent  
Date: October 19, 2016  
Re: 206 Trails End Lane/Wetlands Conditional  
Use/Fryer

There are no issues on this item.



DEPARTMENT OF PLANNING AND ZONING  
45 BEACON STREET, EAST  
LACONIA, NH 03246  
☎ 603-527-1264  
☎ 603-524-2167

## MEMORANDUM

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**Date:** October 18, 2016  
**To:** Applicant  
**From:** Evan Rathburn, Conservation Technician  
**Re:** Lot # 206 Trails End Lane – CUP Wetlands  
**Application Number:** PL2016-0097

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The Conservation Commission for Laconia, NH has the following comments/recommendations for the CUP addendum for Lot 206 at the Willows at Trail's End, Long Bay:

- **Conservation Commission recommends that the structure comply with a 30 foot buffer from the waterbody.**
- **Silt socks should be used instead of silt fences.**
- **Conservation Commission also recommends planting numerous native plants to aid in storm water runoff. The Conservation Commission would be happy to help make recommendations regarding the type of plantings.**

OWNER TO COORDINATE WITH MUNICIPALITY FOR CONNECTIONS OF SANITARY SEWER AND DOMESTIC WATER.

CONTACT THE CITY OF LACONIA WATER WORKS DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT.

OWNER TO COORDINATE WITH PUBLIC UTILITIES FOR THE INSTALLATION OF ELECTRIC, TELEPHONE, AND CATV SERVICES. ALSO, OWNER TO COORDINATE THE LOCATION OF THE PROPOSED LP UNDERGROUND TANK.

SEE LANDSCAPE PLAN FOR CLEARING LIMITS AND PLANTINGS. FOR EROSION CONTROL MEASURES REFER TO THE STATE OF NEW HAMPSHIRE BEST MANAGEMENT PRACTICES FOR EROSION CONTROL.

TOTAL LOT AREA 3750  
TOTAL PROJECT AREA 452,888

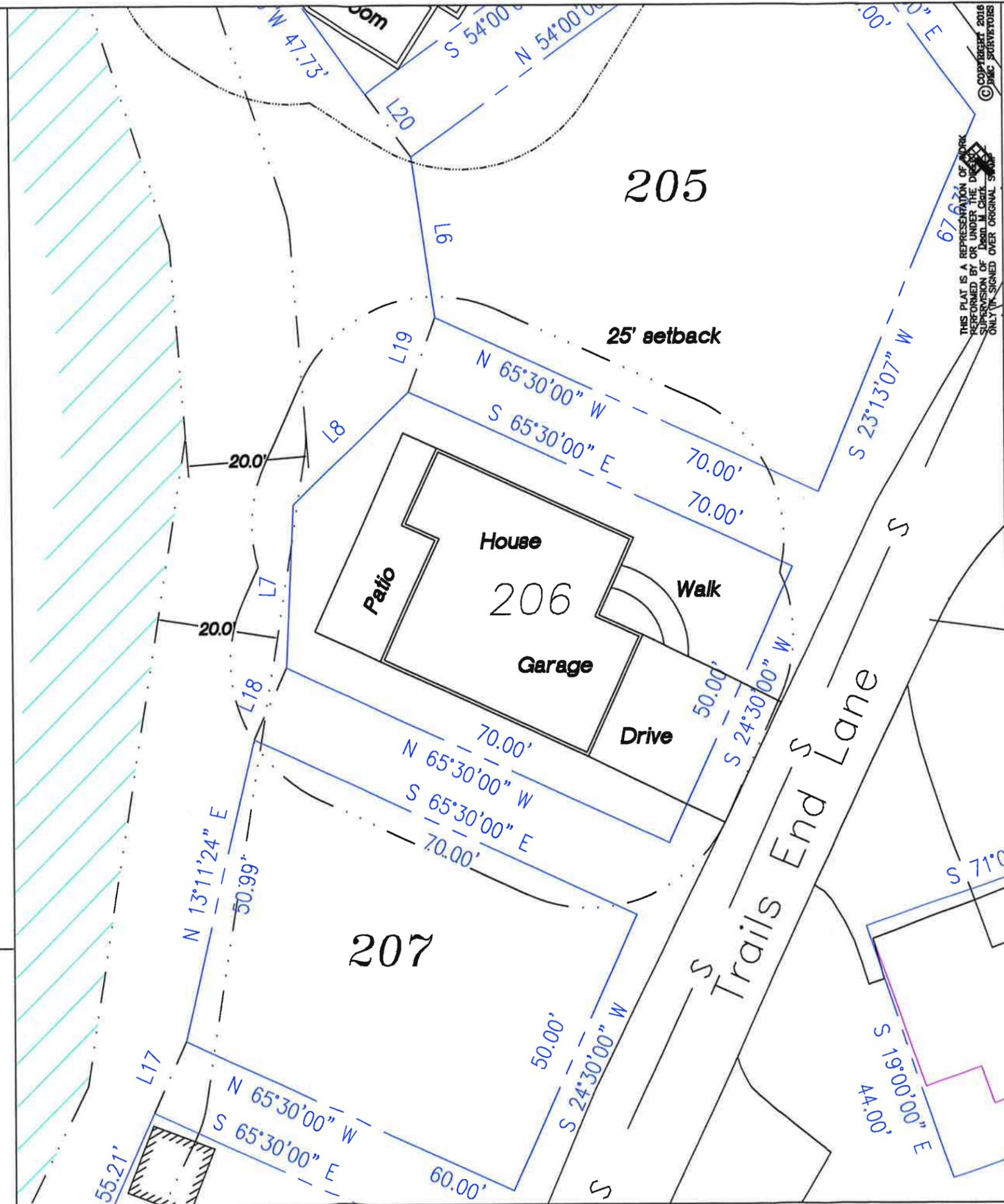
LOT 206 (Fryer)

BUILDING & GARAGE 1340 SQ FT  
DRIVEWAY 556 SQ FT  
SIDEWALK 68 SQ FT  
PATIO 348 SQ.FT.  
LOT COVERAGE 2312 SQ FT  
EXISTING TOTAL PROJECT COVERAGE 92,061/452,888 = 20.32% ALLOWED 30%  
NEW COVERAGE 2312 SQ. FT. 0.5% ADDED COVERAGE

OWNER OF RECORD:  
TM# 228-386-1-206  
Robert T. & Sherrie A. Fryer  
100 Nourse Street  
Westborough, MA 01581  
BCRD 3024/590



L2	S 18°19'13" E	29.16'
L3	S 38°00'00" E	21.43'
L4	S 88°16'17" W	15.00'
L5	N 36°00'00" W	15.82'
L6	N 08°02'13" W	26.82'
L7	N 02°41'55" E	26.93'
L8	N 46°18'05" E	26.93'
L9	S 13°10'52" W	14.50'
L10	N 51°00'00" W	8.92'
L11	N 42°20'51" E	21.70'
L12	N 43°54'11" W	30.20'
L13	S 79°13'05" E	14.84'
L14	N 32°02'05" E	11.41'
L15	S 51°00'00" E	30.00'
L16	N 18°14'43" E	19.52'
L17	N 24°30'00" E	13.00'
L18	N 24°30'00" E	13.00'
L19	N 19°39'52" E	13.05'
L20	N 36°00'00" W	13.00'



THIS PLAT IS A REPRESENTATION OF WORK PERFORMED BY AN UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL SURVEYOR. ONLY THE SIGNED OVER ORIGINAL SURVEYOR'S COPY IS VALID.

**DMC SURVEYORS**  
LAND PLANNERS  
Title Surveys • Subdivisions  
Site Plans • Septic System Design  
Environmental Permitting  
124 Valley Drive, Gifford, NH 03249  
(603) 524-7655

Proposed Unit 206 (TM 228-386-1.206)  
located on  
Trails End Lane, The Willows, Laconia,  
Belknap County, New Hampshire  
prepared for  
Robert T. & Sherrie A. Fryer

Project No.	FF030
File No.	FF030
Proj. Manager	DMC
Proj. Designer	DMC
Drawn By	DMC
Checked By	DMC
Scale	1" = 10'
Date	Oct. 5, 2016

**P-1**



## PLANNING BOARD ITEM INFORMATION SHEET

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**TITLE:** Discussion of CR2 Zone proposal

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**SUBJECT:** CR2 Council proposal

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### ATTACHMENTS:

<u>Description</u>	<u>Type</u>	<u>Upload Date</u>	<u>File Name</u>
back up materials	Cover Memo	9/27/2016	Weirs_CR2_Zoning_Proposal.pdf
plan	Cover Memo	10/26/2016	20161026091420.pdf

LACONIA ZONING ORDINANCE —  
PROPOSED CREATION OF COMMERCIAL RESORT CORRIDOR  
(CR-2) DISTRICT  
July 18, 2016

MOTION: To endorse the concept of adding a Commercial Resort Corridor (CR-2) District to the Zoning Ordinance and to refer the related proposal put before the Laconia City Council on August 8, 2016 to the Planning Board for study and return comment.

LACONIA ZONING ORDINANCE —  
PROPOSED CHANGES TO ARTICLE III - DISTRICTS  
July 18, 2016

CURRENT LANGUAGE:

I. Commercial Resort (CR) District. The Commercial Resort District is primarily intended to set aside areas where establishments catering to the dining, lodging and recreational needs of tourists or seasonal residents may be located. Also to be permitted in this district are such commercial residential uses as garden apartments and condominiums. The district shall generally be located adjacent to major tourist routes and attractions. Development will be encouraged which is characterized by open space, attractive landscaping and ample off-street parking areas. It is anticipated that small shops and retail stores may be located within this district as they meet the intent and requirements of this chapter.

PROPOSED REVISED LANGUAGE:

I. Commercial Resort (CR1) District. The Commercial Resort District is primarily intended for use by commercial establishments catering to the dining, lodging and recreational needs of tourists and single-family, townhouse, condominium and apartment housing for seasonal/retired residents.

PROPOSED NEW LANGUAGE:

Ia. Commercial Resort Corridor (CR2) District. The Commercial Resort Corridor District is intended for use primarily by commercial establishments catering to the dining, lodging and recreational needs of tourists and seasonal/retired residents. It is also seen as home to compatible commercial establishments serving the general population of the city and region. Residential development is restricted to spaces not less than 20-feet above ground level, provided that at least a single, ground-level floor of the same building, with the same or larger footprint, is devoted to permitted commercial use. This district is defined as the area extending 400 feet from either side of the center line of the right-of-way for Endicott Street North (U.S. Route 3) and Endicott Street East (N.H. Route 11-B) from the Meredith town line on the west (north) to the center of the intersection with White Oaks Road on the east (south).

**LACONIA ZONING ORDINANCE—PROPOSED CHANGES TO ARTICLE VI  
Dimensional Standards**

July 18, 2016

**A. TABLE II - TABLE OF DIMENSIONAL REQUIREMENTS for RESIDENTIAL USES**

Current Language: See attached

Proposed New Language: a. change designation of CR to CR1

b. add line for CR2 with Not Applicable (NA) in each box

**B. TABLE II - TABLE OF DIMENSIONAL REQUIREMENTS for NONRESIDENTIAL USES**

Current Language: See attached

Proposed New Language: a. change designation of CR to CR1

b. change minimum green area required from 25% to 0

Proposed New Language: a. add line for CR2 with the following entries:

1. Minimum Land Area: NA, NA, 8,000
2. Minimum Lot Frontage: NA, 50
3. Setback Requirements: 50, 25, 25
4. Maximum Structure Height: 100
5. Minimum Green Area Required: 0

ZONING

235 Attachment 3

City of Laconia  
Table II

Table of Dimensional Requirements

[Amended 10-14-1997 by Ord. No. 10.97.10; 3-23-1998 by Ord. No. 03.98.03; 5-22-2000 by Ord. No. 05.2000.05; 10-25-2004 by Ord. No. 05.2004.05]

DIMENSIONAL STANDARDS: RESIDENTIAL USES

District	Minimum Land Area <sup>c</sup>		Maximum Residential Density Units/Acre	Minimum Lot Frontage <sup>a</sup>		Setback requirements <sup>b</sup>			Maximum Structure Height	Minimum Green Area Required (%)	Zoning District
	NO Municipal Utilities	With Municipal Water or Sewer		Municipal Water and Sewer	No or One Utility	Water and Sewer	Minimum Front Setback	Minimum Side Setback			
RR1	2 acres	2 acres		250	250	40	25	40	35	65	RR1
RR2	2 acres	2 acres		250	250	75	35	50	35	65	RR2
RS	2 acres	40,000		100	80	25	10	15	35	60	RS
SFR	2 acres	40,000	6.0	100	80	25	10	15	35	65	SFR
RG	2 acres	40,000	6.0	100	80	15	10	15	35	60	RG
RA			9.0		80	15	10	15	60	60	RA
P			6.0		80	15	10	15	60	25	P
BC			6.0		80	Exempt	Exempt	Exempt	60	20	BC
CR	2 acres	40,000	6.0	160	80	15	10	15	35	60	CR
C		40,000	6.0	150	80	15	10	25	60	20	C
BC/I			6.0		80	15	10	15	60	20	BC/I
DR			20.0		Exempt <sup>d</sup>	15 <sup>b</sup>	10 <sup>b</sup>	15	60	25 <sup>e</sup>	DR

GENERAL NOTES:

- <sup>a</sup> Shore frontage. Any new lot created on public waters shall have a minimum frontage along the shoreline of 150 feet. (New lots in DR are exempt.) See §§ 235-19 and 235-40B for exceptions for conventional cluster subdivision.
- <sup>b</sup> Properties which abut railroad rights-of-ways may reduce the required setback adjacent to the railroad ROW to 10 feet. Minimum setback for structures in the DR District is 15 feet from the high-water mark. See § 235-35F. Building setbacks in the DR District, for additional restriction.
- <sup>c</sup> See § 235-32D. Buildable land area, residential, for additional dimensional requirements. Residential development in DR is exempt.
- <sup>d</sup> Property must have deeded access to a street.
- <sup>e</sup> See § 235-36, Green space, for additional provisions in the Downtown Riverfront District (DR).

LACONIA CODE

Table II  
Table of Dimensional Requirements  
City of Laconia

DIMENSIONAL STANDARDS: NONRESIDENTIAL USES

District	Minimum Land Area <sup>c</sup>		Minimum Lot Frontage <sup>a</sup>		Setback Requirements <sup>b</sup>			Maximum Structure Height	Minimum Green Area Required (%)	Zoning District	
	No or One Utility	With Municipal Water or Sewer	Municipal Water and Sewer	No or One Utility	Municipal Water and Sewer	Minimum Front Setback <sup>d</sup>	Side Setback <sup>d</sup>				Minimum Rear Setback <sup>d</sup>
RR1	2 acres	40,000	20,000	160	125	40	25	40	35	65	RR1
RR2	2 acres	2 acres	2 acres	250	250	75	35	50	35	65	RR2
RS	2 acres	40,000	10,000	100	80	25	25	25	35	60	RS
SFR	2 acres	40,000	10,000	100	80	25	25	25	35	65	SFR
RG	2 acres	40,000	10,000	100	80	25	10	25	35	60	RG
RA			10,000		80	25	10	25	60	60	RA
P			10,000		80	15	10	20	60	20	P
BC			Exempt		Exempt	Exempt	Exempt	Exempt	60	0	BC
BC/I			20,000		100	Exempt	Exempt	Exempt	60	20	BC/I
DR			Exempt		Exempt <sup>d</sup>	Exempt	10 <sup>f</sup>	Exempt	60	25 <sup>e</sup>	DR
AI	1 acre	1 acre	1 acre	100	100	50	25	25	35 <sup>3</sup>	20	AI
CR	2 acres	40,000	8,000	160	50	Exempt	Exempt	25	60	25	CR
C		40,000	8,000	150	80	10	Exempt	20	60	20	C
IP			60,000		200	35	35 <sup>2</sup>	25 <sup>2</sup>	35	20	IP
I			20,000		100	25	20 <sup>2</sup>	25 <sup>2</sup>	35	20	I

NONRESIDENTIAL USE NOTES:

- For multi-family buildings the setback shall be 1 1/2 feet for every vertical foot of building height over 35 feet.
- Where industrial districts abut a residential district, boundary side and rear yards shall be increased to 50 feet.
- Except as governed by the Laconia Airport Authority and the FAA.
- For properties not within the Shoreland Protection Overlay District the setback from public waters shall be one foot for every vertical foot of structure or building. (Properties in DR are exempt)

GENERAL NOTES:

- Shorefrontage. Any new lot created on public waters shall have a minimum frontage along the shoreline of 150 feet. New lots in DR are exempt. See §§ 235-19 and 235-40B for exceptions for conventional cluster subdivision.
- Properties which abut railroad rights-of-ways may reduce the required setback adjacent to the railroad ROW to 10 feet. Minimum setback for structures in the DR District is 1.5 feet from the high-water mark. See § 235-35F. Building setbacks in the DR District for additional restriction.
- Residential development is exempted from § 235-32D, Buildable land area, residential.
- Property must have deeded access to a street.
- See § 235-36, Green space, for additional provisions in the Downtown Riverfront District (DR).
- See § 235-35F, Building setbacks in the DR District, for additional restriction

# CITY of LACONIA - COMMERCIAL RESORT ZONING - TABLE OF PERMITTED USES

July 17, 2016

	Current <u>CR</u>	June 15 <u>CR Prop.</u>	CR-1 <u>Proposed</u>	CR-2 <u>Proposed</u>
<b>RESIDENTIAL USES</b>				
Cluster subdivision - conventional housing	C	C	C	N
Combined dwelling unit(s)/business(es)	P	P	P	N**
Manufactured housing park	C	C	C	N
Manufactured housing as emergency housing	P	P	P	N
Manufactured housing park	P	P	P	N
Manufactured subdivision	C	C	C	N
Multifamily dwelling	P	P	P	N**
Single-family	P	P	P	N**
Two-family dwelling	P	P	P	N**
<b>RESIDENTIAL ACCESSORY USES</b>				
Accessory apartment	N	C	C	N**
Building	P	P	P	N**
Home occupation	P	P	P	N**
Greenhouse	N	C	C	N**
Non-pets, kennels	E	E	E	N**
Outdoor storage	P	P	P	N**
Road side stand	P	P	P	N
Roomers, less than three	P	P	P	N
Shelter, emergency	P	P	P	N
Stable	E	E	E	N**
Storage of travel trailers, campers, boats	P	E	P	N**
Swimming pool	P	P	P	N**
Yard sales	P	P	P	N

Current CR June 15 CR Prop. CR-1 Proposed CR-2 Proposed

RESIDENTIAL - SPECIAL SERVICE

Assisted living facility	P	P	P	N**
Bed-and-breakfast	C	<del>P</del>	<del>P</del>	N**
Boarding/rooming/lodging house	P	P	P	N**
Dormitory	E	E	E	N**
Emergency shelter/housing	E	E	E	N
Transitional housing	N	N	N	N

EDUCATIONAL/CULTURAL USES

Library/museums/gallery	P	P	P	P
Preschool/Kindergarten	E	E	E	N
School, trade/vocational	E	E	E	N
School, college/university/community college	E	E	E	N
School, elementary/secondary	E	E	E	N

BUSINESS

Eating and drinking place	P	P	P	P
Flea/farmer's market	P	P	P	N
Neighborhood store	P	P	P	P
Retail sales	P	<del>N</del>	<del>N</del>	N
Sexually oriented business	P	<del>N</del>	<del>N</del>	N
Shopping center/mall	P	<del>N</del>	<del>N</del>	N



WATER-RELATED/DEPENDENT USES

- Commercial beach
- Dry slips
- Marina/yacht club
- Watercraft long-term storage
- Marine vehicle sales and service
- Watercraft launch/rental
- Watercraft repair/building

COMMERCIAL AND INDUSTRIAL

- Commercial printing/photographic processing
- Dry cleaning establishment
- Fuel/wholesale/bulk storage and sales
- Indoor storage, self-service
- Lumber yard/construction yard
- Manufacturing
- Packaging and processing
- Product assembly/testing
- Research and development
- Warehouse
- Wholesale distribution center

	Current <u>CR</u>	June 15 <u>CR Prop.</u>	CR-1 <u>Proposed</u>	CR-2 <u>Proposed</u>
Commercial beach	P	P	P	N
Dry slips	C	C	C	N
Marina/yacht club	C	C	C	N
Watercraft long-term storage	C	C	C	N
Marine vehicle sales and service	P	P	P	P
Watercraft launch/rental	P	P	P	P
Watercraft repair/building	P	P	P	P
Commercial printing/photographic processing	E	E	E	N
Dry cleaning establishment	N	N	N	N
Fuel/wholesale/bulk storage and sales	N	N	N	N
Indoor storage, self-service	P	<u>N</u>	P	N
Lumber yard/construction yard	N	N	N	N
Manufacturing	N	N	N	N
Packaging and processing	N	N	N	N
Product assembly/testing	N	N	N	N
Research and development	N	N	N	N
Warehouse	N	N	N	N
Wholesale distribution center	N	N	N	N

TRANSPORTATION

- Airport/heliport
- Car wash/detailing
- Commercial parking garage or lot
- Salt storage shed
- Taxi service
- Transit station
- Truck rental establishment
- Truck terminal
- Vehicle dealership, sales and service
- Vehicle fueling center/light service
- Vehicle rental establishment
- Vehicle salvage yard/wrecking
- Vehicle storage, long-term

Current      June 15      CR-1      CR-2  
CR      CR Prop.      Proposed      Proposed

N	N	N	N
P	<u>E</u>	<u>E</u>	N
P	<u>P</u>	<u>P</u>	N
E	<u>E</u>	<u>E</u>	N
P	<u>P</u>	<u>P</u>	N
P	<u>P</u>	<u>P</u>	N
P	<u>P</u>	<u>P</u>	N
N	<u>N</u>	<u>N</u>	N
N	<u>N</u>	<u>N</u>	N
E	<u>N</u>	<u>N</u>	N
C	<u>C</u>	<u>C</u>	N
N	<u>N</u>	<u>N</u>	N
N	<u>N</u>	<u>N</u>	N
N	<u>N</u>	<u>N</u>	N
N	<u>N</u>	<u>N</u>	N
N	<u>N</u>	<u>N</u>	N
E	<u>E</u>	<u>E</u>	N
C	<u>C</u>	<u>C</u>	N
E	<u>E</u>	<u>E</u>	N
E	<u>E</u>	<u>E</u>	N

GOVERNMENTAL AND PUBLIC SERVICES

- Communication tower
- Laconia municipal government use or facilities
- Power generation facility
- Utility

	<u>Current</u>	<u>June 15</u>	<u>CR-1</u>	<u>CR-2</u>
	<u>CR</u>	<u>CR Prop.</u>	<u>Proposed</u>	<u>Proposed</u>
<b>LAND EXTENSIVE USES</b>				
Agriculture, including livestock	P	<del>E</del>	E	N
Agriculture/greenhouse, excluding livestock	P	P	P	N
Cemetery	E	E	E	N
Earth materials processing/sawmills	N	N	N	N
Excavation	N	N	N	N
Forestry	P	P	N	N
Junkyards	N	N	N	N
Landfill/resource recovery facility	N	N	N	N
<b>NONRESIDENTIAL ACCESSORY USES</b>				
Accessory docks	P	P	P	N
Building	P	P	P	P
Day care/nursery	P	P	P	N
Drive-through	P	P	P	P
Employee amenities	P	P	P	P
Outdoor storage	P	P	P	P
Retail outlet to industrial use	N	N	N	N
Take-out window	P	P	P	P
Storage containers	P	P	P	P
Storage trailers	N	N	N	N

(\*\* There are special provisions for residential development in the CR-2 zone. See Article X. Residential development of any kind is not allowed on the ground level. Some accessory uses may be allowed, provided the primary use is allowed and meets the no ground floor living quarters requirement.)

Route 3  
400 ft on either side from centerline

