

CITY OF LACONIA
REGULAR PLANNING BOARD MEETING
Tuesday, January 6, 2026 - 6:30 PM
City Hall - Armand A. Bolduc City Council Chamber

AGENDA

1. CALL TO ORDER
2. MEMBERS IN ATTENDANCE
3. RECORDING SECRETARY
4. CITY STAFF IN ATTENDANCE
5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETING

5.1. Minutes from the 12/16/2025 Regular Planning Board Meeting

Documents:

[2025.12.16 MINUTES.PDF](#)

6. CONTINUED APPLICATIONS AND PUBLIC HEARINGS FOR FORMAL CONSIDERATION

6.1. PB2026-021; 604 Endicott St N (128-252-3.1)

Applicant proposes to amend their previous site plan approval to increase the size and capacity of the stormwater detention pond.

Documents:

[PB2026-021_STAFF REPORT.PDF](#)
[PB2026-021_APPLICATION.PDF](#)
[PB2026-021_PLANS.PDF](#)
[PB2026-021_STORMWATER REPORT.PDF](#)
[LETTER FROM LEGAL.PDF](#)
[604 ENDICOTT ST N - MBC STORMWATER COMMENTS 6.20.25.PDF](#)
[WSP OBJECTION TO TIKI PLAZA SITE PLAN 12-9-2025.PDF](#)
[PINE HOLLOW OBJECTION 12-31-25 WITH ATTACHED ENGINEER REPORT.PDF](#)

7. NEW APPLICATIONS AND PUBLIC HEARINGS FOR FORMAL CONSIDERATION

7.1. PB2026-022 1206 Old North Main St. (974-404-7)

The Agent/Appellant has requested this application be tabled.

8. CONCEPTUAL REVIEW AND PRESENTATIONS

8.1. Conceptual Review; 1085 White Oaks Road (163-241-8)

The applicant proposes to construct a mixed-use development with various housing types, commercial space, and recreational amenities.

Documents:

[1085 WHITE OAKS RD_CONCEPTUAL APPLICATION.PDF](#)
[1085 WHITE OAKS RD_PLOT PLAN.PDF](#)
[1085 WHITE OAKS RD_BUILDING TYPES.PDF](#)
[1085 WHITE OAKS RD_PRESENTATION.PDF](#)
[1085 WHITE OAKS RD_MASTER PLAN.PDF](#)

9. PLANNING DEPARTMENT MONTHLY REPORT

Documents:

[PLANNING DEPARTMENT MONTHLY REPORT.PDF](#)

10. LIAISON REPORTS

10.1. CITY COUNCIL

10.2. LAKES REGION PLANNING COMMISSION

10.3. CONSERVATION COMMISSION

10.4. HISTORIC DISTRICT COMMISSION

11. OTHER BUSINESS

12. 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.

CITY OF LACONIA
REGULAR PLANNING BOARD MEETING
December 16, 2025 - 6:30 PM
City Hall - Armand A. Bolduc Council Chamber
Draft Minutes

12/16/2025 - Minutes

1. CALL TO ORDER

The Chair Rich McNeil brought the meeting to order at 6:30PM

2. ROLL CALL

Scott Pelchat performed roll call in attendance. Gail Ober, Dave Ouellette, Bruce Cheney, Gary Dionne, Michael DellaVecchia, Rich McNeil, Jacob Roy. Absent from tonight's meeting Amy Lovisek.

3. RECORDING SECRETARY

Scott Pelchat Planner Technician.

4. STAFF IN ATTENDANCE

Planning Director Rob Mora, Assistant Planning Director Tyler Carmichael.

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETING

5.I. Minutes from 11/3/2025 Meeting

The Prior Meeting Minutes were accepted as written.

6. CONTINUED PUBLIC HEARINGS, CONSIDERATION, AND POSSIBLE VOTE

7. NEW PUBLIC HEARINGS, POSSIBLE CONSIDERATION, AND VOTE

7.I. PB2025-060; White Oaks Rd (218-241-3)

Jon Rokeh Summarized the proposal to allow for an 8 unit cluster Subdivision.

Bruce Cheney made the motion to approve the perimeter buffer waiver for application PB2025-060 for White Oaks Road. It was seconded by **Gary Dionne**. and was unanimous.

Bruce Cheney made the motion to approve the sidewalk waiver for application PB2025-060 for White Oaks Road. it was seconded by Gary Dionne and was unanimous.

Gail Ober made a motion to accept the application PB2025-060 for White Oaks Road as complete with the findings of fact as presented in the Staff Report." this was seconded by Bruce Cheney and was unanimous.

Jon continued the narration of the two waivers one for reduced buffers and one waiver to not create sidewalks. summarizing the necessity for the reduced buffer and to allow for more space between the units and the narrow driveline in and the wetlands as they exist on the parcel. Jon referenced that this cluster seated on a higher point of the lot was a reason as well. Jon's narration included abutting parcels as well. Jon stated the request for the sidewalk waiver would in affect keep a sidewalk to

nowhere from happening. Dave Ouellette inquired regarding the buffer and its true value expressing he thought it was 75 feet for cluster subdivisions. Tyler stated it is allowed to be reduced to 40 with a waiver. Gail asked if they attended con com it was found it was not required as no wetland impact was to happen. Bruce Cheney stated he agreed that a side walk made no sense but wondered if moneys could be placed into a fund for the City's right of way as it abuts the entrance to this cluster but no side walks exist there now. Maybe someday we can walk down the road Jon stated it would not be much 10 feet on each side. Bruce requested this be pushed and wanted it a s a condition of the waiver.

The board opened to public comment at 6:51PM Keith Dube 556 Weirs Blvd spoke in opposition to the proposal citing Langley Cove and the effects to the cove itself Keith at this time had pictures of the cove itself and referenced a study hat was done regarding the cove. For full narration see meeting video.

Randy Rockwood 618 White oaks road spoke in opposition citing views of condominiums and that everything is being built up around us. see video for full narration.

Public comment was closed at 6:59PM

Tyler Carmichael read the staff report into the minutes.

1. Perimeter Buffer waiver to allow for a 40-foot perimeter buffer.
2. Sidewalk waiver to permit no construction of sidewalks for the development.

Consistency with Land Use Regulations

In accordance with RSA 674:43, § 63-15 of the City Code authorizes the Planning Board to review and approve or disapprove site plans for multifamily developments.

Findings of Fact

1. The application is complete and consistent with State and City land use regulations.
2. The application and site plans were reviewed by the Technical Review Committee (TRC) at its May 20, 2025 meeting. After discussion with the Committee members, it was mutually agreed that the applicant would return for a second review by the TRC.
3. The application and revised site plans were reviewed by the Technical Review Committee (TRC) at its August 20, 2025 meeting. After discussion with the Committee members, it was mutually agreed that the applicant would return for a third review by the TRC.
4. The application and revised site plans were reviewed by the Technical Review Committee (TRC) at its September 16, 2025 meeting. After discussion with the Committee members, it was mutually agreed that the applicant would return for a fourth review by the TRC.
5. The updated application and revised site plans were reviewed by the Technical Review Committee (TRC) at its November 18, 2025 meeting. Their comments have been incorporated in the recommended conditions of approval.

1. PRECONSTRUCTION REQUIREMENTS

All conditions in this section must be completed at least two weeks prior to commencing any work on-site.

1. **Plan Revisions.** Plans must be revised and submitted to the Planning Department to include all revisions required by the Technical Review Committee.
2. **Site Security.** The applicant must submit one of the following performance guarantees for

site improvement and restoration security (including but not limited to street work, utility installations, landscaping, and final pavement) to the Planning Department:

3. Cash or check in an amount equal to 11% of the total estimated cost for all sitework to be placed into escrow and returned to the applicant upon completion of the project; or

4. A performance bond in an amount equal to the total estimated cost for all sitework with the City as the obligee.

5. **HOA Documents.** HOA documents must be submitted to the Planning Department for review and approval. These documents must reflect that the association will be responsible for the water service beginning at the water main valve and individual units will be responsible for their service from the curb stop in. Additionally, fire services will need to be included in these documents as well. These documents must be recorded at the Belknap County Register of Deeds at the applicant's expense.

6. **911 Addressing Plan.** The addresses for all units must be issued by the Department of Public Works to ensure compliance with RSA 231:133 and 133-a. A 911 addressing plan must be submitted to the Planning Department for review and approval.

7. **Permits and Approvals.** The applicant must possess all required permits and approvals granted by federal, state, and municipal boards or agencies. All permits and approvals must be in place prior to the signing and recording of the final plans and mylar. Should any permit or approval be revoked at any time during the project, all work must cease until a new permit or approval is obtained. Copies of all permits and approvals must be provided by the Applicant to the Planning Department.

8. **Final Plans and Mylar.** Four final plan sets and a mylar plan must be submitted to, reviewed, and approved by the Planning Department. The mylar plan and Notice of Action must be recorded at the Belknap County Register of Deeds at the Applicant's expense.

9. **Erosion Controls.** Erosion controls must be in place and inspected and approved by the Planning Department. The Planning Department will perform regular inspections to ensure erosion controls are installed and maintained correctly.

10. **Compliance Inspections.** The Planning Department will perform regular site inspections to ensure compliance with City regulations and the conditions of this approval.

11. **Preconstruction Meeting.** A preconstruction meeting must be held between the developer and representatives from the Departments of Public Works, Planning, Fire, Police, and Water. Unless otherwise specified, all escrow checks must be received by the respective departments no later than one week following the preconstruction meeting. All other requirements in this section must be completed prior to conducting the preconstruction meeting.

2. CONSTRUCTION REQUIREMENTS

All conditions in this section must be met during the construction of the project.

2. **Water specifications.** All specifications for municipal water service as required by the Water Department apply to all construction.

3. **Water Inspections.** The Water Department must inspect all work on all water main and service lines.

4. **Fire Specifications.** The Applicant must adhere to all specifications as required by the Laconia Fire Department.

5. **Solid Waste Services.** Private trash and recycling services are required. If a dumpster or trash can enclosure is used, it must be located on a concrete pad and screened from view on all sides.

3. POST-CONSTRUCTION REQUIREMENTS

All conditions in this section must be met prior to the issuance of any Certificate of Occupancy.

3. **Snow Storage.** Snow storage and/or removal must be provided by the owner so drainage structures function properly and the required parking spaces can be utilized.

4. **Impact Fees.** Impact Fees in the amount of \$3,814.80 per dwelling unit must be paid to the Planning Department.

COMPLETION DATE

The project and all associated conditions must be completed by no later than December 2, 2032. If all conditions are not met, nor any extension application filed with the Laconia Planning Department, by the completion date, this approval will be null and void.

5. SEVEN-YEAR EXEMPTION

In accordance with RSA 674:39, this project is exempt from all regulatory changes for seven years from the date of approval. This exemption shall only apply if the applicant commences active and substantial development of the property within 3 years from the date of approval. This project shall achieve active and substantial development when:

5. Site work and infrastructure improvements have commenced; and
6. 20% of the foundation permits are issued and active.

6. VESTING

In accordance with RSA 674:39, this project shall be considered vested upon substantial completion of the approved improvements. This project shall achieve substantial completion when:

6. 100% of the site work and infrastructure are complete; and
7. 80% of the Certificates of Occupancy are issued.

Michael DellaVecchia moved to approve application PB2025-060 for White Oaks Road with the conditions of approval presented in the Staff Report it was seconded by **Gary Dionne** and was approved.

7.II. PB2026-020; 563 Weirs Blvd. (216-248-12)

Michael DellaVecchia moved to accept application PB2026-020 for 563 Weirs Blvd as complete with the findings of fact as presented in the Staff Report this was seconded by **Gary Dionne** and was accepted.

Jon Rokeh Summarized the proposal to amend the current plan to remove underground parking. using the new plan set to show the location of the area to be used for parking if the amendment is approved this would eliminate underground parking in two of the larger buildings and would cast it outside for outdoor parking. John showed the existing roadway and all original planned areas and then defined where this parking would be in accordance. Jon stated underground parking on a smaller building

The board opened to the public comment at 7:15PM Lynn Trepid 556 Weirs Blvd commented regarding the runoff calculations look good on paper and claimed current drainage is not working. please see video for full narration.

Keith Dube 556 Weirs Boulevard stating detention ponds and that these release dirty water and after these ponds were put in this caused the Langley cove problem. please see video for full narration.

Tyler Carmichael read the staff report into the minutes.

1. The application is complete and consistent with State and City land use regulations.
2. The original site plan was conditionally approved by the Planning Board at its July 10, 2018 meeting.

3. The application and site plans were reviewed by the Technical Review Committee (TRC) at its October 21, 2025 meeting. After discussion with the Committee members, it was mutually agreed that the applicant would return for a second review by the TRC.

4. The revised application and site plans were reviewed by the Technical Review Committee (TRC) at its November 18, 2025 meeting. Their comments have been incorporated in the recommended conditions of approval.

1. **Plan Revisions.** Plans must be revised and submitted to the Planning Department to include all revisions required by the Technical Review Committee.

2. **Final Plans.** Four final plan sets must be submitted to, reviewed, and approved by the Planning Department. These plan sets must include all amendments and revisions previously approved by the Planning Board and required by City, State, and Federal agencies.

Compliance Inspections. The Planning Department will perform regular site inspections to ensure compliance with City regulations and the conditions of this approval.

4. **Water Specifications.** All specifications for municipal water service as required by the Water Department apply to all construction.

5. **Water Inspections.** The Water Department must inspect all work on all water main and service lines.

6. **Fire Specifications.** The Applicant must adhere to all specifications as required by the Laconia Fire Department.

7. **Solid Waste Services.** Private trash and recycling services are required. If a dumpster or trash can enclosure is used, it must be located on a concrete pad and screened from view on all sides.

8. **Parking Delineation.** The required number of parking spaces must be delineated by paint, sign, or other method as approved by the Laconia Planning Department.

9. **Snow Storage.** Snow storage and/or removal must be provided by the owner so drainage structures function properly and the required parking spaces can be utilized.

10. **Completion Date.** The project and all associated conditions must be completed by no later than December 2, 2032. If all conditions are not met, nor any extension application filed with the Laconia Planning Department, by the completion date, this approval is null and void.

11. **Seven-Year Exemption.** In accordance with RSA 674:39, this project is exempt from all regulatory changes for seven years from the date of approval. This exemption shall only apply if the applicant commences active and substantial development of the property within 3 years from the date of approval. This project shall achieve active and substantial development when:

12. Site work and infrastructure improvements have commenced; and

13. 20% of the foundation permits are issued and active.

12. **Vesting.** In accordance with RSA 674:39, this project shall be considered vested upon substantial completion of the approved improvements. This project shall achieve substantial completion when:

13. 100% of the site work and infrastructure are complete; and

14. 80% of the Certificates of Occupancy are issued.

13. **Prior Conditions.** All conditions of previous Planning Board approvals which are not altered

by this approval remain in effect.

Gary Dionne moved to approve application PB2026-020 for 563 Weirs Blvd with the conditions of approval presented in the Staff Report this was seconded by **Michael DellaVecchia** and was approved.

7.III. PB2026-017; 18 Endicott St (162-40-5)

A motion was made by **Dave Ouellette** to accept the application as complete and was seconded by **Gail Ober**.

Alex Conrad from North Water Marine spoke regarding the proposal to amend a previous approval to allow for the use of the previous area where currently the revamped valet program works better now. Alex summarized further to allow the board a full understanding of the proposal. This attempt would reduce foot traffic and increase safety on Chanell lane. Rich McNeil stated those buildings would go away and a parking area to be used per the amendment. Gail inquired about the current boat racks and if they were covered and Alex stated yes they are a three sided building with a roof. Gail stated no increase to impervious surface as these had slab foundations.

It was opened to public comment at 7:44PM Charlie St Clair spoke regarding this proposal and stated he felt it was great news and was in support of this and was very happy this was to happen. close to public at 7:45PM.

Tyler Carmichael read the Staff report into the minutes the staff report is referenced below.

1. The application is complete and consistent with State and City land use regulations.
2. The original site plan was conditionally approved by the Planning Board at its November 9, 2021 meeting.
3. The application and site plans were reviewed by the Technical Review Committee (TRC) at its October 21, 2025 meeting. After discussion with the Committee members, it was mutually agreed that the applicant would return for a second review by the TRC.
4. The revised application and site plans were reviewed by the Technical Review Committee (TRC) at its November 18, 2025 meeting. Their comments have been incorporated in the recommended conditions of approval.
 1. **Final Plans.** Four final plan sets must be submitted to, reviewed, and approved by the Planning Department.
 2. **Erosion Controls.** Erosion controls must be in place and inspected and approved by the Planning Department. The Planning Department will perform regular inspections to ensure erosion controls are installed and maintained correctly.
 3. **Compliance Inspections.** The Planning Department will perform regular site inspections to ensure compliance with City regulations and the conditions of this approval.
 4. **Snow Storage.** Snow storage and/or removal must be provided by the owner so drainage structures function properly and the required parking spaces can be utilized.
 5. **Completion Date.** The project and all associated conditions must be completed by no later than December 2, 2032. If all conditions are not met, nor any extension application filed with the Laconia Planning Department, by the completion date, this approval is null and void.
 6. **Seven-Year Exemption.** In accordance with RSA 674:39, this project is exempt from all regulatory changes for seven years from the date of approval. This exemption shall only apply if the applicant commences active and substantial development of the property within 3 years from the date of approval. This project shall achieve active and substantial

development when:

7. Site work and infrastructure improvements have commenced; and

8. 20% of the foundation permits are issued and active.

9. **Vesting.** In accordance with RSA 674:39, this project shall be considered vested upon substantial completion of the approved improvements. This project shall achieve substantial completion when:

10. 100% of the site work and infrastructure are complete; and

11. 80% of the Certificates of Occupancy are issued.

12. **Prior Conditions.** All conditions of previous Planning Board approvals which are not altered by this approval remain in effect.

Michael DellaVecchia Made a motion to approve application PB2026-17 for 18 Endicott St using the finding of facts included in the staff report this was seconded by **Gail Ober** and was approved.

7.IV. PB2026-024; 84 Union Ave (442-220-10)

Dave Ouellette made a motion to accept application PB2026-024 for 84 Union Ave as complete with the findings of fact as presented in the Staff Report. **Gail Ober** seconded this motion.

Kevin Hayhurst spoke regarding the proposal to change the use from retail to healthcare facilities with no modifications or expansion of the current footprint of the existing structure.

It was opened to public comment and none was made.

The board asked if any change was to occur it was found to be no.

Tyler Carmichael read the staff report into the minutes.

1. The application is complete and consistent with State and City land use regulations.

2. The application and site plans were reviewed by the Technical Review Committee (TRC) at its November 18, 2025 meeting. The Committee had no recommended conditions of approval.

Gail Ober made a motion to approve application PB2026-025 for 84 Union Ave. it was seconded by **Dave Ouellette** and was approved.

7.V. PB2026-025; 127 Belvedere St (344-21-43)

Mike DellaVecchia motioned to accept application PB2026-025 for 127 Belvedere St. as complete with the findings of fact as presented in the Staff Report. it was seconded by **Gary Dionne**

Mark Condodemetra from GCE summarized the proposal to subdivide the existing parcel into two separate lots.

The board opened to public comment and Barry Warren spoke in opposition stating he submitted an email regarding this would become a smaller lot and the North St side.

Tyler clarified the relief from ZBA for the board and that any new structure that did not meet existing approvals would still need possible relief depending on the proposal.

Gail did this create a non conforming lot no was the answer given.

Dave Ouellette asked for determination of location and that was given by the agent.

Tyler Carmichael read the staff report into the minutes.

1. The application is complete and consistent with State and City land use regulations.
2. At its October 20, 2025 meeting, the Zoning Board of Adjustment granted variances to allow for reduced side and rear setbacks, reduced greenspace, reduced lot size, and reduced road frontage.
3. The application and site plans were reviewed by the Technical Review Committee (TRC) at its August 20, 2025 meeting. Their comments have been incorporated in the recommended conditions of approval.
1. **Plan Revisions.** Plans must be revised and submitted to the Planning Department to include the following:
 1. Remove mblu references for proposed lots and relabel them as "Lot 1" and "Lot 2."
 2. Proposed utility connections for the new lot
2. **Final Plans and Mylar.** Four final plan sets and a mylar plan must be submitted to, reviewed, and approved by the Planning Department. The mylar plan and Notice of Action must be recorded at the Belknap County Register of Deeds at the Applicant's expense.
3. **Impact Fees.** Impact Fees in the amount of \$3,814.80 per new dwelling unit must be paid to the Planning Department.
4. **Completion Date.** The subdivision and all associated conditions must be completed by no later than December 2, 2032. If all conditions are not met, nor any extension application filed with the Laconia Planning Department, by the completion date, this approval is null and void.

Gary Dionne motioned to approve application PB2026-025 for 127 Belvidere St. with the conditions of approval presented in the Staff Report. this was seconded by **Michael DellaVecchia** and was approved.

7.VI. Capital Improvements Plan

The Planning board made a motion to allow for the scoring results to go before city council for there review.

8. PRESENTATIONS

9. PLANNING DEPARTMENT REPORT

9.I. Planning department report

Rob Mora gave the Planning Department report.

9.II. TRC Draft Minutes

10. LIAISON REPORTS

Rich McNeil commented regarding the LRPC

11. CITY COUNCIL
12. LAKES REGION PLANNING COMMISSION
13. CONSERVATION COMMISSION
14. HISTORIC DISTRICT COMMISSION
15. OTHER BUSINESS

Bruce Cheney thanked the Board and staff for the time and attention to detail and the impact of what they do.

16. ADJOURNMENT

The Meeting was adjourned at 8:30PM



CITY OF LACONIA

PLANNING BOARD – STAFF REPORT

Application #: PB2026-021
Location: 604 Endicott St N (128-252-3.1)
Owner(s): Tiki Plaza LLC
Applicant(s): Ethan Wood
Meeting Date: January 6, 2026

Agenda Item #

6.1

Application Type

Site Plan Amendment

Acreage

1 acre

Zoning District

Commercial Resort (CR)

Existing Use

Retail

Surrounding Use

Arcade

Retail

Outdoor Recreation

Manufactured Housing Park

Application(s) Complete

Yes

TRC

11/18/2025

Impact Fees

\$1,296.00

Notices Sent

11/19/2025

Regional Impact

No

Summary of Application and Background

The applicant is proposing to amend their previous site plan approval to increase the size and capacity of the stormwater detention pond.

Waiver(s):

There are no proposed waivers for this application.

Consistency with Land Use Regulations

In accordance with RSA 674:43, § 63-15 of the City Code authorizes the Planning Board to review and approve or disapprove site plans for commercial developments.

Findings of Fact

1. The application is complete and consistent with State and City land use regulations.
2. The original site plan application was accepted as complete and conditionally approved by the Planning Board at its May 3, 2023 meeting.
3. Pine Hollow Campground appealed the Planning Board's decision to the Belknap Superior Court. The Court issued its ruling on November 20, 2023 which affirmed the Board's decision regarding application acceptance, parking, and traffic but remanded it back to the Board to clarify its findings regarding stormwater runoff mitigation.
4. Following further appeal to the New Hampshire Supreme Court, a mediated settlement agreement was executed between Pine Hollow Campground, the Applicant, and the City on March 19, 2024. The Applicant submitted this site plan amendment in accordance with that agreement.
5. The application, site plan, and stormwater management analysis report were reviewed by the Technical Review Committee (TRC) at its November 18, 2025 meeting. The TRC had no concerns regarding the application, amended plan, and stormwater management analysis report as it shows a net decrease from pre-development flow to post-development flow.
6. In accordance with the Superior Court's ruling and the mediated settlement agreement, the Planning Board is only invoking its jurisdiction to review the amended site plan for the changes to the detention pond.

Staff Recommendation – Application Acceptance and Approval

The Planning Department recommends the Planning Board accept the application as complete and hold a public hearing on the application. After the public hearing has concluded, the Department recommends the Board discuss and vote to approve the application with the recommended conditions of approval.



CITY OF LACONIA

PLANNING BOARD – STAFF REPORT

Application #: PB2026-021
Location: 604 Endicott St N (128-252-3.1)
Owner(s): Tiki Plaza LLC
Applicant(s): Ethan Wood
Meeting Date: January 6, 2026

STAFF-RECOMMENDED CONDITIONS OF APPROVAL

- 1. Settlement Agreement.** The applicant must adhere to the requirements and conditions outlined in the Pine Hollow and Tiki Plaza LLC Settlement Agreement dated March 19, 2024.
- 2. Third-Party Inspection.** The Department of Public Works shall oversee a third-party inspection of the detention pond at the applicant's expense to confirm construction was completed in accordance with the approved plans prior to the issuance of a certificate of occupancy.
- 3. Prior Conditions.** All conditions of the previous Planning Board approval which are not altered by this approval remain in effect.
- 4. Completion Date.** The project and all associated conditions must be completed by no later than November 3, 2032. If all conditions are not met, nor any extension application filed with the Laconia Planning Department, by the completion date, this approval is null and void.



CITY OF LACONIA

PLANNING BOARD – STAFF REPORT

Application #: PB2026-021
Location: 604 Endicott St N (128-252-3.1)
Owner(s): Tiki Plaza LLC
Applicant(s): Ethan Wood
Meeting Date: January 6, 2026

SAMPLE MOTIONS

Motion 1

“I move to accept application PB2026-021 for 604 Endicott St N as complete.”

Motion 2

“I move to approve application PB2026-021 for 604 Endicott St N with the findings of fact and conditions of approval presented in the Staff Report.”



Application(s) #: PB2020-021
Fees Paid: \$ 270.00
Check #: 110479
Receipt #:

PLANNING BOARD APPLICATION

Project Name: Tiki Plaza

Project Address: 604 Endicott Street North, Laconia, NH 03246

Tax Map/ Lot # (s): 128/252/3.1 Zoning District (s): CR Parcel Size Acres: 1 acre

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

Submittal Request (Check all that apply):

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

Proposal Description: This application is for the construction of a 2,700 s.f. metal building. The proposed building will be located behind the existing rental building. The proposed building will be used by a landscape company or storage.

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

PROPERTY OWNER 1

PROPERTY OWNER 2

AGENT / APPLICANT

Printed Name: Donald Gagnon

Ethan G. Wood, Esq.

Signature: _____

Date: 10/15/25

10/15/25



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
128-252-3.1	Donald Gagnon - Owner	46 Lucerne Ave, Laconia, NH 03246
	Engineer, Kent Brown, P.E.	Brown Engineering, P.O. Box 703 Ashland, NH 03217
	Surveyor, Kevin French, L.L.S.	581 School Street, Rumney, NH 03266
	Agent, Ethan G. Wood, Esq.	Normandin, Cheney & O'Neil, PLLC, P.O. Box 575 Laconia, NH 03247
126-252-2	Pine Hollow Campground	P.O. Box 745, Natick, MA 01760
128-252-3	Hayhurst Realty, LLC	20 Shane Way, #6, Laconia, NH 03246
128-252-4	Weirs Sports Center, Inc.	P.O. Box 5428, Laconia, NH 03247

Name of Person Preparing List Ethan G. Wood, Esq.

Date Prepared

Preparer's Signature

Date

6/15/25

*Fee per Abutter \$10.00

ABUTTERS LIST
Tax Map 128-252-3.1

Donald Gagnon
46 Lucerne Avenue
Laconia, NH 03246

Owner

Weirs Sports Center, Inc.
P.O. Box 5428
Laconia, NH 03247

Tax Map 147-030-000

Hayhurst Realty, LLC
20 Shane Way #6
Laconia, NH 03246

Tax Map 128-252-3

Pine Hollow Campground
P.O. Box 745
Natick, MA 01760

Tax Map 126-252-2-086

Kevin French, L.L.S.
French Land Services, Inc.
581 School Street
Rumney, NH 03266

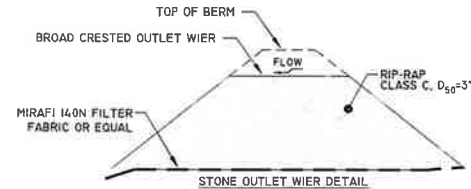
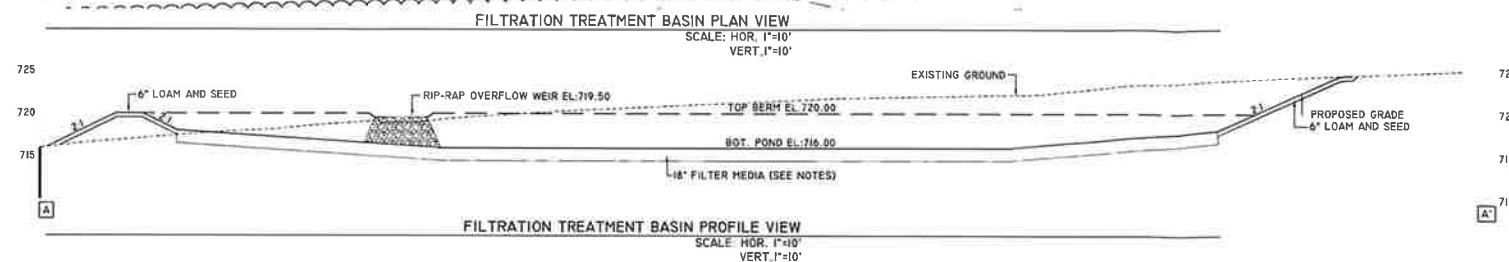
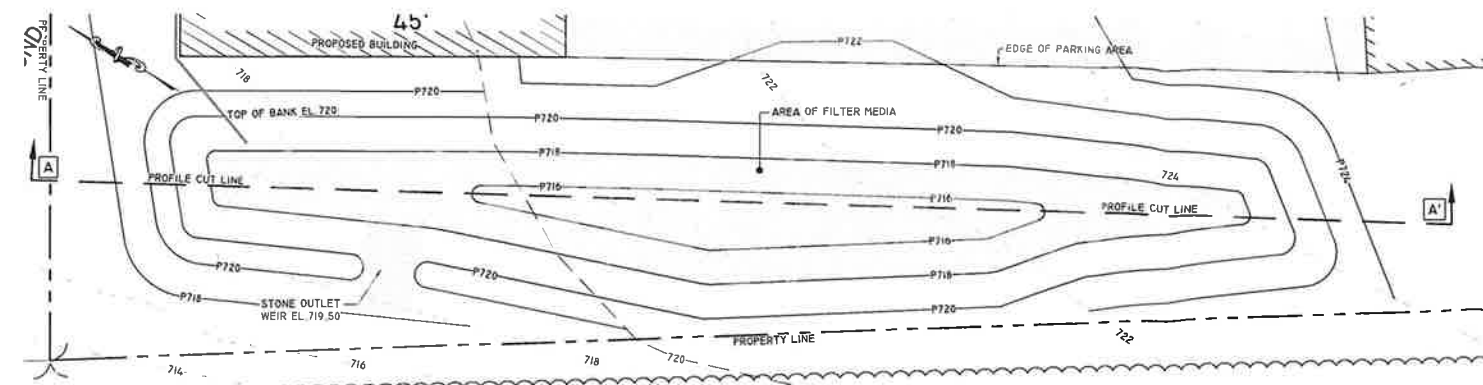
Surveyor

Kent Brown, P.E.
Brown Engineering,
P.O. Box 703
Ashland, NH 03217
(603) 744-1044

Engineer

Attorney Ethan G. Wood
Normandin, Cheney & O'Neil, PLLC
213 Union Avenue
Laconia, NH 03246
(603) 524-4380
ewood@nco-law.com

Applicant / Agent



RIP-RAP OUTLET WEIR

1. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIP-RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK USED FOR RIP-RAP SHALL BE CLASS C, D50 = 3".
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP-RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP-RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

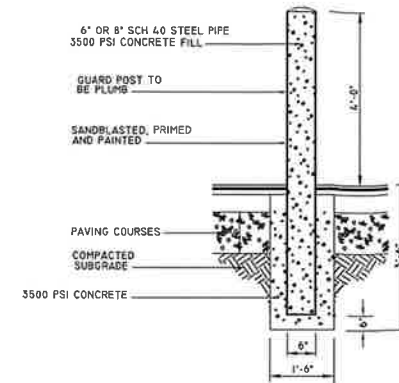
FILTRATION BASIN NOTES

1. FILTER MEDIA SHALL BE A MINIMUM OF 18" DEEP.
2. FILTER MEDIA SHALL CONSIST OF ONE OF THE FOLLOWING MIXTURES VOLUME:
 - A) 50% TO 55% BY VOLUME SAND THAT IS CERTIFIED BY ITS PRODUCER AS MEETING THE REQUIREMENTS FOR ASTM C-33 CONCRETE SAND, 20% TO 30% BY VOLUME OF LOAMY SAND TOPSOIL WITH 15% TO 25% FINES PASSING THE NUMBER 200 SIEVE, AND 20% TO 30% BY VOLUME MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 5% PASSING THE NUMBER 200 SIEVE.
 - B) 20% TO 30% BY VOLUME OF MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH THAT HAS NO MORE THAN 5% FINES PASSING THE NUMBER 200 SIEVE, WITH 80% TO 80% BY VOLUME LOAMY COARSE SAND USED IN THE MIXTURE MEETING THE FOLLOWING SIEVE ANALYSIS SPECIFICATION:
 1. FROM 85 TO 100 PERCENT BY WEIGHT SHALL PASS THE NUMBER 10 SIEVE.
 2. FROM 70 TO 100 PERCENT BY WEIGHT SHALL PASS THE NUMBER 20 SIEVE.
 3. FROM 15 TO 40 PERCENT BY WEIGHT SHALL PASS THE NUMBER 60 SIEVE, AND
 4. FROM 6 TO 15 PERCENT BY WEIGHT SHALL PASS THE NUMBER 200 SIEVE.
3. FILTER MATERIAL AND SIDE SLOPES SHALL BE SEEDED WITH A RYE GRASS MIXTURE CONTAINING PERENNIAL AND WINTER RYES, AT A RATE SPECIFIED BY THE MANUFACTURER. STABILIZE THE SLOPES WITH STRAW TO A DEPTH OF 1".

INSPECTION AND MAINTENANCE

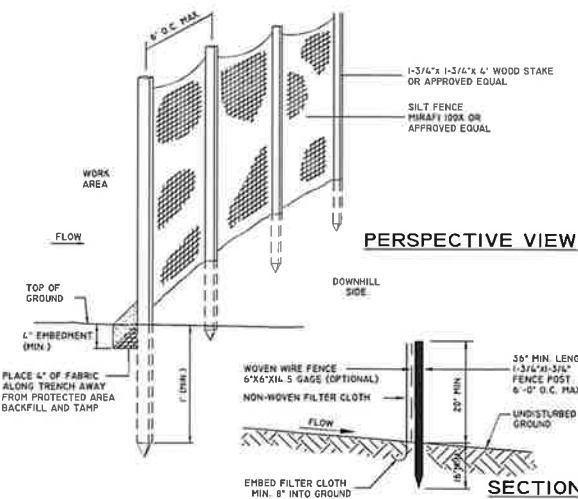
OWNER TO BE RESPONSIBLE FOR THE FOLLOWING AFTER CONSTRUCTION:

1. REMOVAL OF ACCUMULATED SEDIMENT.
2. PERIODIC INSPECTION AND REPAIR OF OUTLET FLOWS.
3. PERIODIC MOWING AND REMOVAL OF WOODY VEGETATION.



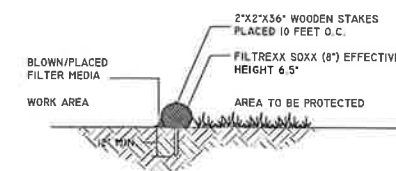
NOTE

1. BOLLARD TO BE INSTALLED TO PROTECT MECHANICAL SYSTEMS AND PROPANE STORAGE TANKS FROM IMPACT BY TRAFFIC IN PARKING LOT.
2. OTHER BARRIERS MAY BE SUBSTITUTED FOR BOLLARDS GIVEN THAT THE SUBSTITUTION PROVIDES AN EQUAL OR GREATER PROTECTION.
3. BARRIERS TO BE MAINTAINED AS REQUIRED.

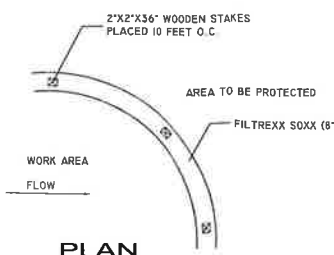


SILT FENCE DETAIL

NOT TO SCALE



SECTION



PLAN

'FILTREXX' SEDIMENT CONTROL DETAIL ("SOXX")

NOT TO SCALE

NOTE

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON-SITE, AS DETERMINED BY THE ENGINEER.
4. MAXIMUM SLOPE LENGTH ABOVE THE FILTREXX SOXX IS 200 FEET FOR A 10% SLOPE, 140 FEET FOR A 15% SLOPE, 100 FEET FOR A 20% SLOPE, 80 FEET FOR A 25% SLOPE.
5. CONTRACTOR IS TO BE FILTREXX CERTIFIED AS DETERMINED BY MANUFACTURER.
6. STAKES SHALL BE INSTALLED THROUGH THE MIDDLE OF THE SOXX ON 10 FOOT CENTERS.
7. SEDIMENT CONTROL SHOULD BE PLACED NEAR PARALLEL TO THE BASE OF THE SLOPE AS SHOWN ON THE PLANS.
8. LOOSE COMPOST MAY BE BACKFILLED ALONG THE UPSLOPE SIDE OF THE SOXX, FILLING THE SEAM BETWEEN THE SOIL AND THE DEVICE.
9. IF THE 'FILTREXX SOXX' IS TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, IT MAY BE SEEDED AT THE TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION.

MAINTENANCE

1. SILT FENCES ARE TO BE INSPECTED IMMEDIATELY AFTER EVERY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.



DETAIL SHEET

TAX MAP 128 BLOCK 252 LOT 3.1
604 ENDICOTT STREET NORTH LACONIA, N.H.

PREPARED FOR:
TIKI PLAZA LLC

46 LUCERNE AVE
LACONIA, NH 03246
BK 3473 PG 195

PREPARED BY:
BROWN ENGINEERING LLC.

63 WEST STREET
ASHLAND, NH 03217
TEL: (603) 744-1044
WWW.BROWENGINEERINGLLC.COM

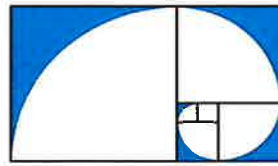


GRAPHIC SCALE
20 10 0 20
SCALE: 1" = 20'

DATE:
MARCH 20, 2023

JOB NO: 5028-02
SHT 3 OF 3

REV.	DATE	DESCRIPTION	BY
1	6/14/23	REVISE PER TRC COMMENTS	RLB



**BROWN
ENGINEERING**

63 West Street – PO Box 703
Ashland, NH 03217
Phone (603) 744-1044
www.browngineeringllc.com

STORMWATER MANAGEMENT ANALYSIS REPORT

Tiki Plaza

Tax Map 128 Block 252 Lot 3.1

64 Endicott Street

Laconia, New Hampshire

Date:

March 31, 2023

Revised: January 13, 2025

Prepared for:

Tiki Plaza LLC

34 Lucerne Ave

Laconia, New Hampshire 03246

STORMWATER MANAGEMENT REPORT

Tiki Plaza - Map: 128 Block 252 Lot: 3.1

Overview of the Project:

The Proposed Site Plan is to construct a 2,700 square foot building in the rear of the existing building located at 64 Endicott Street

Methodology

In order to take various characteristics and physical properties into account when preparing a model of actual conditions, and to better manage the numerous values and specific information for each watershed, computer aided design software was used. HydroCAD (v10.0) software was used to model specific watershed areas and provide a complete set of calculations to demonstrate the performance of these areas under a variety of conditions. The software is based on the widely accepted and practiced SCS TR-20 model and is used to develop peak rates of runoff, perform stage-storage-discharge calculations, and other hydraulic analysis for various rainfall events. All calculations are carried to the control points, which are intended to simulate a positive outfall in order to accurately compare and account for project impacts.

The analysis was performed using the 2-, 25-, and 50-year storm frequencies over a Type III 24-hour storm duration. The hydraulic conditions that result from rainfall associated with these events were analyzed for a comparison of the existing peak rate and volume of runoff to post-development conditions.

The storm event rainfall amounts are derived using the Northeast Regional Climate Center, Extreme Precipitation Tables (attached herewith) provided by Cornell University.

Evaluation of Existing Conditions

An on-ground survey was conducted by this office to obtain the existing topography in conjunction with lidar provided by UNH. The soils were mapped using the USDA Natural Resources Conservation Service, Web Soil Survey.

The site consists of one parcel known as Tax Map 128 Block 252 Lot 3.1 located off at 64 Endicott Street, Laconia, NH. The site cover is currently mostly impervious with a consistent slope from east to west. The soils on site consist of Henniker fine sandy loam and Metacomet fine sandy loam. Both of these soils are classified as hydraulic soil group C.

The site naturally drains from east to west, running off site onto two abutting properties. A point of analysis has been created for each of the abutters. Stormwater runoff is analyzed at the subject parcel property line to ensure there is no adverse effects on the abutting properties.

STORMWATER MANAGEMENT REPORT

Tiki Plaza - Map: 128 Block 252 Lot: 3.1

Evaluation of Proposed Conditions

The proposed work to be done is the erection of a 60' x 45' (2,700 sf) garage building. The existing driveway and parking area associated with the proposed building will be regraded to ensure the stormwater overland flow will enter the proposed stormwater management basin.

The general flow direction of the stormwater flow remains unchanged from the existing condition to the proposed post construction condition.

Table 1: Summary of Flow Rates

REACH -1

Western Property Line

Storm Frequency	Pre-development Peak Flow (c.f.s)	Post-development Peak Flow (c.f.s)
2-Year	2.62	0.54
25-Year	5.31	4.25
50-Year	6.37	5.88

REACH -2

Northern Property Line

Storm Frequency	Pre-development Peak Flow (c.f.s)	Post-development Peak Flow (c.f.s)
2-Year	0.93	0.81
25-Year	2.01	1.72
50-Year	2.44	2.07

STORMWATER MANAGEMENT REPORT

Tiki Plaza - Map: 128 Block 252 Lot: 3.1

Summary

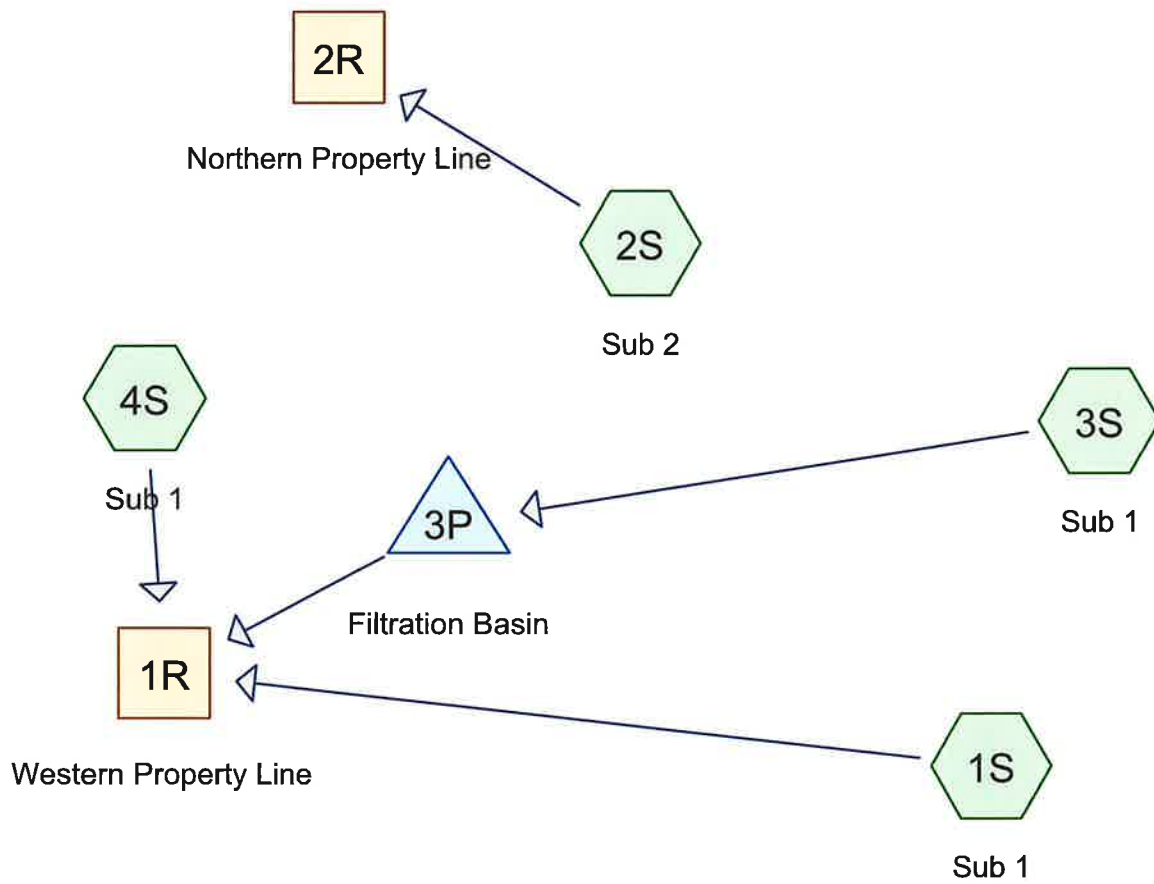
STORMWATER BASINS:

The type of stormwater basin implemented in the site design is a filtration basin. The filtration basin has been sized for the 25-year storm event and can handle a 50-year storm event without overtopping. In order to account for the slow percolation rate of the parent material, the pond has been enlarged to increase the surface area, ultimately increasing the infiltration abilities of the pond.

The proposed pond will treat the stormwater runoff and is effective in phosphorous and nitrogen load reductions. The pond will also act as a detention basin which is instrumental in the balancing of flow rates between the existing conditions and the proposed conditions.

CONCLUSION:

The proposed site development by Tiki Plaza LLC. will not create any adverse effects downstream in storm water flow rates or quality.



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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	Type III 24-hr		Default	24.00	1	2.73	2

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.468	74	>75% Grass cover, Good, HSG C (1S, 2S, 3S, 4S)
1.233	98	Impervious (1S, 2S, 3S)
1.702	91	TOTAL AREA

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.468	HSG C	1S, 2S, 3S, 4S
0.000	HSG D	
1.233	Other	1S, 2S, 3S
1.702		TOTAL AREA

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Prepared by Brown Engineering LLC

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.468	0.000	0.000	0.468	>75% Grass cover, Good	1S, 2S, 3S, 4S
0.000	0.000	0.000	0.000	1.233	1.233	Impervious	1S, 2S, 3S
0.000	0.000	0.468	0.000	1.233	1.702	TOTAL AREA	

5028-02 Post - rev*Type III 24-hr 2-Year Rainfall=2.73"*

Prepared by Brown Engineering LLC

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Sub 1 Runoff Area=10,587 sf 36.67% Impervious Runoff Depth>1.14"
Tc=6.0 min CN=83 Runoff=0.34 cfs 0.023 af

Subcatchment2S: Sub 2 Runoff Area=17,730 sf 67.54% Impervious Runoff Depth>1.63"
Tc=6.0 min CN=90 Runoff=0.81 cfs 0.055 af

Subcatchment3S: Sub 1 Runoff Area=45,163 sf 83.83% Impervious Runoff Depth>1.97"
Tc=6.0 min CN=94 Runoff=2.40 cfs 0.171 af

Subcatchment4S: Sub 1 Runoff Area=646 sf 0.00% Impervious Runoff Depth>0.67"
Tc=6.0 min CN=74 Runoff=0.01 cfs 0.001 af

Reach 1R: Western Property Line Inflow=0.54 cfs 0.102 af
Outflow=0.54 cfs 0.102 af

Reach 2R: Northern Property Line Inflow=0.81 cfs 0.055 af
Outflow=0.81 cfs 0.055 af

Pond 3P: Filtration Basin Peak Elev=718.93' Storage=3,948 cf Inflow=2.40 cfs 0.171 af
Discarded=0.04 cfs 0.032 af Primary=0.44 cfs 0.078 af Outflow=0.48 cfs 0.109 af

Total Runoff Area = 1.702 ac Runoff Volume = 0.250 af Average Runoff Depth = 1.76"
27.53% Pervious = 0.468 ac 72.47% Impervious = 1.233 ac

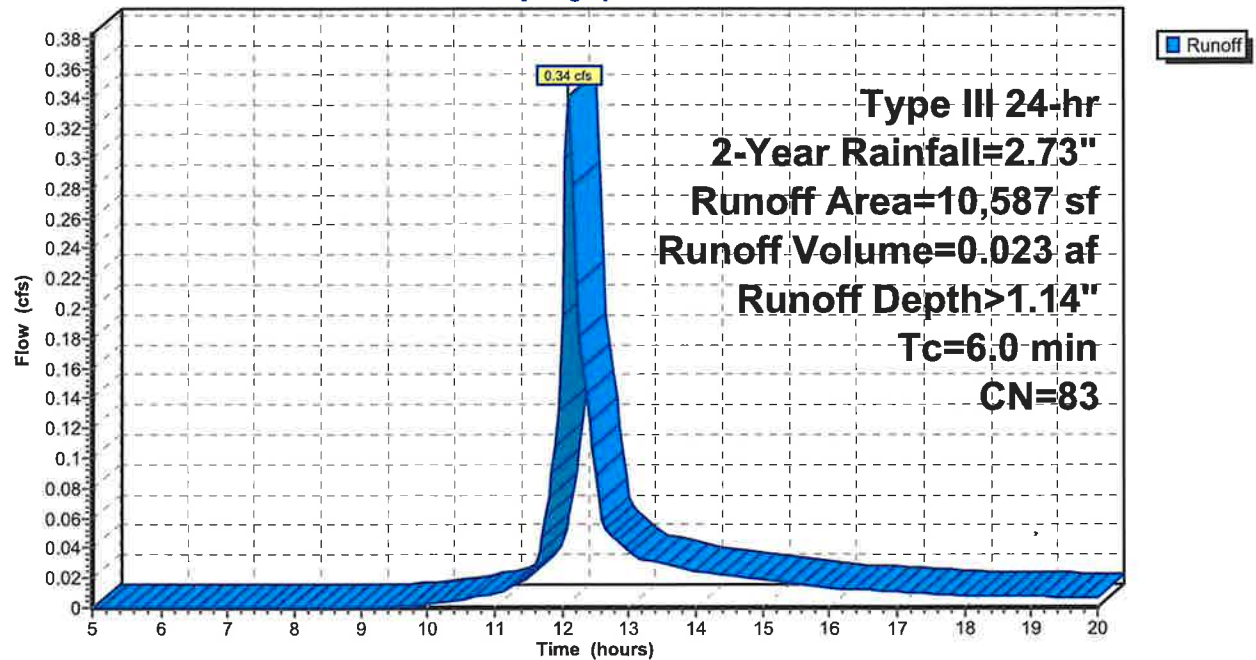
Summary for Subcatchment 1S: Sub 1

Runoff = 0.34 cfs @ 12.10 hrs, Volume= 0.023 af, Depth> 1.14"
 Routed to Reach 1R : Western Property Line

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 2-Year Rainfall=2.73"

Area (sf)	CN	Description
* 3,882	98	Impervious
6,705	74	>75% Grass cover, Good, HSG C
10,587	83	Weighted Average
6,705		63.33% Pervious Area
3,882		36.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: Sub 1**Hydrograph**

5028-02 Post - rev

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Type III 24-hr 2-Year Rainfall=2.73"

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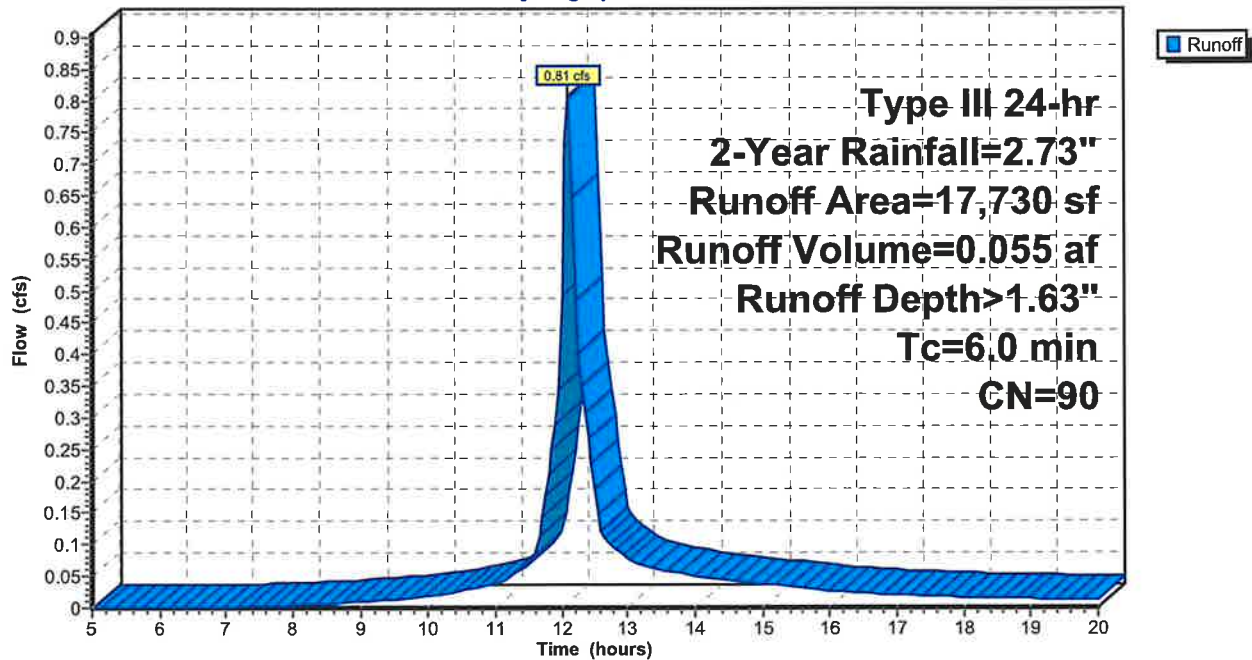
Summary for Subcatchment 2S: Sub 2

Runoff = 0.81 cfs @ 12.09 hrs, Volume= 0.055 af, Depth> 1.63"
Routed to Reach 2R : Northern Property Line

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=2.73"

	Area (sf)	CN	Description
*	11,975	98	Impervious
	5,755	74	>75% Grass cover, Good, HSG C
	17,730	90	Weighted Average
	5,755		32.46% Pervious Area
	11,975		67.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Sub 2**Hydrograph**

5028-02 Post - rev

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Type III 24-hr 2-Year Rainfall=2.73"

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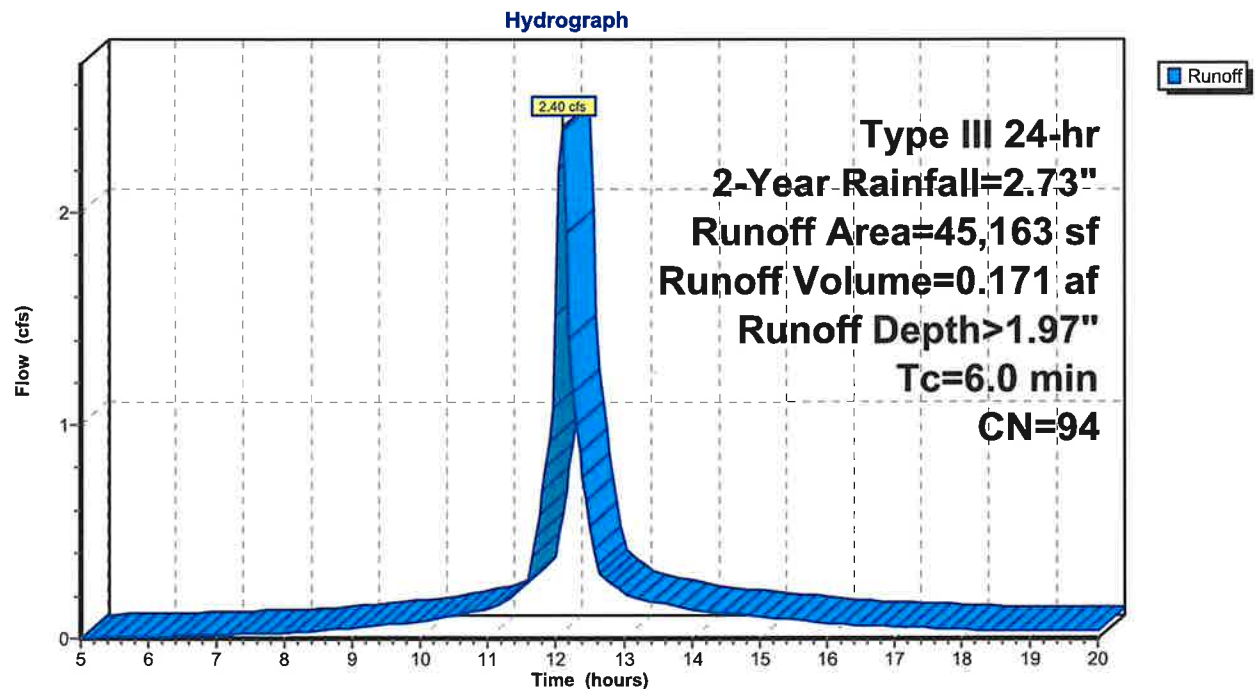
Summary for Subcatchment 3S: Sub 1

Runoff = 2.40 cfs @ 12.09 hrs, Volume= 0.171 af, Depth> 1.97"
Routed to Pond 3P : Filtration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=2.73"

	Area (sf)	CN	Description
*	37,862	98	Impervious
	7,301	74	>75% Grass cover, Good, HSG C
	45,163	94	Weighted Average
	7,301		16.17% Pervious Area
	37,862		83.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 3S: Sub 1

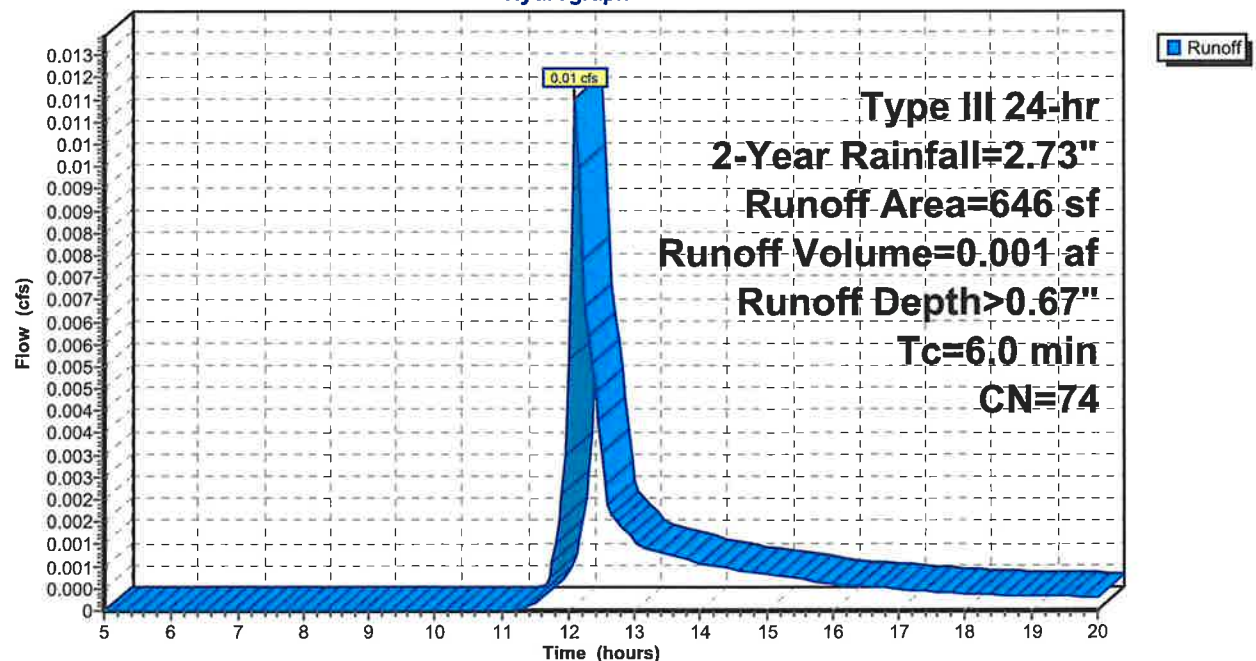
Summary for Subcatchment 4S: Sub 1

Runoff = 0.01 cfs @ 12.10 hrs, Volume= 0.001 af, Depth> 0.67"
 Routed to Reach 1R : Western Property Line

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 2-Year Rainfall=2.73"

Area (sf)	CN	Description
646	74	>75% Grass cover, Good, HSG C
646		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

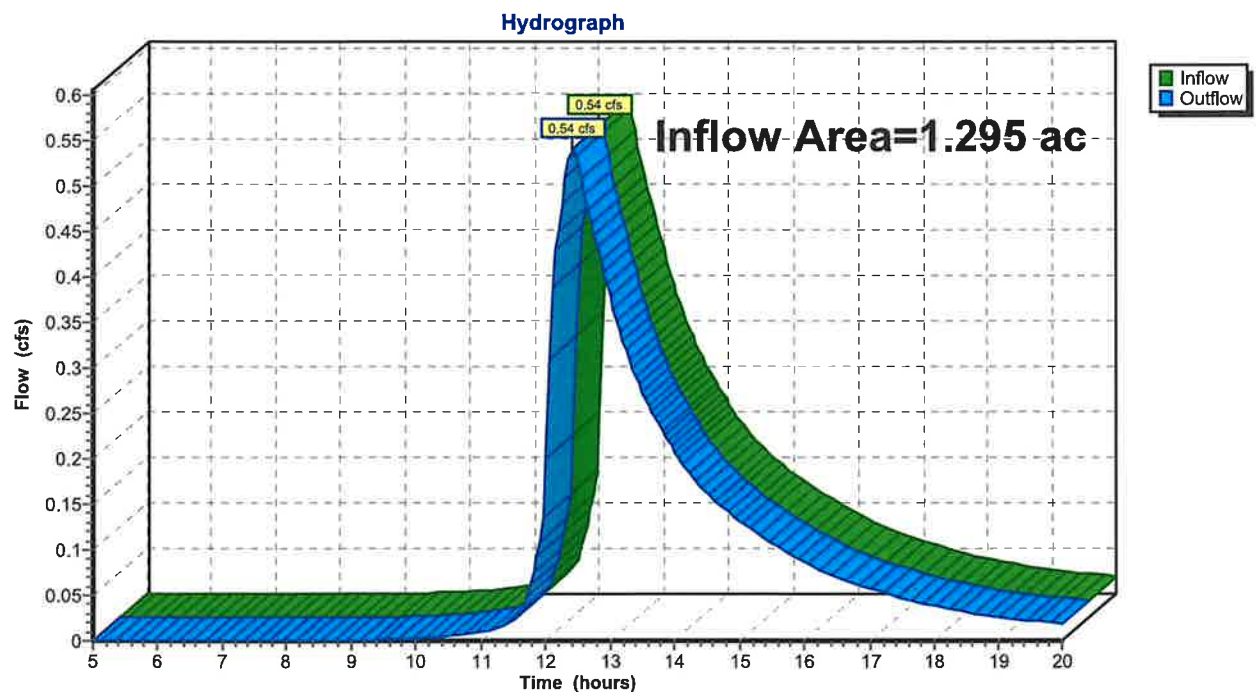
Subcatchment 4S: Sub 1**Hydrograph**

Summary for Reach 1R: Western Property Line

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.295 ac, 74.02% Impervious, Inflow Depth > 0.94" for 2-Year event
Inflow = 0.54 cfs @ 12.42 hrs, Volume= 0.102 af
Outflow = 0.54 cfs @ 12.42 hrs, Volume= 0.102 af, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

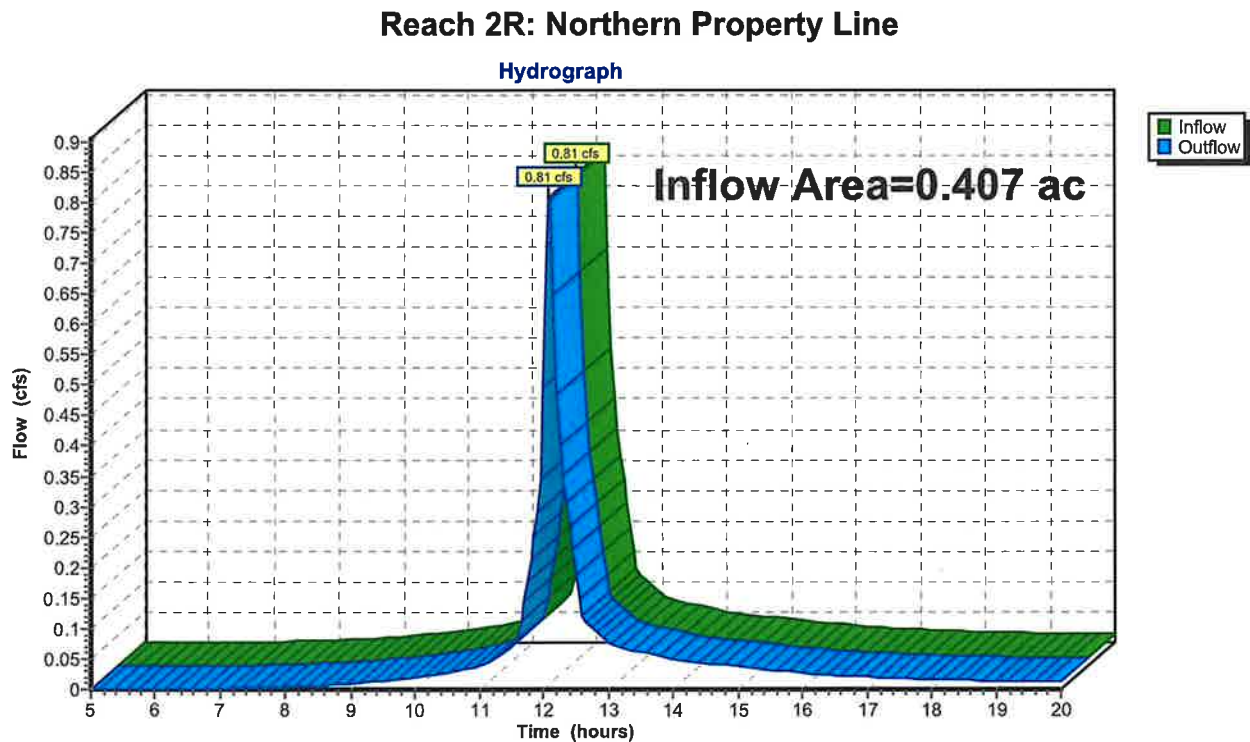
Reach 1R: Western Property Line

Summary for Reach 2R: Northern Property Line

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.407 ac, 67.54% Impervious, Inflow Depth > 1.63" for 2-Year event
Inflow = 0.81 cfs @ 12.09 hrs, Volume= 0.055 af
Outflow = 0.81 cfs @ 12.09 hrs, Volume= 0.055 af, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



Summary for Pond 3P: Filtration Basin

[82] Warning: Early inflow requires earlier time span

Inflow Area = 1.037 ac, 83.83% Impervious, Inflow Depth > 1.97" for 2-Year event
 Inflow = 2.40 cfs @ 12.09 hrs, Volume= 0.171 af
 Outflow = 0.48 cfs @ 12.52 hrs, Volume= 0.109 af, Atten= 80%, Lag= 26.1 min
 Discarded = 0.04 cfs @ 12.52 hrs, Volume= 0.032 af
 Primary = 0.44 cfs @ 12.52 hrs, Volume= 0.078 af
 Routed to Reach 1R : Western Property Line

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 718.93' @ 12.52 hrs Surf.Area= 2,864 sf Storage= 3,948 cf

Plug-Flow detention time= 158.2 min calculated for 0.109 af (64% of inflow)
 Center-of-Mass det. time= 87.0 min (849.3 - 762.2)

Volume	Invert	Avail.Storage	Storage Description
#1	716.00'	5,193 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
#2	715.50'	951 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
			2,378 cf Overall x 40.0% Voids
			6,144 cf Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
716.00	332	0	0
718.00	1,266	1,598	1,598
720.00	2,329	3,595	5,193

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
715.50	332	0	0
716.50	1,106	719	719
718.00	1,106	1,659	2,378

Device	Routing	Invert	Outlet Devices
#1	Discarded	715.50'	0.600 in/hr Exfiltration over Surface area Phase-In= 0.10'
#2	Primary	719.50'	6.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
#3	Primary	718.00'	6.00' long x 11.00' breadth x 1.50' high Rock Fill Rock Diam.= 3.000", S.D.= 2.000", Voids= 40.0%

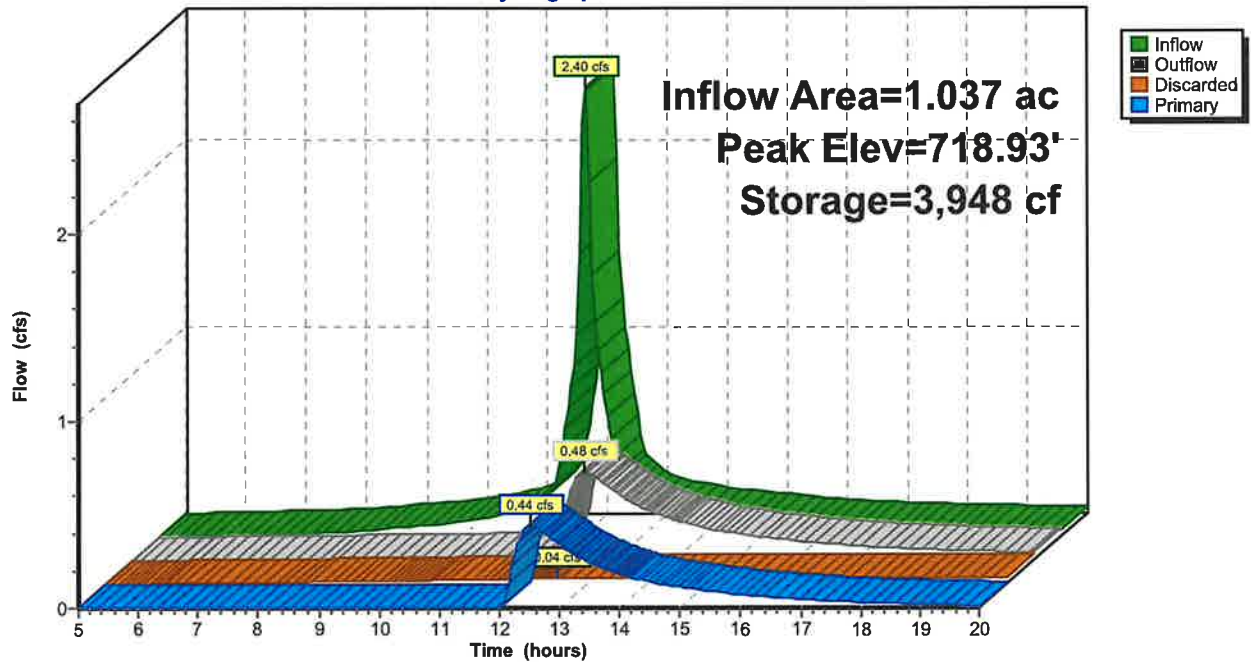
Discarded OutFlow Max=0.04 cfs @ 12.52 hrs HW=718.92' (Free Discharge)
 1=Exfiltration (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.44 cfs @ 12.52 hrs HW=718.92' (Free Discharge)
 2=Broad-Crested Rectangular Weir(Controls 0.00 cfs)
 3=Rock Fill (Rockfill Controls 0.44 cfs @ 0.16 fps)



Pond 3P: Filtration Basin

Hydrograph



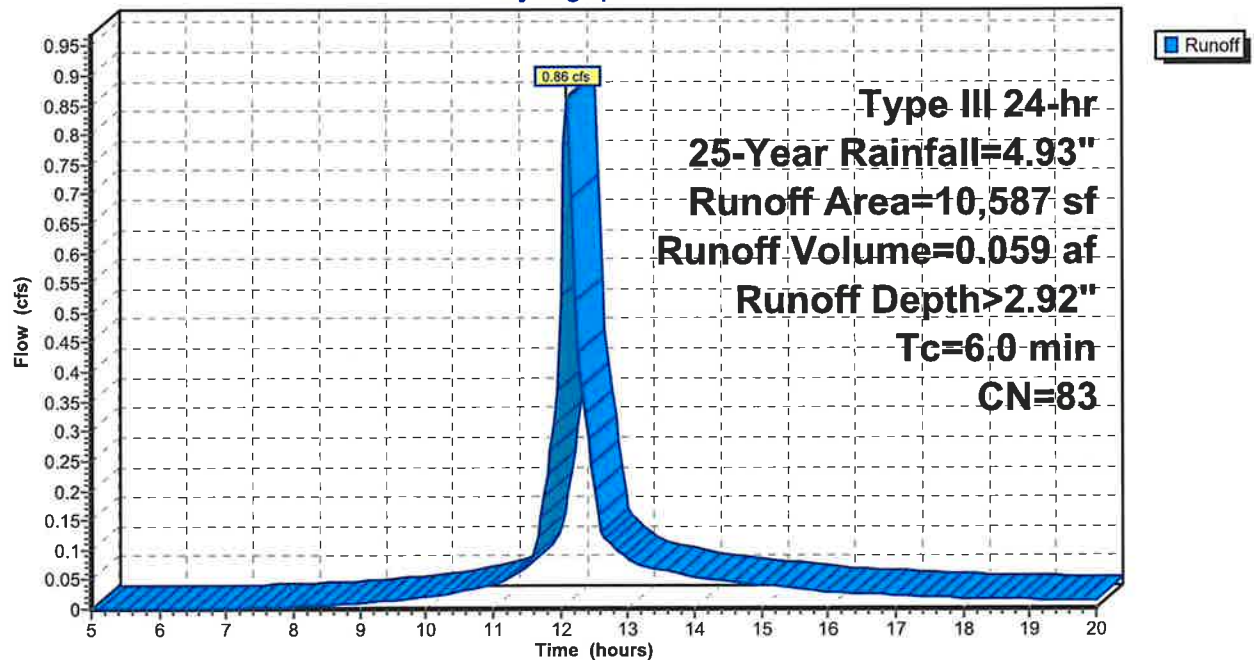
Summary for Subcatchment 1S: Sub 1

Runoff = 0.86 cfs @ 12.09 hrs, Volume= 0.059 af, Depth> 2.92"
 Routed to Reach 1R : Western Property Line

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 25-Year Rainfall=4.93"

Area (sf)	CN	Description
* 3,882	98	Impervious
6,705	74	>75% Grass cover, Good, HSG C
10,587	83	Weighted Average
6,705		63.33% Pervious Area
3,882		36.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: Sub 1**Hydrograph**

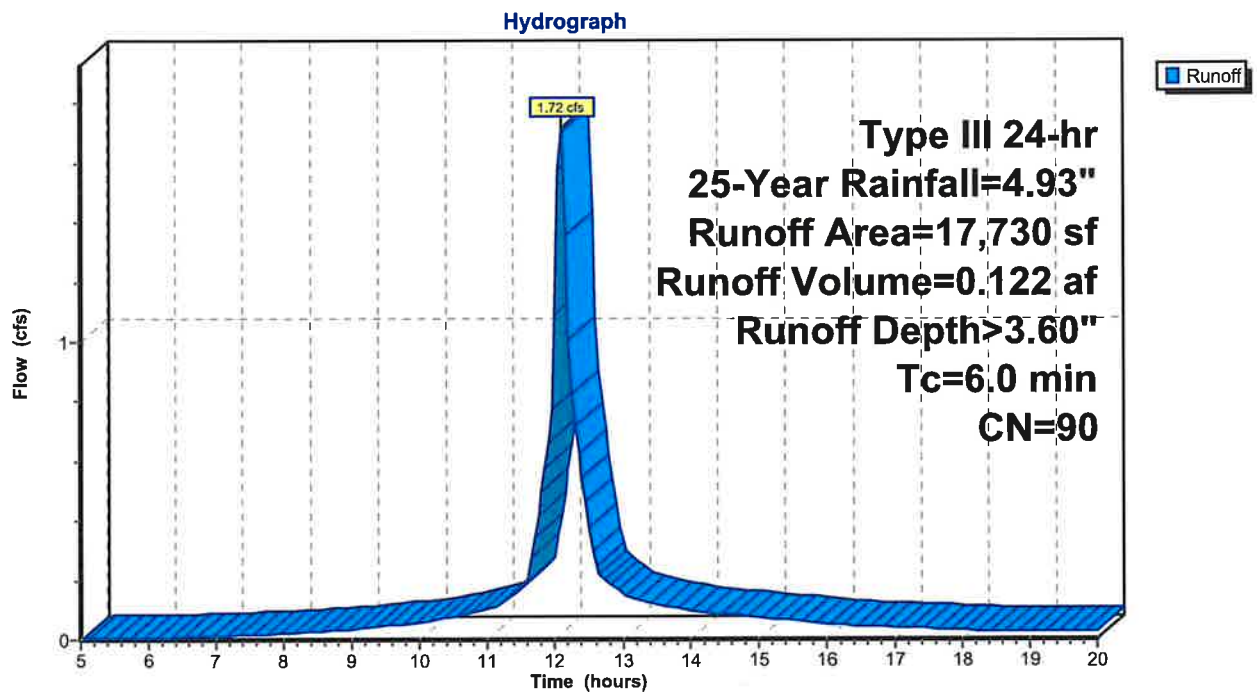
Summary for Subcatchment 2S: Sub 2

Runoff = 1.72 cfs @ 12.09 hrs, Volume= 0.122 af, Depth> 3.60"
 Routed to Reach 2R : Northern Property Line

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 25-Year Rainfall=4.93"

Area (sf)	CN	Description
11,975	98	Impervious
5,755	74	>75% Grass cover, Good, HSG C
17,730	90	Weighted Average
5,755		32.46% Pervious Area
11,975		67.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Sub 2

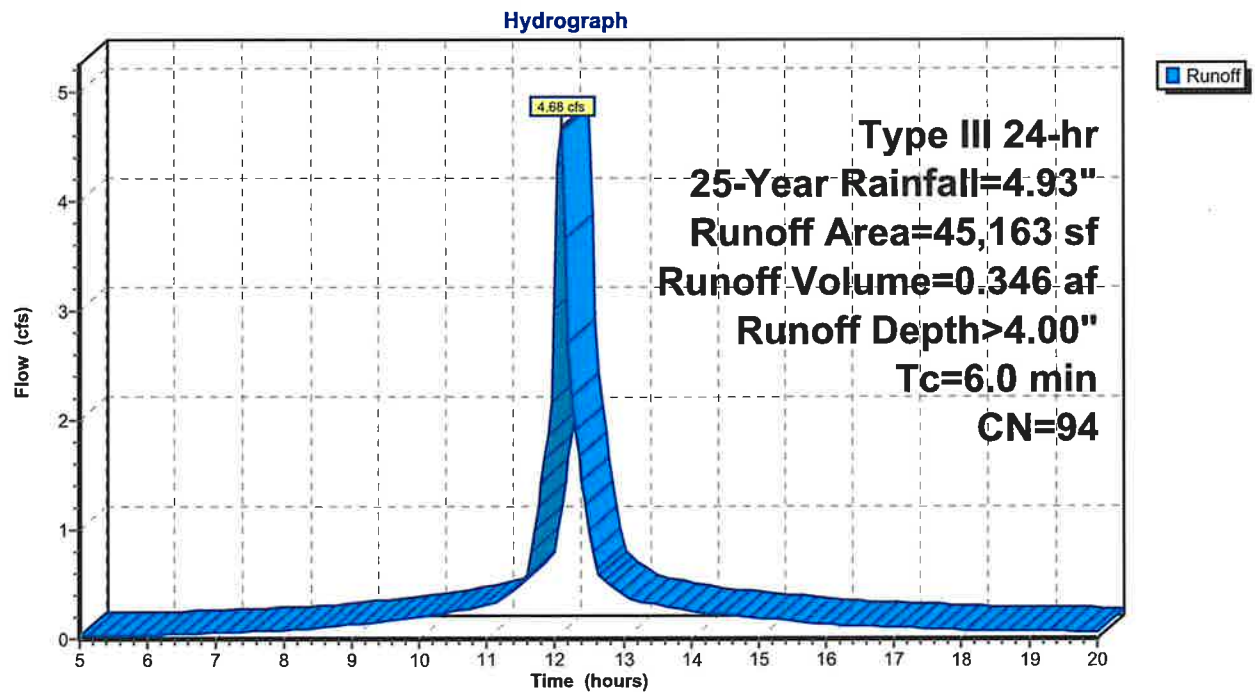
Summary for Subcatchment 3S: Sub 1

Runoff = 4.68 cfs @ 12.09 hrs, Volume= 0.346 af, Depth> 4.00"
 Routed to Pond 3P : Filtration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 25-Year Rainfall=4.93"

Area (sf)	CN	Description
37,862	98	Impervious
7,301	74	>75% Grass cover, Good, HSG C
45,163	94	Weighted Average
7,301		16.17% Pervious Area
37,862		83.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 3S: Sub 1

Summary for Subcatchment 4S: Sub 1

Runoff = 0.04 cfs @ 12.09 hrs, Volume= 0.003 af, Depth> 2.14"
 Routed to Reach 1R : Western Property Line

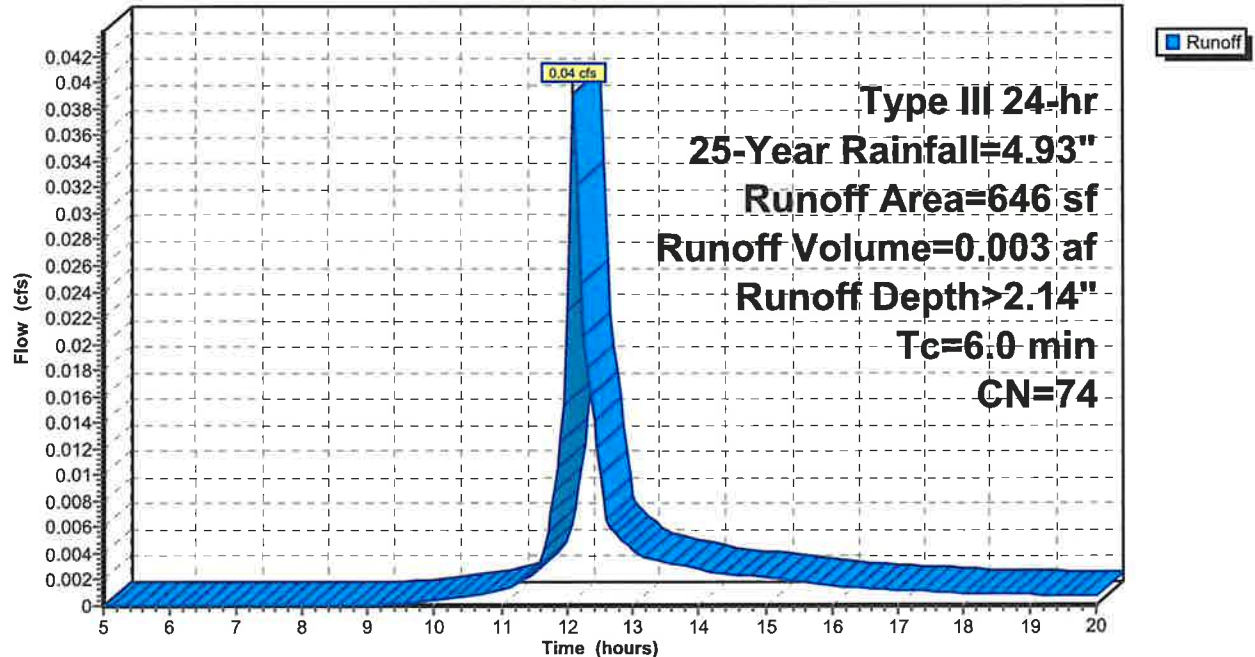
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 25-Year Rainfall=4.93"

Area (sf)	CN	Description
646	74	>75% Grass cover, Good, HSG C
646		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4S: Sub 1

Hydrograph

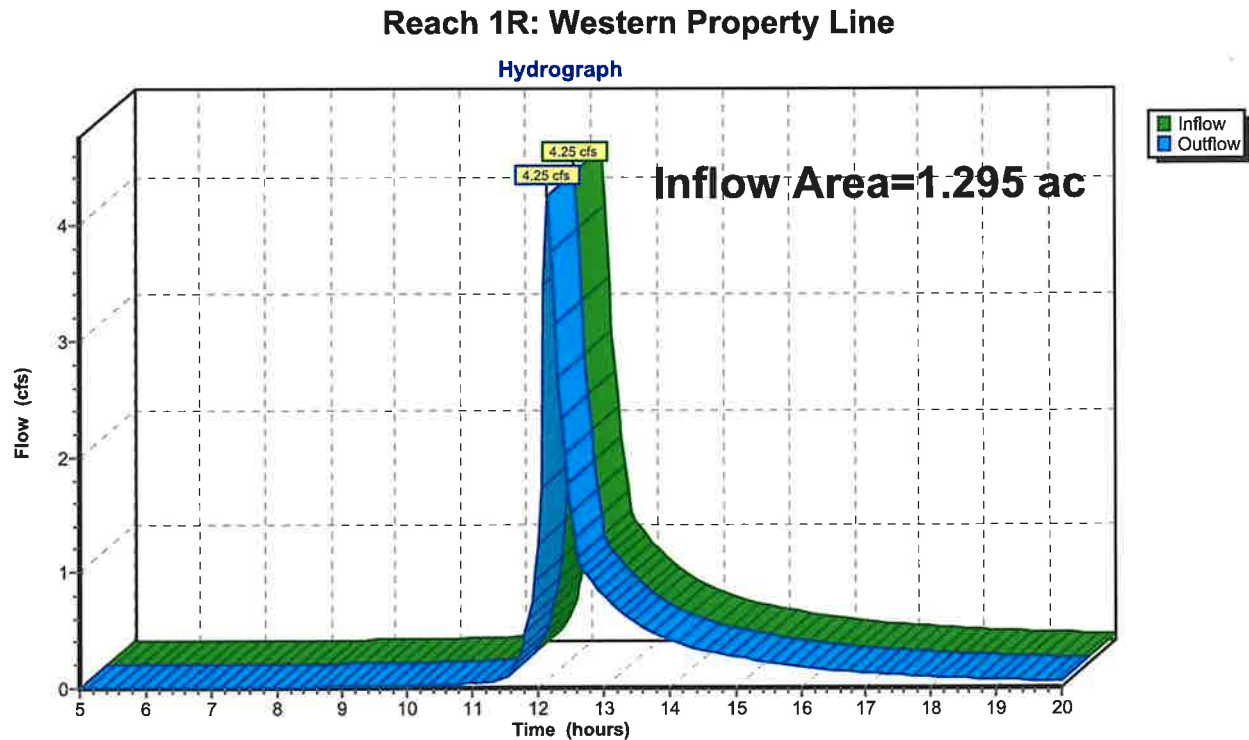


Summary for Reach 1R: Western Property Line

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.295 ac, 74.02% Impervious, Inflow Depth > 2.82" for 25-Year event
Inflow = 4.25 cfs @ 12.16 hrs, Volume= 0.305 af
Outflow = 4.25 cfs @ 12.16 hrs, Volume= 0.305 af, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

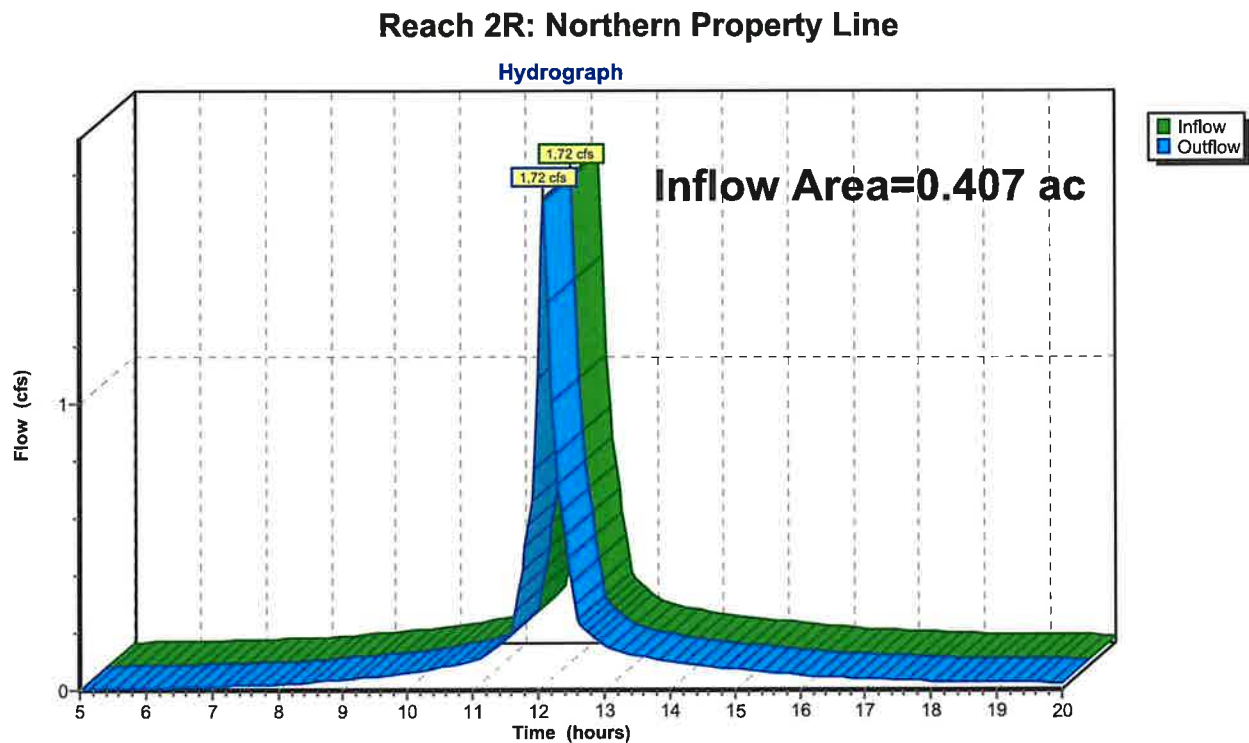


Summary for Reach 2R: Northern Property Line

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.407 ac, 67.54% Impervious, Inflow Depth > 3.60" for 25-Year event
Inflow = 1.72 cfs @ 12.09 hrs, Volume= 0.122 af
Outflow = 1.72 cfs @ 12.09 hrs, Volume= 0.122 af, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



Summary for Pond 3P: Filtration Basin

[82] Warning: Early inflow requires earlier time span

Inflow Area = 1.037 ac, 83.83% Impervious, Inflow Depth > 4.00" for 25-Year event
 Inflow = 4.68 cfs @ 12.09 hrs, Volume= 0.346 af
 Outflow = 3.60 cfs @ 12.16 hrs, Volume= 0.281 af, Atten= 23%, Lag= 4.5 min
 Discarded = 0.05 cfs @ 12.16 hrs, Volume= 0.038 af
 Primary = 3.56 cfs @ 12.16 hrs, Volume= 0.243 af
 Routed to Reach 1R : Western Property Line

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 719.81' @ 12.16 hrs Surf.Area= 3,334 sf Storage= 5,710 cf

Plug-Flow detention time= 115.3 min calculated for 0.280 af (81% of inflow)
 Center-of-Mass det. time= 64.2 min (812.7 - 748.5)

Volume	Invert	Avail.Storage	Storage Description
#1	716.00'	5,193 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
#2	715.50'	951 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		2,378 cf Overall x 40.0% Voids	
		6,144 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
716.00	332	0	0
718.00	1,266	1,598	1,598
720.00	2,329	3,595	5,193

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
715.50	332	0	0
716.50	1,106	719	719
718.00	1,106	1,659	2,378

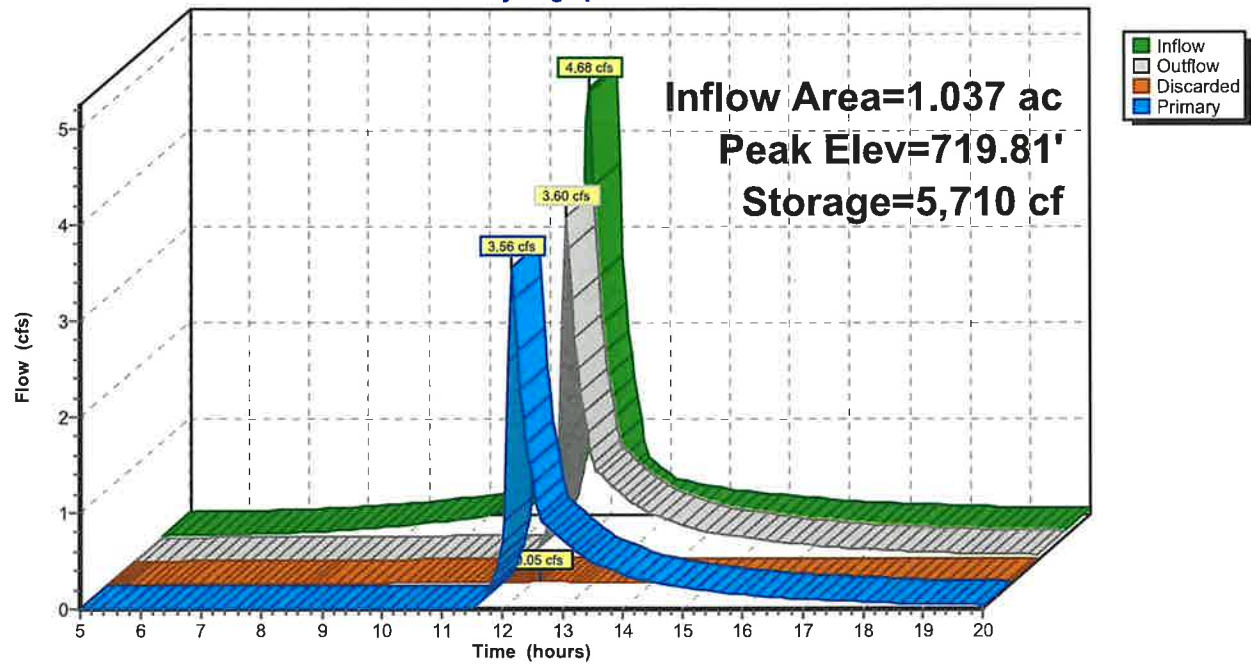
Device	Routing	Invert	Outlet Devices
#1	Discarded	715.50'	0.600 in/hr Exfiltration over Surface area Phase-In= 0.10'
#2	Primary	719.50'	6.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
#3	Primary	718.00'	6.00' long x 11.00' breadth x 1.50' high Rock Fill Rock Diam.= 3.000", S.D.= 2.000", Voids= 40.0%

Discarded OutFlow Max=0.05 cfs @ 12.16 hrs HW=719.80' (Free Discharge)
 1=Exfiltration (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=3.43 cfs @ 12.16 hrs HW=719.80' (Free Discharge)
 2=Broad-Crested Rectangular Weir (Weir Controls 2.43 cfs @ 1.35 fps)
 3=Rock Fill (Rockfill Controls 1.01 cfs @ 0.22 fps)

**Pond 3P: Filtration Basin**

Hydrograph



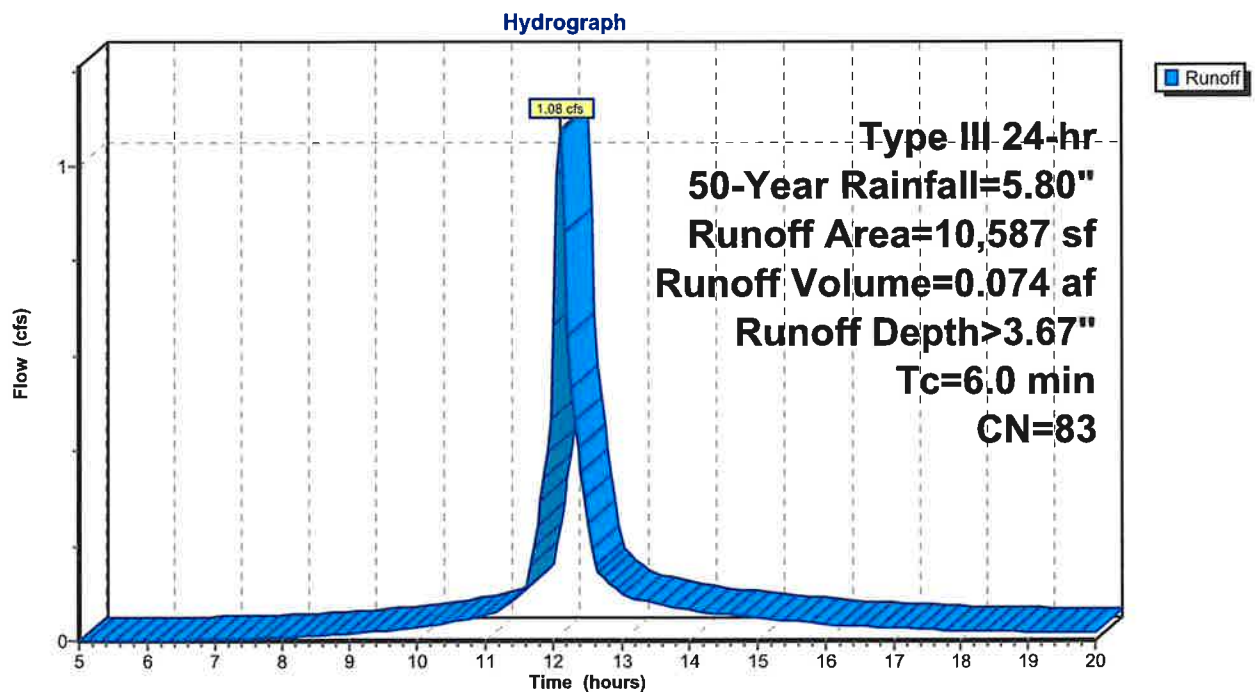
Summary for Subcatchment 1S: Sub 1

Runoff = 1.08 cfs @ 12.09 hrs, Volume= 0.074 af, Depth> 3.67"
 Routed to Reach 1R : Western Property Line

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 50-Year Rainfall=5.80"

Area (sf)	CN	Description
3,882	98	Impervious
6,705	74	>75% Grass cover, Good, HSG C
10,587	83	Weighted Average
6,705		63.33% Pervious Area
3,882		36.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: Sub 1

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Type III 24-hr 50-Year Rainfall=5.80"

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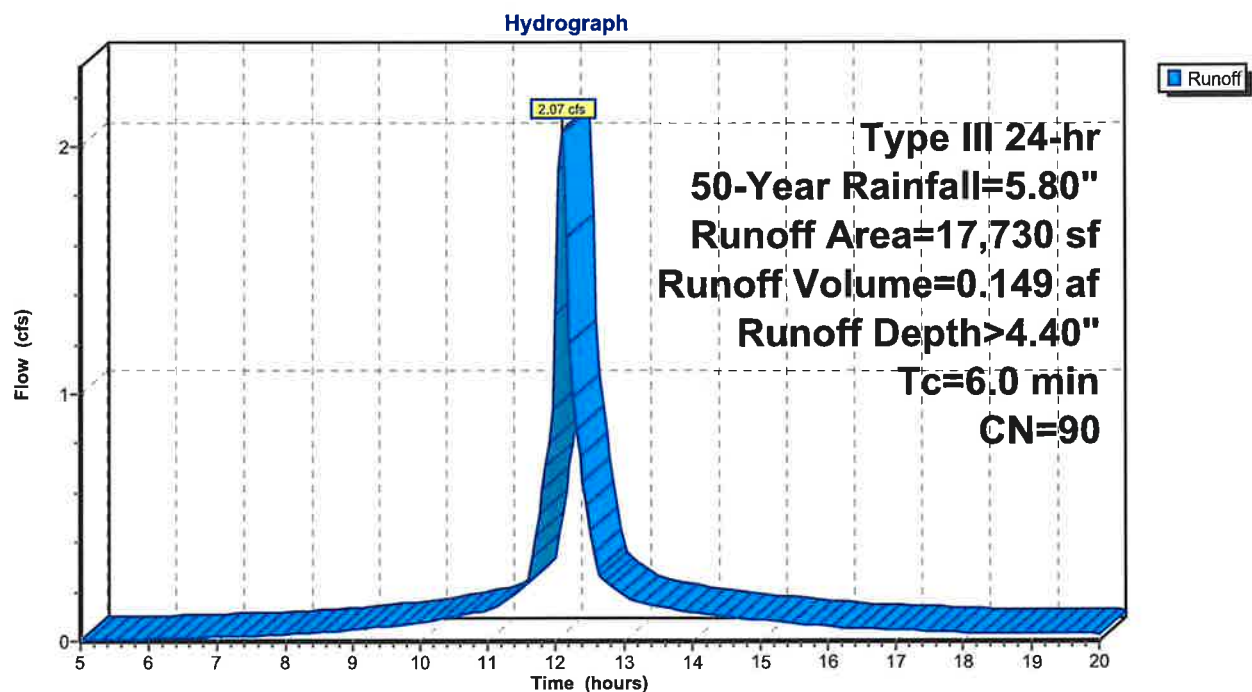
Summary for Subcatchment 2S: Sub 2

Runoff = 2.07 cfs @ 12.09 hrs, Volume= 0.149 af, Depth> 4.40"
Routed to Reach 2R : Northern Property Line

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 50-Year Rainfall=5.80"

	Area (sf)	CN	Description
*	11,975	98	Impervious
	5,755	74	>75% Grass cover, Good, HSG C
	17,730	90	Weighted Average
	5,755		32.46% Pervious Area
	11,975		67.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Sub 2

5028-02 Post - rev

Prepared by Brown Engineering LLC

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Type III 24-hr 50-Year Rainfall=5.80"

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Summary for Subcatchment 3S: Sub 1

Runoff = 5.57 cfs @ 12.09 hrs, Volume= 0.415 af, Depth> 4.80"
Routed to Pond 3P : Filtration Basin

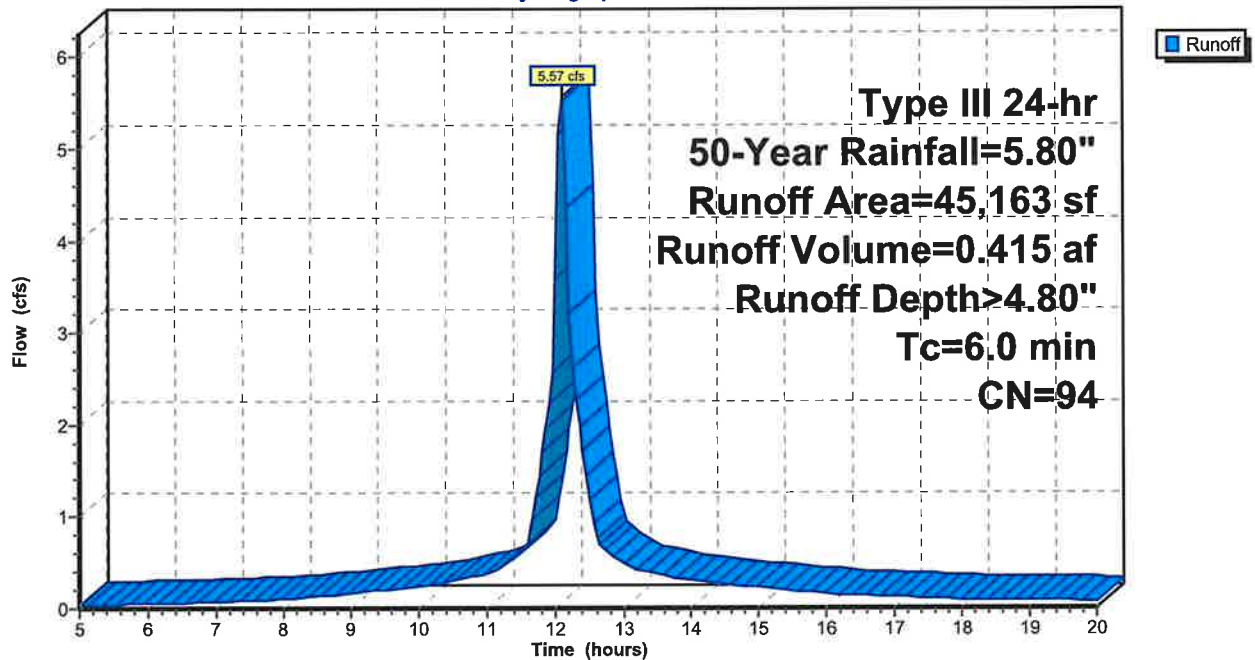
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 50-Year Rainfall=5.80"

	Area (sf)	CN	Description
*	37,862	98	Impervious
	7,301	74	>75% Grass cover, Good, HSG C
	45,163	94	Weighted Average
	7,301		16.17% Pervious Area
	37,862		83.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 3S: Sub 1

Hydrograph



Summary for Subcatchment 4S: Sub 1

Runoff = 0.05 cfs @ 12.09 hrs, Volume= 0.003 af, Depth> 2.81"
 Routed to Reach 1R : Western Property Line

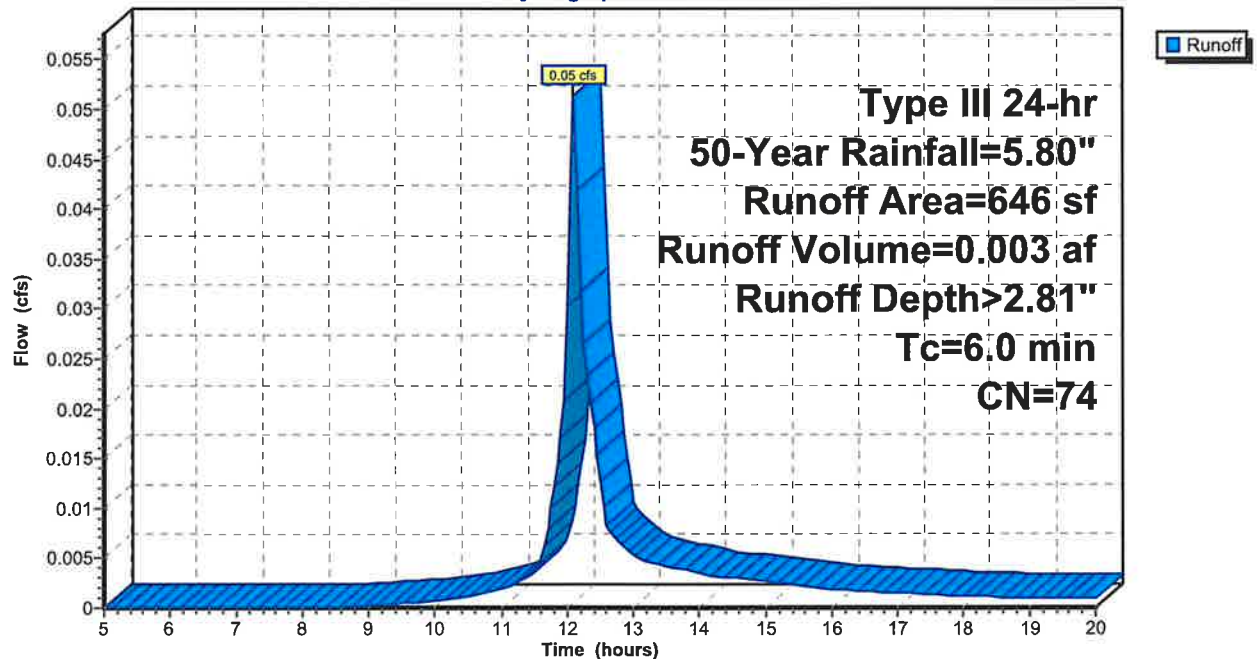
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 50-Year Rainfall=5.80"

Area (sf)	CN	Description
646	74	>75% Grass cover, Good, HSG C
646		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4S: Sub 1

Hydrograph



Summary for Reach 1R: Western Property Line

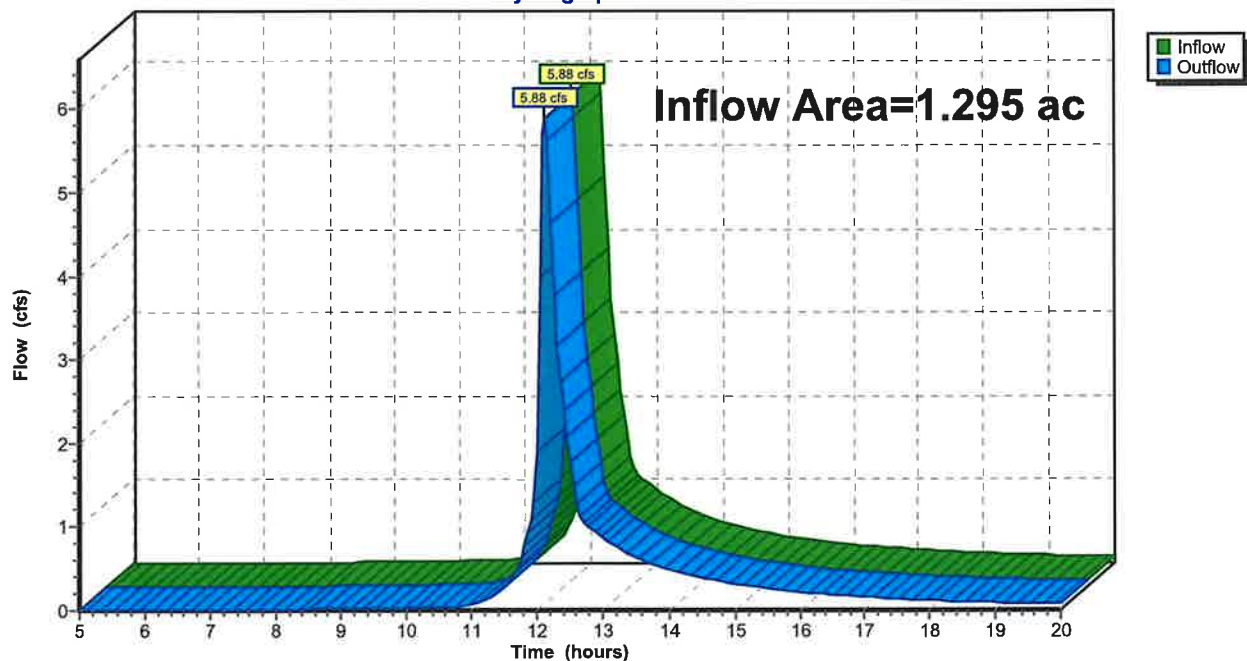
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.295 ac, 74.02% Impervious, Inflow Depth > 3.59" for 50-Year event
Inflow = 5.88 cfs @ 12.12 hrs, Volume= 0.388 af
Outflow = 5.88 cfs @ 12.12 hrs, Volume= 0.388 af, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 1R: Western Property Line

Hydrograph

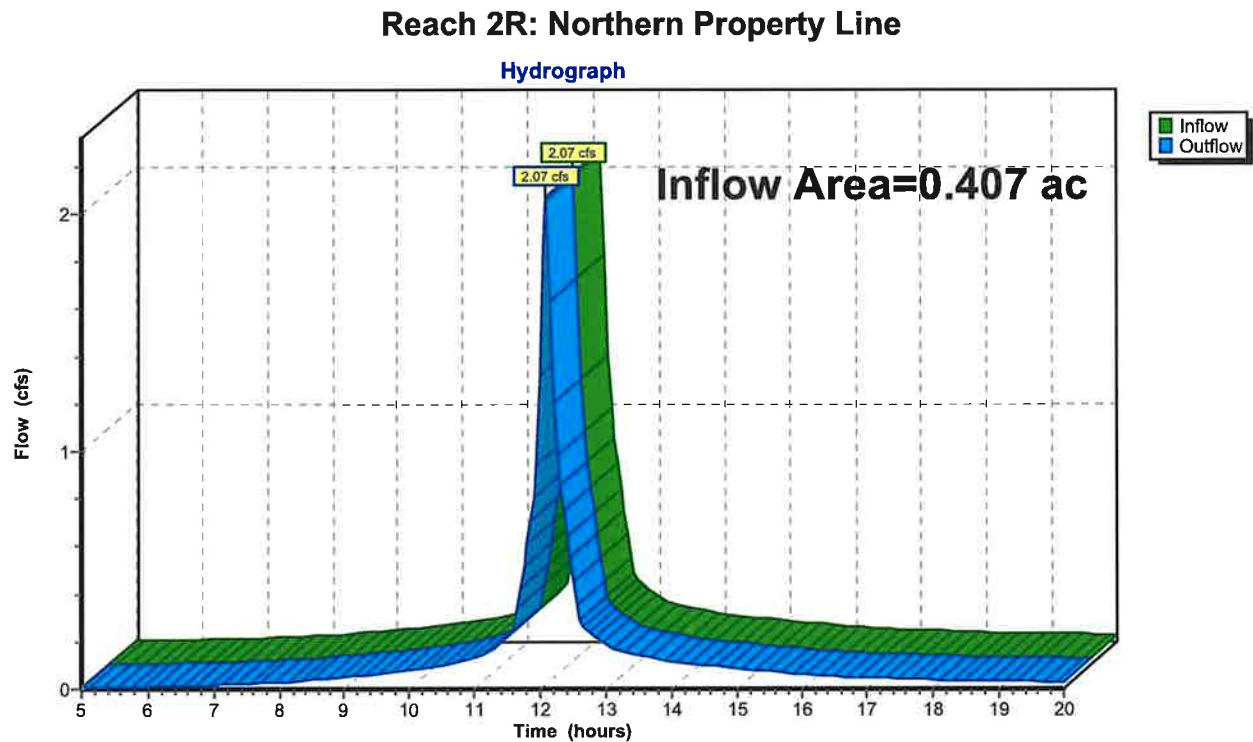


Summary for Reach 2R: Northern Property Line

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.407 ac, 67.54% Impervious, Inflow Depth > 4.40" for 50-Year event
Inflow = 2.07 cfs @ 12.09 hrs, Volume= 0.149 af
Outflow = 2.07 cfs @ 12.09 hrs, Volume= 0.149 af, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



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Type III 24-hr 50-Year Rainfall=5.80"

Prepared by Brown Engineering LLC

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Summary for Pond 3P: Filtration Basin

[82] Warning: Early inflow requires earlier time span

Inflow Area = 1.037 ac, 83.83% Impervious, Inflow Depth > 4.80" for 50-Year event
 Inflow = 5.57 cfs @ 12.09 hrs, Volume= 0.415 af
 Outflow = 4.82 cfs @ 12.13 hrs, Volume= 0.349 af, Atten= 13%, Lag= 2.8 min
 Discarded = 0.05 cfs @ 12.13 hrs, Volume= 0.039 af
 Primary = 4.78 cfs @ 12.13 hrs, Volume= 0.310 af
 Routed to Reach 1R : Western Property Line

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 719.89' @ 12.13 hrs Surf.Area= 3,378 sf Storage= 5,897 cf

Plug-Flow detention time= 105.6 min calculated for 0.348 af (84% of inflow)
 Center-of-Mass det. time= 59.6 min (805.3 - 745.6)

Volume	Invert	Avail.Storage	Storage Description
#1	716.00'	5,193 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
#2	715.50'	951 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
			2,378 cf Overall x 40.0% Voids
			6,144 cf Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
716.00	332	0	0
718.00	1,266	1,598	1,598
720.00	2,329	3,595	5,193

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
715.50	332	0	0
716.50	1,106	719	719
718.00	1,106	1,659	2,378

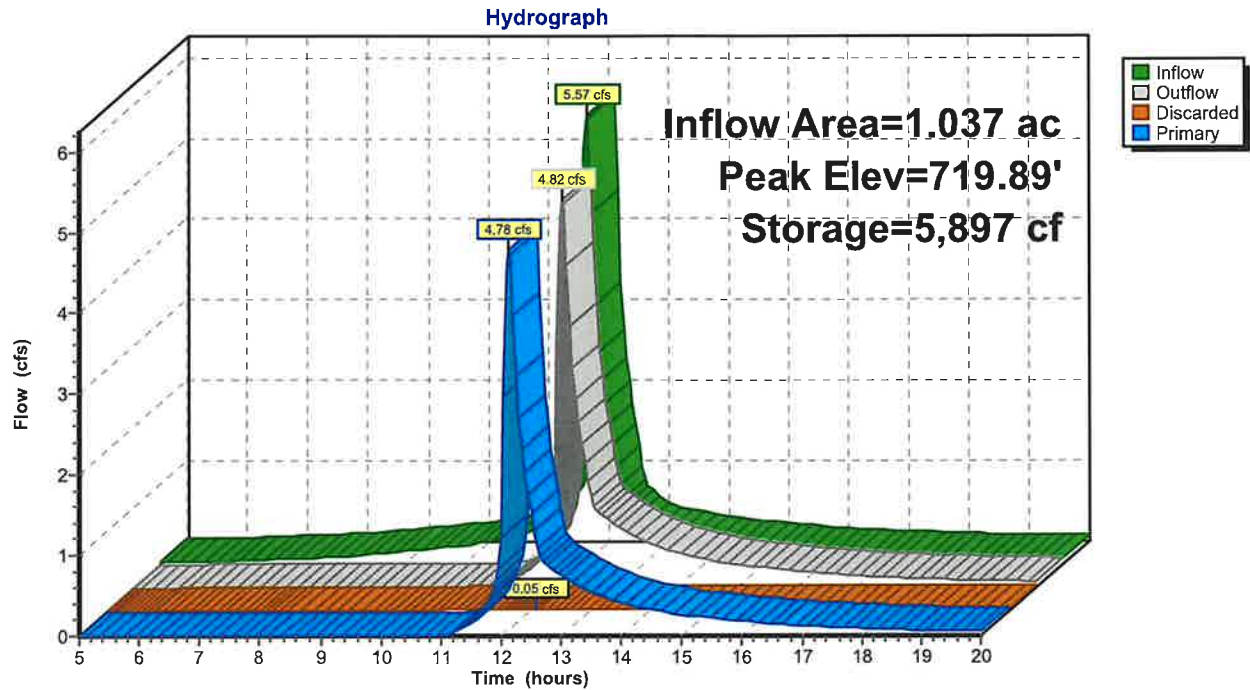
Device	Routing	Invert	Outlet Devices
#1	Discarded	715.50'	0.600 in/hr Exfiltration over Surface area Phase-In= 0.10'
#2	Primary	719.50'	6.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
#3	Primary	718.00'	6.00' long x 11.00' breadth x 1.50' high Rock Fill Rock Diam.= 3.000", S.D.= 2.000", Voids= 40.0%

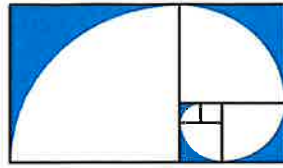
Discarded OutFlow Max=0.05 cfs @ 12.13 hrs HW=719.89' (Free Discharge)
 1=Exfiltration (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=4.67 cfs @ 12.13 hrs HW=719.89' (Free Discharge)
 2=Broad-Crested Rectangular Weir (Weir Controls 3.64 cfs @ 1.57 fps)
 3=Rock Fill (Rockfill Controls 1.03 cfs @ 0.23 fps)



Pond 3P: Filtration Basin





**BROWN
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Ethan Wood, Esq.
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213 Union Avenue
P.O.Box 575
Laconia, NH 03247

Date: July 17, 2024

RE: Tiki Plaza "New Building"
Tax Map 128 Block 252 Lot 3.1
Enicott Street North, Laconia NH

A test pit was dug today in the location of the proposed filtration basin in the rear of the Tiki Plaza lot, see attachment plan for location. The intent of the test pit was to comply with item 6 & 7 of the Pine Hollow and Tiki Plaza LLC settlement agreement, dated March 19, 2024.

Brown Engineering conducted the test pit in the presence of the property owner, Mr Gagnon, the abutter, Mr. Heavey and the abutters attorney.

The test pit data log is as follows:

0-10"

7.5yr 3-1, coarse sand texture, weak coarse structure, loose consistency

Notes: Soil was moist, fine roots to 8"

10-39"

7.5 yr 5-6, coarse sand texture, weak single grain structure, loose consistency

Notes: 10% medium gravels, evidence of fill material (asphalt)

39-84"

10 yr 3-2, fine sandy loam, moderate fine granular structure, friable consistency

Notes: apparent buried A horizon, substantial root system,

84-99"

Data not logged, excavation for evidence of water only

Depth of Pit: 8 feet 3 inches

Water Observed: NO

Ledge Observed: NO

ESHWT: None observed

Summary:

We estimate there is approximately 3 feet of fill over native material. The fill material was very granular coarse sand. At 39" of depth, we encountered what appears to be a buried A horizon, we believe this is the virgin ground, native material. This material appeared to be consistent with the soils expected in this area, which is Henniker fine sand loam according to Natural Resources Conservation Service, Web Soil Survey. At approximately 84" in depth, the soil horizon changed and was observed from outside of the pit. The tailings indicated the material to be a fine sand.

There was no presence of water throughout the duration of the test pit. No redox features were observed coupled with the presence of a dense root system was evidence of no restrictive layer, and therefore no estimated seasonal high water table was logged.

Per item 7 of the settlement agreement, there was no water observed 5 feet below the current surface elevation, and no water observed 5 feet below the original natural surface elevation.







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Thomas P. Cheney 1918-1970
A. Gerard O'Neil 1923-2000
Paul L. Normandin - 1931-2014
John D. O'Shea, Jr. - Retired
Philip P. Bonafide - Retired
Donna L. Depoian - Retired

* also licensed in MA

December 19, 2025

Rob Mora, Director
City of Laconia
Department of Planning and Community Development
45 Beacon Street East
Laconia, NH 03246

RE: Tiki Plaza, LLC
604 Endicott Street, Laconia
PL2023-0045SP

Dear Director Mora and Members of the Planning Board;

Enclosed herewith is a copy of the Supreme Court Mediation Settlement Agreement that was reached by and between the parties, Tiki Plaza, LLC, Pine Hollow Campground, and the City of Laconia. The Planning Board's subject matter jurisdiction to consider proposed site plan changes is limited to those set forth in this Agreement. The Planning Board is without jurisdiction to consider any other changes to the site plan and should be determining solely whether to approve or disapprove the modification to enlarge the retention pond, the installation of gutters on the building to route water from the roof into the retention pond, and how water in the retention pond will drain. Anything beyond these limited changes is beyond the jurisdiction and the planning board and would be a breach of the Settlement Agreement. It should be noted that all parties to the Settlement Agreement, signed this Agreement.

As background, the plaintiff in this case, Pine Hollow Campground, sued the City of Laconia for approving the site plan proposed by Tiki Plaza. The original Tiki Plaza site plan was submitted for the construction of a garage on the northern part of the lot. A retention pond was proposed at that time and was engineered to meet the standard requirements set forth in the site plan requirements for this parcel. The City of Laconia prevailed in Superior Court. Pine Hollow Campground subsequently appealed the Superior Court decision to the New Hampshire Supreme Court. The New Hampshire Supreme Court requested that the Parties attend mediation and Tiki Plaza filed an appearance and attended the mediation.

At mediation, Pine Hollow Campground could have requested any changes they wanted to the approved site plan, or anything else they wanted. However, the biggest issue they sought to have addressed was increasing the size of the retention pond for the purpose of further mitigating any potential movement of water on to its property. Tiki Plaza agreed to conduct test

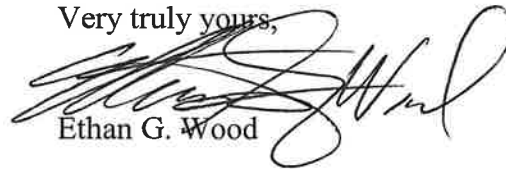
pits in the area, agreed to increase the size and depth of the retention pond, agreed to route water from the roof of the proposed structure into the retention pond, and agreed to increase greenspace onsite.

The agreed upon changes were made to the site plan and the site plan was submitted to the City of Laconia. The efforts at this time by Pine Hollow Campground to increase the scope of the site plan amendment is made in bad faith, is a violation of the Settlement Agreement, and is beyond the jurisdiction of the Planning Board to consider. Pine Hollows Campground could have sought additional changes or modifications in the Supreme Court mediation, but did not. This is not a "re-opening" of the approved site plan but rather a limited modification resulting from a mediated agreement between all parties, including Pine Hollow Campground.

Any consideration of additional changes or conditions beyond the Settlement Agreement would be a violation of the Settlement Agreement. The Planning Board's jurisdiction on the proposed changes to the site plan is limited to the proposed changes.

Should you have any questions, please feel free to contact our office.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ethan G. Wood", written over a horizontal line.

Ethan G. Wood

EGW/ams
Enclosures

CC: Laura Spector-Morgan, Esq.
Michael Tierney, Esq.
Client

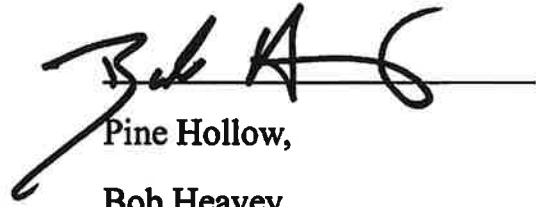
Pine Hollow and Tiki Plaza LLC

Settlement Agreement

March 19, 2024

1. A test pit shall be dug in the location of the proposed detention area to demonstrate at least five feet of natural soil without hitting ground water and Pine Hollow and/or its representatives shall be allowed to be present.
2. As compared to the December 28, 2022 plans that were submitted to the Laconia Planning Board, the Detention Area will be at least one-half (.5) feet deeper and will extend at least five feet further to the south, with the discharge going to the south.
3. Gutters for the roof of the proposed building will direct water to drainage piping that will be sloped down toward the detention area.
4. The detention area will have media depth of 18 inches below the base as indicated in paragraph 2.
5. Applicant will plant grass in some areas originally identified as impervious surfaces on the original plan.
6. The test pit will be dug in June or July 2024.
7. If the test pit shows at least five feet of natural soil without ground water, the Applicant's engineer will create an amended site plan showing the proposed increase in detention area. If the test pit does not show at least five feet, then the Applicant shall propose an alternative solution within 180 days of the test pit.
8. Pine Hollow Campground shall have 60 days following receipt of the engineer's plan to have its own engineer review the plan and any hydraulic analysis and produce a report which shall be shared with the Applicant.
9. Any amendment to the site plan may be submitted no less than 14 days after receipt of Pine Hollow's engineer's report.
10. As a condition of Planning Board approval, there shall be a third-party inspection of construction of the detention area to be completed at the Applicant's expense for the purpose of determining whether the Applicant's construction was completed in accordance with the plans.

11. Should the detention area not function properly in the future, Pine Hollow shall request inspection and enforcement by the Laconia City Planning Director or City Manager.
12. The parties shall file a joint Motion to Stay the Supreme Court appeal for a period of 12 months.

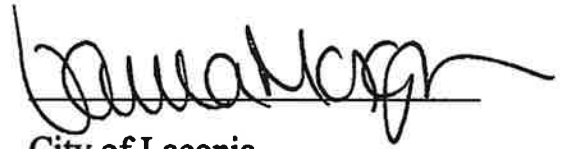


Pine Hollow,
Bob Heavey



Don Gagnon (Mar 22, 2024 11:35 EDT)

Tiki Plaza,
Don Gagnon



City of Laconia,
Laura Spector-Morgan

Settlement Agreement

Final Audit Report

2024-03-22

Created:	2024-03-22
By:	Amy Smith (asmith@nco-law.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMVd7seH4g8gvTp9EI7dreekOOKIqwfMF

"Settlement Agreement" History

-  Document created by Amy Smith (asmith@nco-law.com)
2024-03-22 - 2:31:58 PM GMT
-  Document emailed to Don Gagnon (life2@metrocast.net) for signature
2024-03-22 - 2:32:02 PM GMT
-  Email sent to ewood@nco-law.co bounced and could not be delivered
2024-03-22 - 2:32:15 PM GMT
-  Email viewed by Don Gagnon (life2@metrocast.net)
2024-03-22 - 3:34:48 PM GMT
-  Document e-signed by Don Gagnon (life2@metrocast.net)
Signature Date: 2024-03-22 - 3:35:19 PM GMT - Time Source: server
-  Agreement completed.
2024-03-22 - 3:35:19 PM GMT



Adobe Acrobat Sign



June 20, 2025

Bob Heavey
Pine Hollow Campground
PO Box 745
Natick, MA 01760

Re: 604 Endicott St N, Laconia Site Plan

Dear Mr Heavey,

I have reviewed the revised Site Plan and Stormwater Management Analysis Report for 604 Endicott St N, known as Tiki Plaza. The revision date listed on these documents is January 13, 2025.

The revised stormwater design incorporates several improvements compared to the previous version of the design. These improvements will serve to better protect your property and the Pine Hollow Condominium property from stormwater-related issues. The improvements include:

- Soil testing conducted by Tiki Plaza's engineer indicates that the proposed filtration basin will be located above the water table, thus the capacity of the basin should not be impacted by groundwater.
- A roof drain is added to the proposed building. This will ensure that runoff from the roof is directed into the filtration basin.
- The filtration basin is enlarged, and will therefore provide greater control of stormwater flows.
- The pipe outlet previously shown is removed, and the filtration basin will now outlet via a 10 ft wide spillway lined with stone. This will prevent concentration of flow and reduce erosion.

There are several conditions that I recommend be addressed by Tiki Plaza's engineer:

1. As stated previously, the hydrologic model appears to underestimate the area of Route 3 flowing onto 604 Endicott St N. No additional area was added to the revised stormwater calculations to account for this flow from Route 3. The existing and proposed flows onto 554 Endicott St N are likely slightly underestimated by the model. See Figure 1 and Figure 2 on the following page:

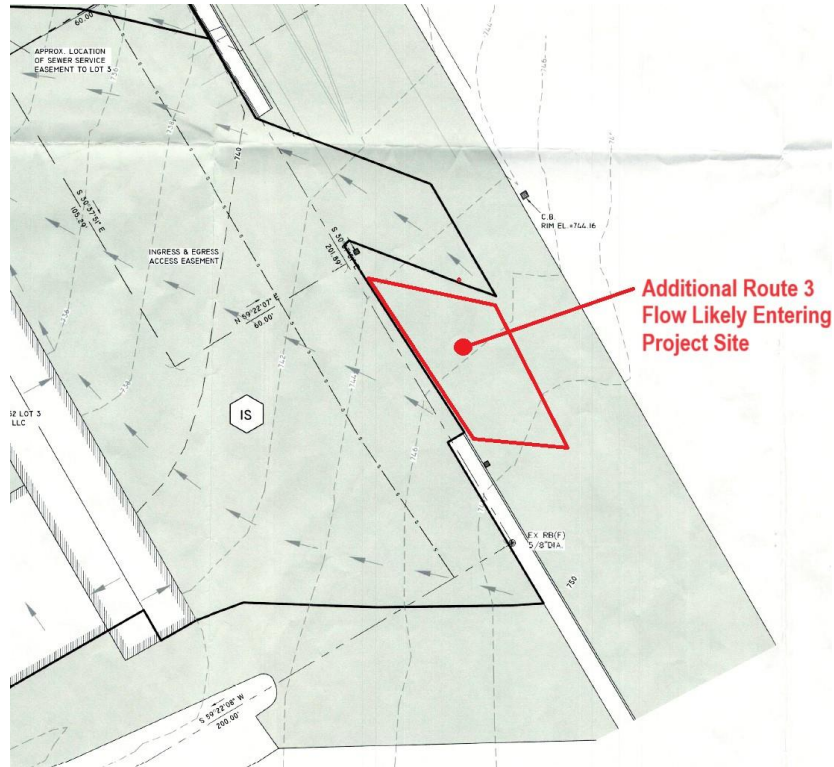


Figure 1: Route 3 Flow



Figure 2: Route 3 Flow (Online Imagery)

2. As stated previously, the Pre-Condition map depicts approximately 4,000 sq ft of existing gravel area that is not depicted on the Existing Conditions plan. This area was not added to the pre-development drainage model. If this gravel area does not exist then the model likely calculates the existing flows to be higher than they actually are. This, in turn, may result in proposed flows that are higher than the actual existing flows.

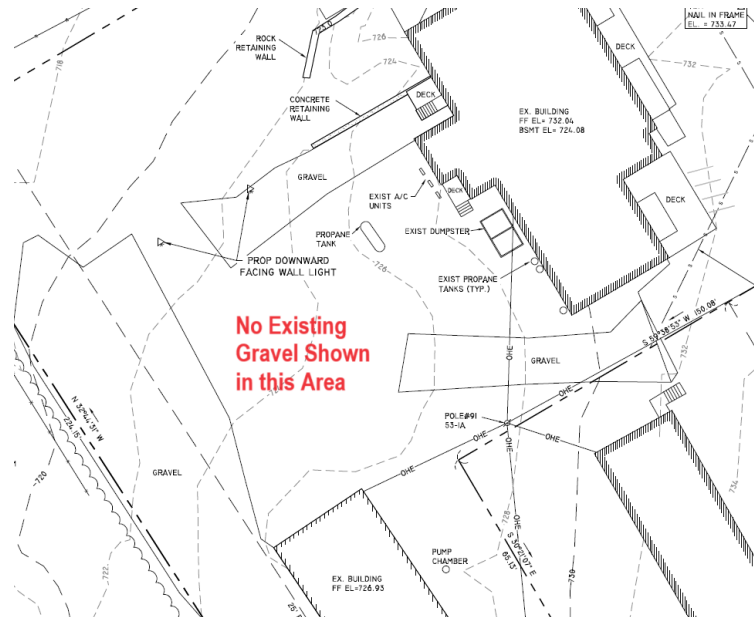


Figure 3: Rear Gravel (Existing Conditions Plan)

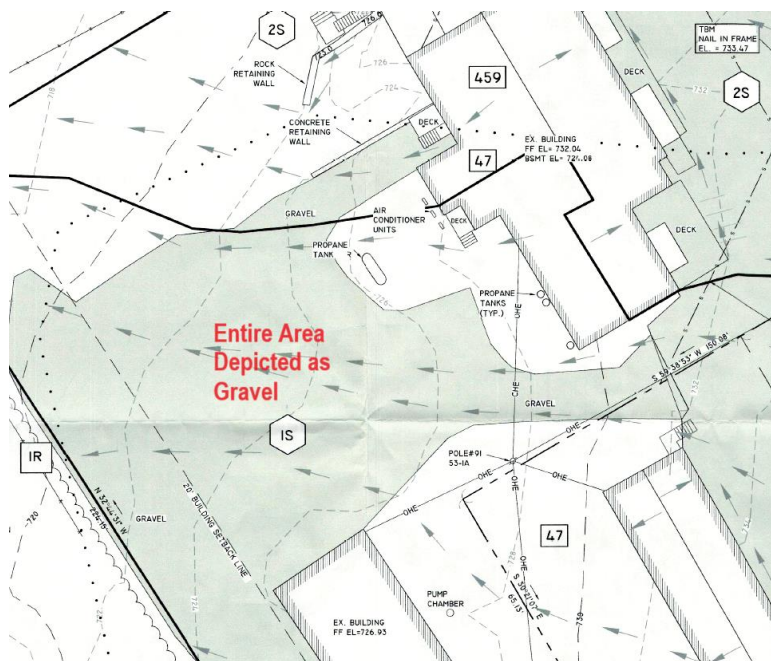


Figure 4: Rear Gravel (Pre-Condition Stormwater Map)

3. No pre-treatment is provided for the filtration basin. The 2008 New Hampshire Stormwater Manual, Volume 2, states that pretreatment is required prior to all filtering practices. See excerpts from the Manual included with this letter. Installation of a pretreatment device will prevent sediment from clogging the filtration system. Pretreatment is required for parking area runoff only – it is not required for roof runoff.

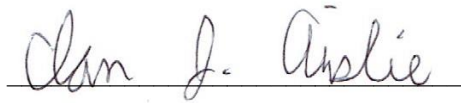
4. The plan depicts snow storage within the filtration basin. The capacity of the basin will be reduced if snow is stored within it. The snow storage should be moved to a location outside the basin.

5. The summary pages for Pond 3P (filtration basin) display a warning message: *“Early inflow requires earlier time span”*. The model begins to analyze flows 5 hours after the beginning of the storm event, and thus does not account for flows generated during those first 5 hours. The time span should be adjusted to account for these early flows. It should be noted that these early flows are typically quite small.

I hope the above comments assist you, please contact me if you require further information.

Very truly yours,

MEISNER BREM CORPORATION

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Ian Ainslie, PE

GENERAL REQUIREMENTS APPLICABLE TO FILTERING PRACTICES

- Filtering practices are prohibited in areas of RSA 482-A jurisdiction unless a wetlands permit has been issued.
- Filtering practices are prohibited as follows, unless an impermeable liner is provided:
 - Into areas groundwater protection areas where stormwater is from a high-load area
 - Into areas where contaminants occur in groundwater above ambient standards (Env-Or 603.03)
 - Into areas where contaminants occur in soil above site-specific standards (Env-Or 600)
 - Into areas with slopes > 15%, unless calculations show that seepage will not cause slope instability
 - From areas with soil contaminants above site-specific standards (Env-Or 600)
 - From areas with underground or aboveground storage tanks regulated by RSA 146-C or RSA 146-A, where gasoline is dispensed or transferred
- ➔ ● Pretreatment is required (see Section 4-4) if BMP will receive stormwater other than roof runoff (except permeable pavements do not require pretreatment of runoff from their surfaces)
- Underdrain system is required if underlying native soil or fill soil has an infiltration rate < 0.5 inches per hour
- Where infiltration applies, the design infiltration rates must be determined in accordance with the protocols discussed in Chapter 2.
- Provide recommended clearances to seasonal high water table, to maintain adequate drainage, prevent structural damage to the filter, and minimize the potential for interaction with groundwater.

Table 3-4. Summary of BMP Restrictions Associated with High-Load and Protected Resources

Protected Resources	Stormwater from High-load Areas	Stormwater From Non High-load Areas
All Areas	- No filtering or infiltration practices allowed from gasoline dispensing areas under regulated RSA 146-A or RSA 146-C - Use of unlined detention ponds or unlined swales prohibited - Source control plan required¹	- Pretreatment is required prior to all filtering or infiltration practices - Infiltration practices must have 3' of separation from the bottom of the practice to the SHWT - Filtering practices must have an impermeable liner or 1' of separation from the bottom of the filter course to the SHWT
	No infiltration or unlined filtering practices within areas identified by NHDES with contaminated soils or groundwater, as defined under Env-Or 600.	
Water Supply Wells	- Minimum setbacks between stormwater discharge and water supply wells (see Table 3-3) - No Exemption to minimum setbacks	Exemption to minimum setbacks – if the stormwater management system receives runoff from less than 0.5 ac.
Groundwater Protection Areas	- Infiltration practices prohibited - Unlined filtering practices prohibited	- Infiltration practices must have 4' of separation from the SHWT - Filtering practice should have: - impermeable liner, or 1' of separation from the bottom of the practice to the SHWT, or 1' of separation from the bottom of the filter course material and twice the depth of the filter course material recommended
Water Supply Intake Protection Areas	- Infiltration practices must have 4' of separation from SHWT - Filtering practice should have: - Impermeable liner, or 1' of separation from the bottom of the practice to the SHWT, or 1' of separation from the bottom of the filter course material and twice the depth of the filter course material recommended - Minimum 100' setback between stormwater discharge and the WSIPA	
	Shut-off mechanism required where bulk oil or hazardous material is transferred	Exemption to 100' setback – if the stormwater management system receives runoff from less than 0.5 ac.

¹ "Source control plans" are designed to minimize the volume of stormwater coming into contact with regulated substances. Chapter 5 provides further discussion of the preparation of the Source Control Plan to specify necessary structural controls and/or operational practices to minimize contact between stormwater and regulated substances.

- Soils infiltration capacity is ultimately used in the sizing of infiltration practices when they are applicable, with soils with low infiltration capacity requiring more surface area than those with high infiltration capacity to treat the same volume of water.



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December 9, 2025

Laconia Planning Board
45 Beacon Street, East
Laconia, N.H. 03246

Re: Objection to Proposed Site Plan -- PB2026-021; 604 Endicott St N

Dear Planning Board:

Please accept these comments in reference to PB2026-021 for Tiki Plaza LLC and distribute to the Planning Board in advance of the December 16, 2025, public hearing. This firm represents Pine Hollow Campground, an abutter to Tiki Plaza.

While this plan is an improvement over their May 3, 2023 plan, it is not yet a complete plan that can be approved by the Planning Board. In particular, there are several requirements of all site plans that are not included in this plan nor have waivers been sought or obtained. This includes:

1. Pursuant to Section 6.1 (5) of the Laconia Site Plan Regulations, a property survey must included with the plan.
2. Pursuant to Section 6.4 of the Laconia Site Plan Regulations, an existing conditions plan must be submitted that shows:
(c) The location, layout and use of existing buildings¹ and structures on the site and on abutting properties;

¹ The use of existing buildings is relevant to the parking calculations. Assuming that 4000 square feet of building and 1000 square feet of deck is being used for is being used as an "eating and drinking place" then pursuant to the Laconia Zoning Ordinance, Tiki must show 50 regular parking spaces and 2 handicapped accessible parking spaces.

(d) The location and layout of existing driveways, curb cuts, parking lot and loading areas, including the total number of parking spaces;

...

(o) The type and location of existing outdoor lighting;

...

(r) The location and type of existing property line monuments.

Unfortunately, none of these required elements appear on the proposed plan. There does not appear to be a separate existing conditions plan. The Planning Board cannot approve a plan without all of the required elements² or appropriate waivers.

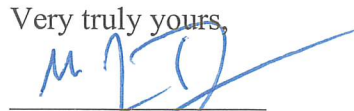
While the enlarged retention pond is an improvement, the applicant does not appear to have appropriately accounted for all of the stormwater. Pine Hollow retained engineers from Meisner Brem who determined that Brown Engineering's "hydrologic model appears to underestimate the area of Route 3 flowing onto 604 Endicott St N. No additional area was added to the revised stormwater calculations to account for this flow from Route 3." I attach their report for your consideration. The Planning Board should not approve a plan that does not properly analyse and handle the water running from Route 3 over Tiki's property and onto Pine Hollow's property.

Furthermore, Meisner Brem points out that Brown's hydrologic report indicates that the entire area to the back of the existing building is gravel which likely exaggerates the pre-construction stormwater. See attached report.

Conclusion

Before approving any plan, the Planning Board must require Tiki to first submit an existing conditions plan, based on a boundary survey and depicting all use on the property, all boundary monuments, the required number of parking spaces for the approved uses and all other items required by the Laconia Site Plan Review Regulations. The Planning Board must also require Tiki to amend its stormwater analysis to confirm that the stormwater coming off of Route 3 does not merely pass over Tiki and onto Pine Hollow's property. Finally, the Planning Board must confirm that Tiki has adequate parking on its own property as Tiki's customers have a history of parking on Pine Hollow's property.

Very truly yours,



Michael J. Tierney, Esq.
mtierney@wadleighlaw.com

² The Planning Board should not grant a waiver from showing a surveyed boundary line nor from showing all parking spaces and all uses on the site. Tiki must demonstrate that it is providing sufficient parking and is not utilizing Pine Hollow's property in order to meet its parking requirements.



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December 31, 2025

Rob Mora, Director
Laconia Planning Board
45 Beacon Street, East
Laconia, N.H. 03246

**Re: PB2026-021; 604 Endicott St N
Jurisdiction of the Planning Board**

Dear Director Mora and Members of the Planning Board:

Please accept these comments in reference to PB2026-021 for Tiki Plaza LLC and distribute to the Planning Board in advance of the January 6, 2026, public hearing. This firm represents Pine Hollow Campground, an abutter to Tiki Plaza. Contrary to the arguments recently provided by the applicant, the Planning Board both has the authority and the obligation to consider the entire site and all applicable site plan review regulations.

1. The Planning Board has Jurisdiction to Consider All Regulations and the Entire Site

In the applicant's December 19, 2025 letter from legal counsel, Attorney Wood asserts that the Planning Board lacks subject matter jurisdiction over anything the applicant does not want the Planning Board to consider. He is incorrect. The Planning Board's jurisdiction is not determined by the scope of a proposed amendment or a settlement agreement but by statute and the Laconia site plan review regulations. In particular, RSA 674:43-44 authorizes the Planning Board to adopt site plan review regulations subject to a waiver process and the Laconia site plan review regulations regulate, among other issues, requires analysis of the traffic, parking, lighting and other impacts a site may have on its neighbours in addition to drainage. In fact, the Laconia Site Plan Review Regulations explicitly states, in Section 5.5, that "The Planning Board shall have the power to modify or amend its approval of a site plan on application of the owner, lessee, or mortgagee of the premises, or upon its own motion if such power is reserved by the Board in its original approval. All of the provisions of these regulations applicable to the approval shall be applicable to such modification or amendment." All regulations applicable to a new application

are applicable to an amendment. If the applicant believes the Planning Board should not consider certain regulations, the applicant must request a waiver pursuant to RSA 674:44(III)(e).

II. The Previous Approval Was Not Affirmed by the Court

In addition, Attorney Wood misleadingly states that the initial appeal of the Planning Board's site plan approval, "The City of Laconia prevailed in Superior Court." This implies the previous approval was affirmed. In fact, the Superior Court did not affirm the decision but remanded it to the Planning Board to look at it again. An appeal was filed with the Supreme Court which is currently stayed. Therefore, Tiki's previous proposed site plan is not affirmed but merely stayed.

III. The Settlement Agreement Does Not Limit the Regulations or Area of the Site to be Considered by the Planning Board

Finally, in his December 19th letter, Attorney Wood asserts that the Planning Board's consideration of matters unrelated to drainage "would be in breach of the Settlement Agreement." Attorney Wood is wrong. There is nothing in the settlement agreement where the Planning Board agreed to limit its consideration. Likewise, there is nothing in the settlement agreement limiting Pine Hollow from raising objections to the proposed plan. Tiki knew when entering into this settlement agreement that Pine Hollow was not waiving its rights to raise other arguments. When negotiating the settlement agreement, Tiki could have demanded that Pine Hollow not raise other objections but it did not do so. The Settlement does imply, however, that Tiki will make adjustments based on Pine Hollow's engineer's review. Nevertheless, Tiki has acted in bad faith by not fixing problems that Pine Hollow identified long ago.

IV. There Are Several Problems With the Plan as Proposed

While this plan is an improvement over their May 3, 2023 plan, it is not yet a complete plan that can be approved by the Planning Board. In particular, there are several requirements of all site plans that are not included in this plan nor have waivers been sought or obtained. This includes:

1. Pursuant to Section 6.1 (5) of the Laconia Site Plan Regulations, a property survey must included with the plan.
2. Pursuant to Section 6.4 of the Laconia Site Plan Regulations, an existing conditions plan must be submitted that shows:
 - (c) The location, layout and use of existing buildings¹ and structures on the site and on abutting properties;

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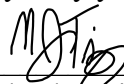
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June 20, 2025

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Pine Hollow Campground
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Natick, MA 01760

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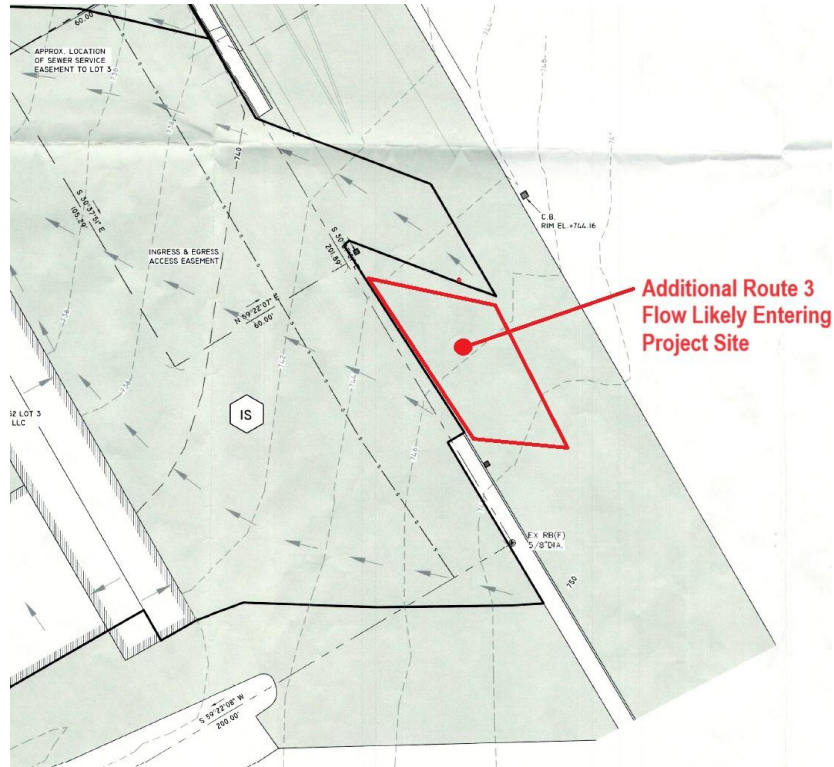


Figure 1: Route 3 Flow



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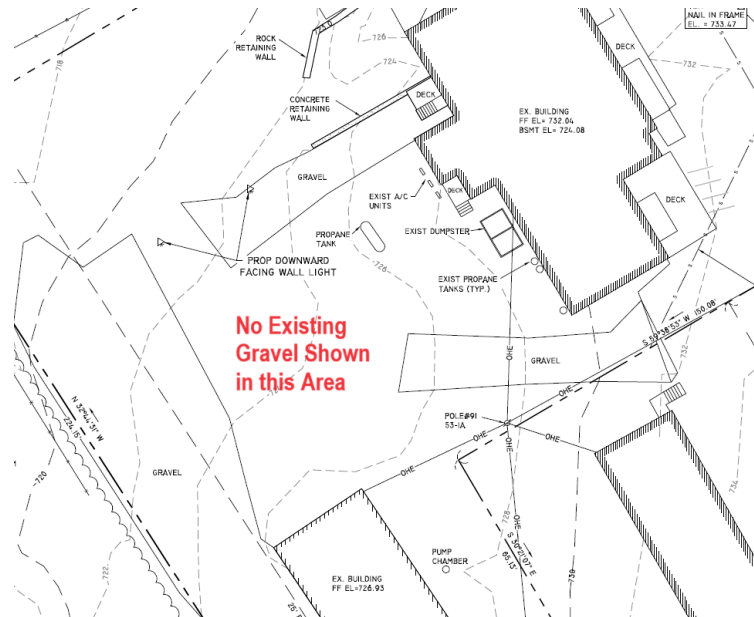


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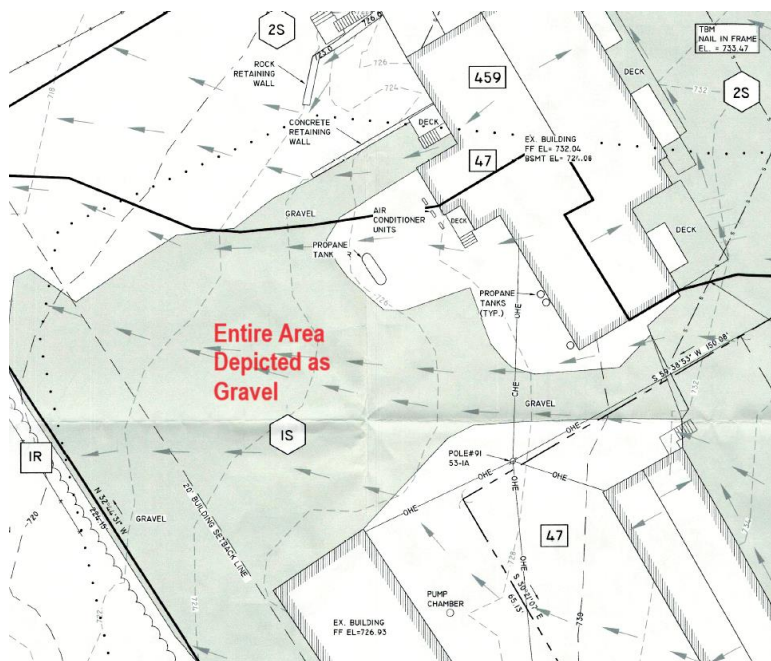


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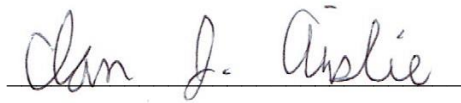
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 - From areas with soil contaminants above site-specific standards (Env-Or 600)
 - From areas with underground or aboveground storage tanks regulated by RSA 146-C or RSA 146-A, where gasoline is dispensed or transferred
- ➔ ● Pretreatment is required (see Section 4-4) if BMP will receive stormwater other than roof runoff (except permeable pavements do not require pretreatment of runoff from their surfaces)
- Underdrain system is required if underlying native soil or fill soil has an infiltration rate < 0.5 inches per hour
- Where infiltration applies, the design infiltration rates must be determined in accordance with the protocols discussed in Chapter 2.
- Provide recommended clearances to seasonal high water table, to maintain adequate drainage, prevent structural damage to the filter, and minimize the potential for interaction with groundwater.

Table 3-4. Summary of BMP Restrictions Associated with High-Load and Protected Resources

Protected Resources	Stormwater from High-load Areas	Stormwater From Non High-load Areas
All Areas	- No filtering or infiltration practices allowed from gasoline dispensing areas under regulated RSA 146-A or RSA 146-C - Use of unlined detention ponds or unlined swales prohibited - Source control plan required¹	- Pretreatment is required prior to all filtering or infiltration practices - Infiltration practices must have 3' of separation from the bottom of the practice to the SHWT - Filtering practices must have an impermeable liner or 1' of separation from the bottom of the filter course to the SHWT
	No infiltration or unlined filtering practices within areas identified by NHDES with contaminated soils or groundwater, as defined under Env-Or 600.	
Water Supply Wells	- Minimum setbacks between stormwater discharge and water supply wells (see Table 3-3) - No Exemption to minimum setbacks	Exemption to minimum setbacks – if the stormwater management system receives runoff from less than 0.5 ac.
Groundwater Protection Areas	- Infiltration practices prohibited - Unlined filtering practices prohibited	- Infiltration practices must have 4' of separation from the SHWT - Filtering practice should have: - impermeable liner, or 1' of separation from the bottom of the practice to the SHWT, or 1' of separation from the bottom of the filter course material and twice the depth of the filter course material recommended
Water Supply Intake Protection Areas	- Infiltration practices must have 4' of separation from SHWT - Filtering practice should have: - Impermeable liner, or 1' of separation from the bottom of the practice to the SHWT, or 1' of separation from the bottom of the filter course material and twice the depth of the filter course material recommended - Minimum 100' setback between stormwater discharge and the WSIPA	Exemption to 100' setback – if the stormwater management system receives runoff from less than 0.5 ac.
	Shut-off mechanism required where bulk oil or hazardous material is transferred	

¹ "Source control plans" are designed to minimize the volume of stormwater coming into contact with regulated substances. Chapter 5 provides further discussion of the preparation of the Source Control Plan to specify necessary structural controls and/or operational practices to minimize contact between stormwater and regulated substances.

- Soils infiltration capacity is ultimately used in the sizing of infiltration practices when they are applicable, with soils with low infiltration capacity requiring more surface area than those with high infiltration capacity to treat the same volume of water.

CITY OF LACONIA PLANNING BOARD
DESIGN REVIEW / CONCEPTUAL REVIEW FORM
WWW.CITYONTHELAKES.ORG
FEE: _____ CK# _____



PROPOSED PROJECT NAME - LAKEVIEW AT WHITE OAKS

STREET ADDRESS- 1085 WHITE OAKS ROAD, LACONIA

(must include 911 address if assigned)

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

Receipt Stamp

APPLICANT Stonewall Comers LLC
ADDRESS PO Box 1926
Concord, NH 03302

PHONE 603-231-1413
FAX _____
E-MAIL Counsel: jcronin@chzlaw.com

OWNER Stonewall Comers LLC
ADDRESS PO Box 1926
Concord, NH 03302

PHONE 603-231-1413
FAX _____
E-MAIL Counsel: icronin@cbzlaw.com

AGENT Cronin, Bisson & Zalinsky PC
ADDRESS 722 Chestnut Street
Manchester, NH 02104

PHONE 603-624-4333
FAX _____
E-MAIL Connset: jrironin@rhzlaw.com

APPLICATION TYPE

☐ Design Review

☒ Conceptual Review

PROPERTY INFORMATION

Map 163 Street 241 Lot 8

Zoning District(s) PR

Map 172 Street 241 Lot 3

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) 6.7 Acres + 4.6 Acres = 11.3 Acres Total
2. Number of units or lots existing and proposed 104
3. Square footage of units or building Variable, see attached plans

Pitcher

Property Owner's Signature

12-A2-26

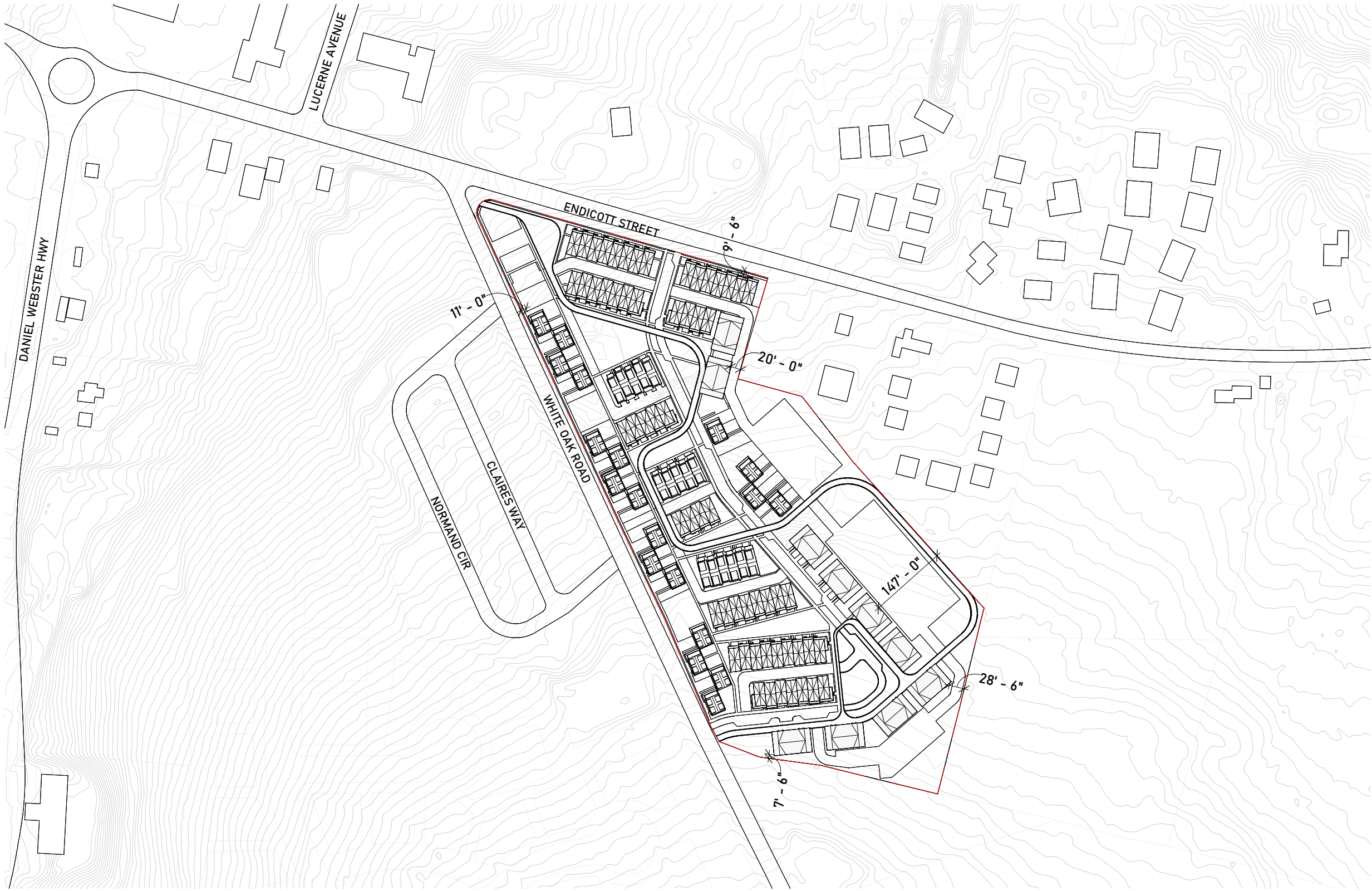
Date

[Signature]

Agent's Signature

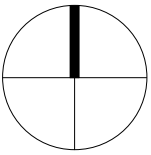
12/23/25

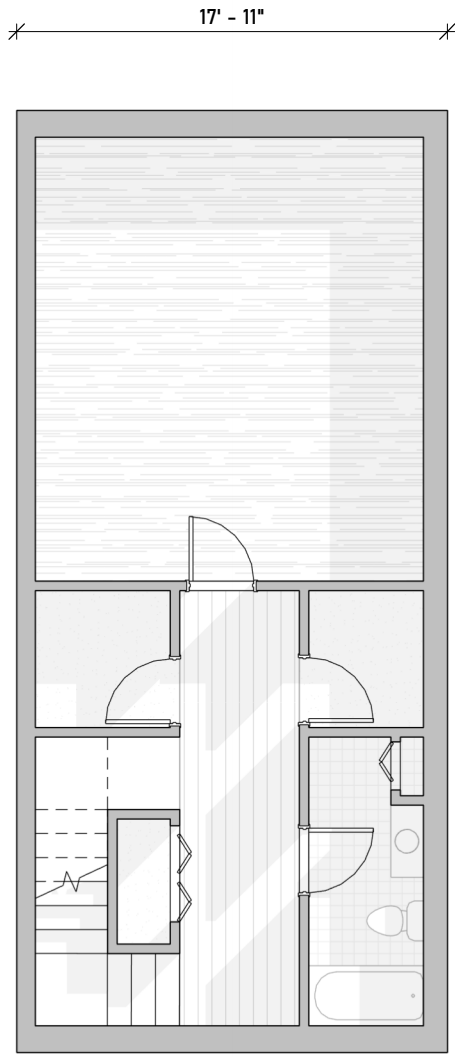
Date



BUILDING TYPES (COUNT)

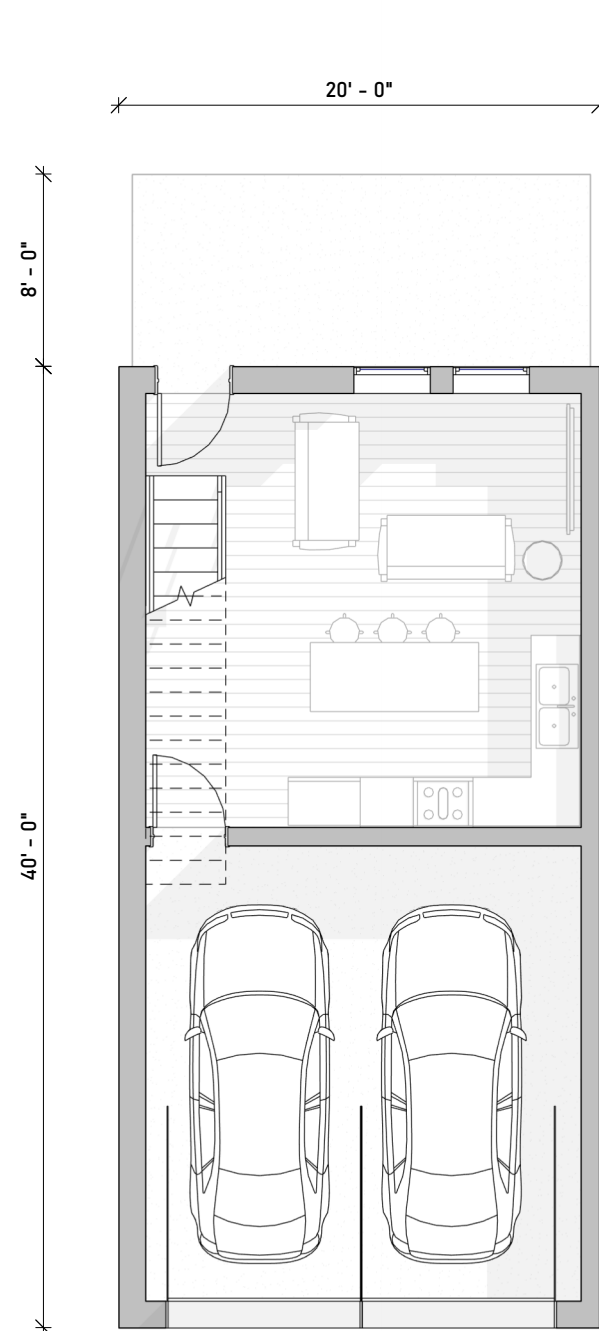
THE COTTAGE	(59x)
THE LOOKOUT	(16x)
THE VISTA	(19x)
THE FLATS	(10x)





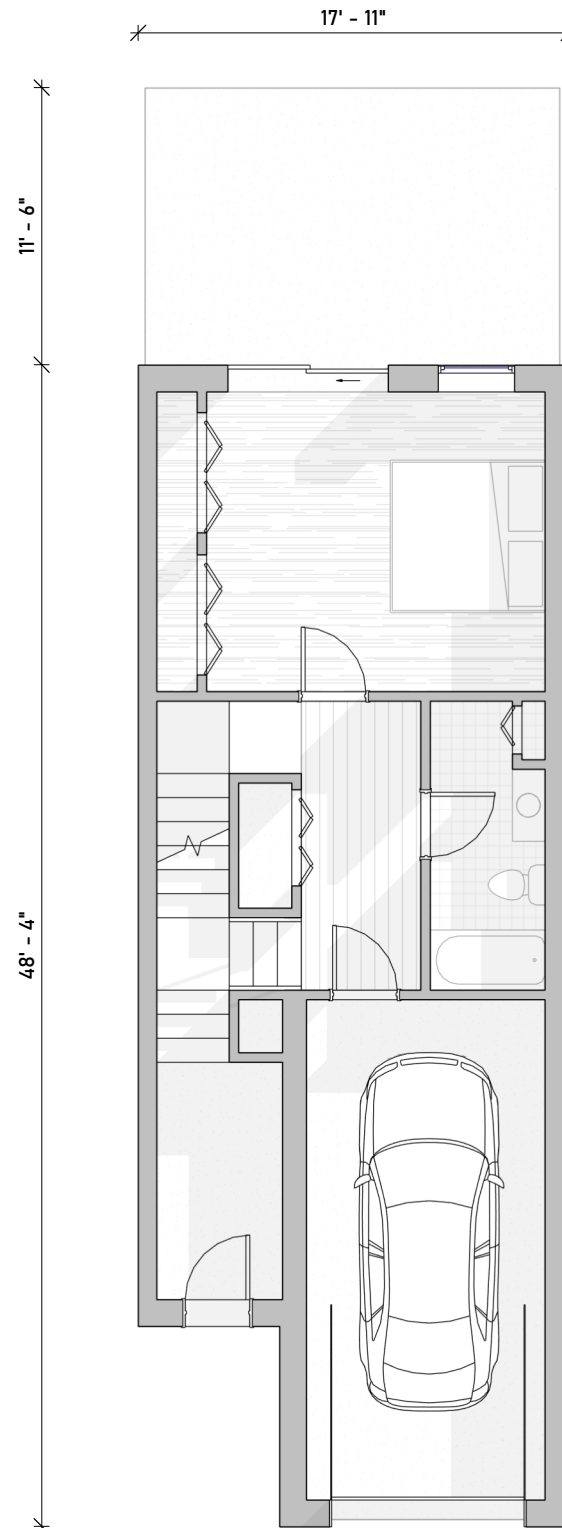
1 BASEMENT - THE LOOKOUT

1/8" = 1'-0"



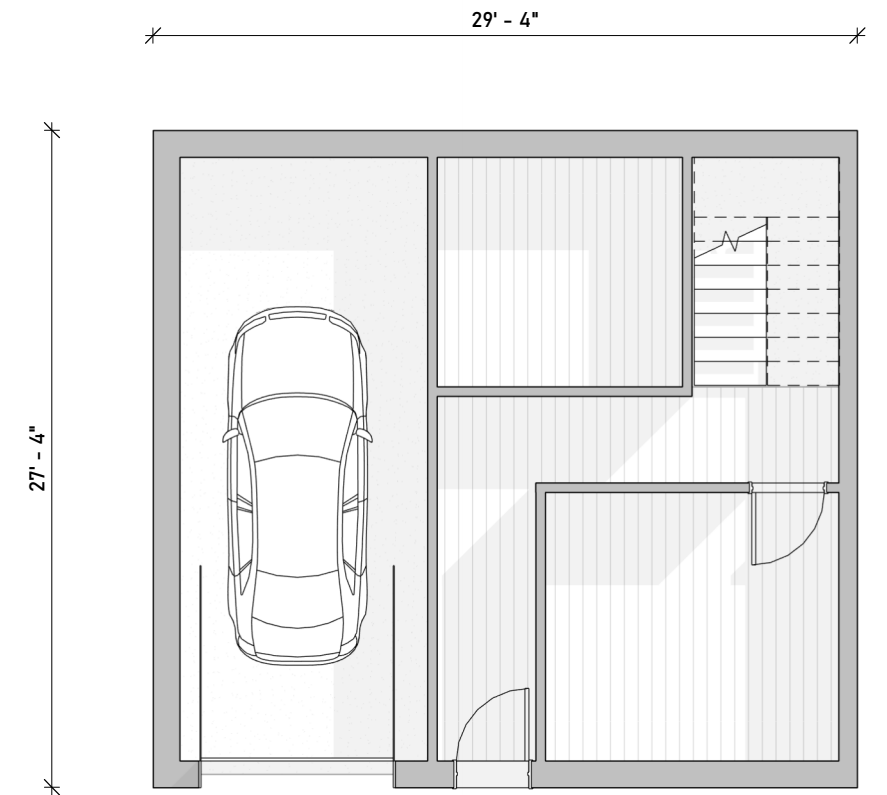
1 | LVL+1 - THE COTTAGE

1/8" = 1'-0"



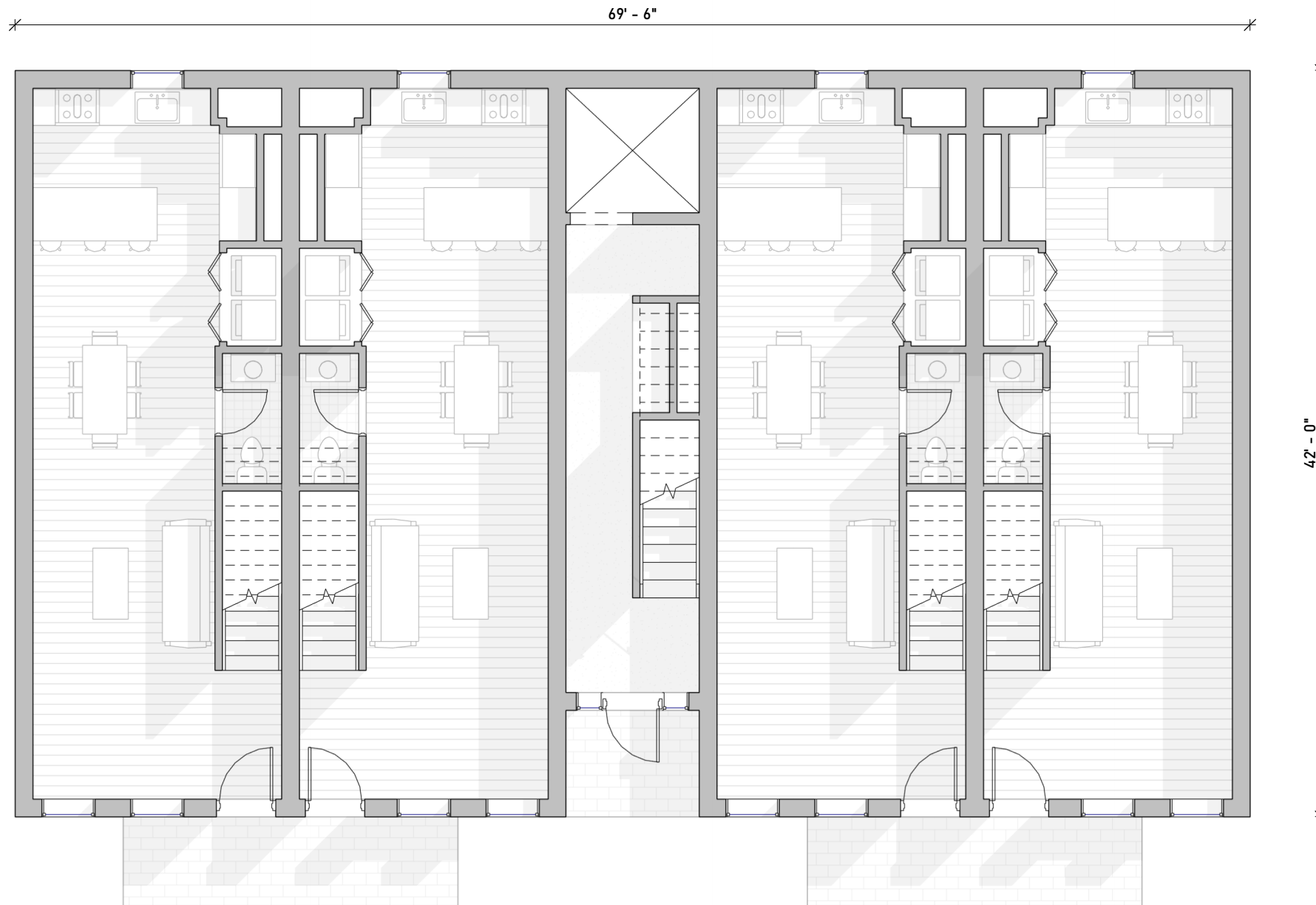
2 | LVL+1 - THE LOOKOUT

1/8" = 1'-0"



3 | LVL+1 - THE VISTA HOUSE

1/8" = 1'-0"



1 | LVL+1 - THE FLATS

1/8" = 1'-0"

SHEET NO.
PR-004

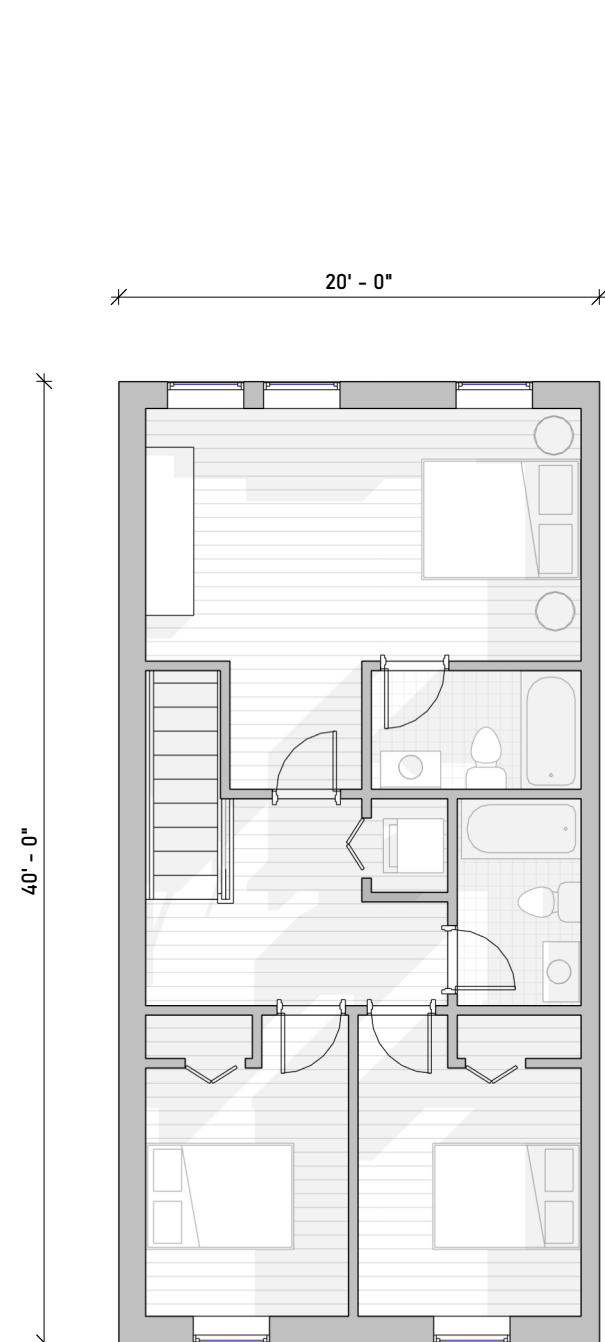
SHEET NAME
BUILDING TYPES - FLOOR 1
12/18/2025

LAKEVIEW AT WHITE
OAK
1085 WHITE OAKS RD
LACONIA, NH, 03246

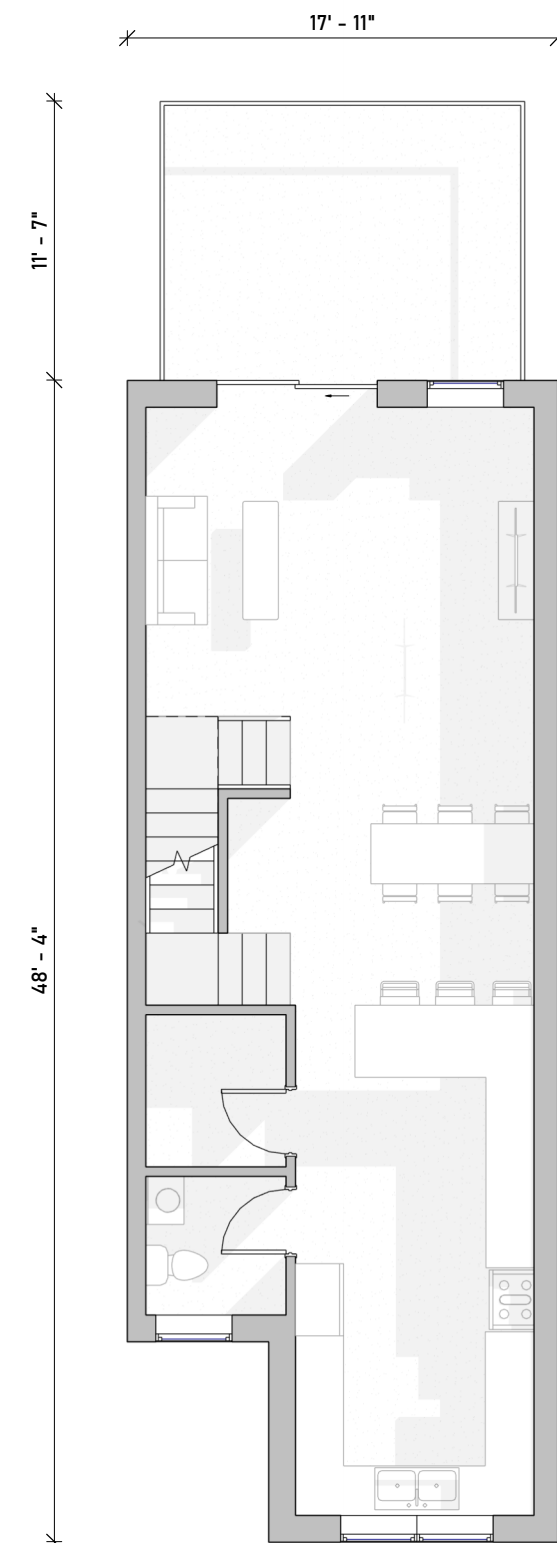
SCALE: 1/8" = 1'-0"



City
Collective



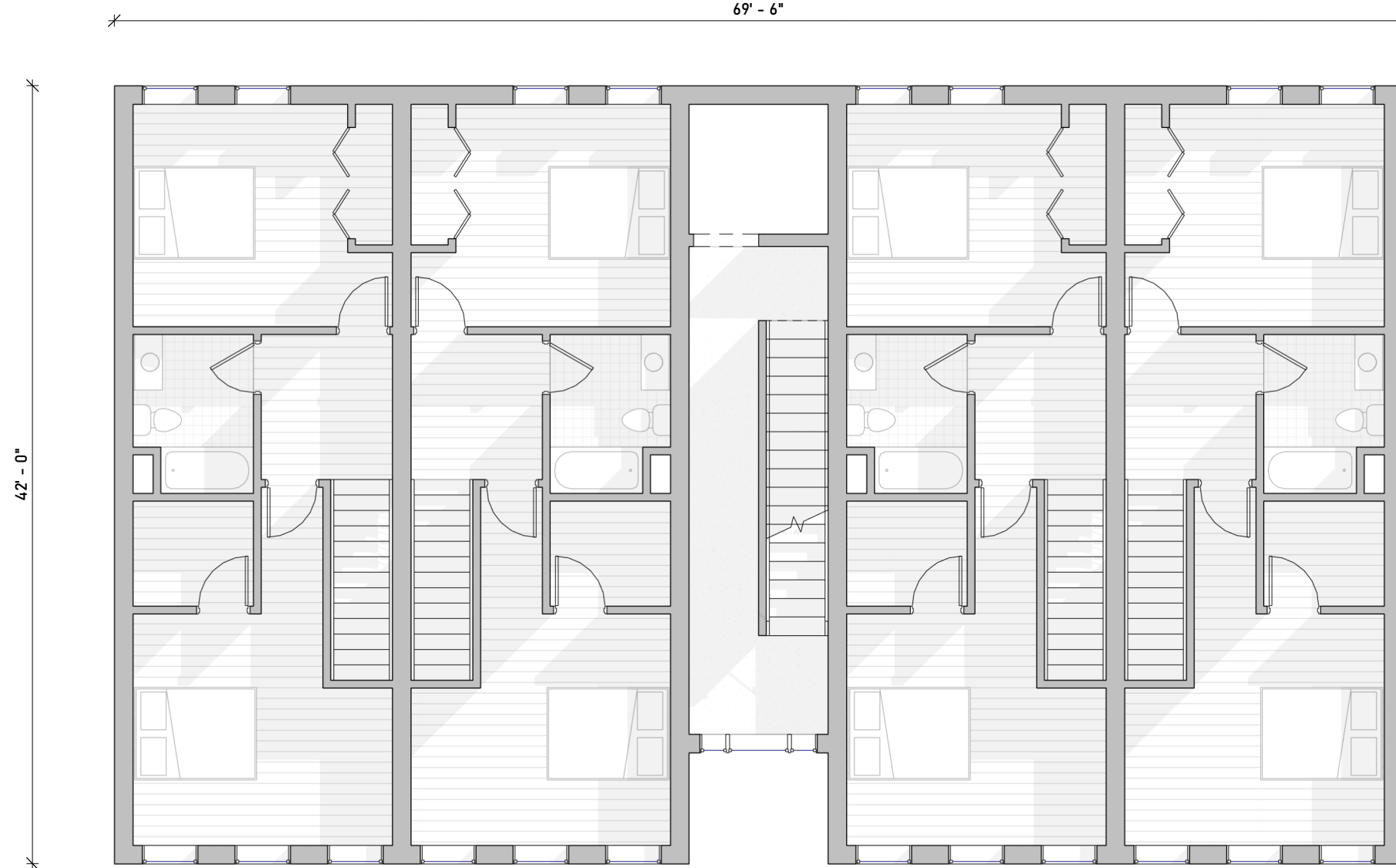
1 | LVL+2 - THE COTTAGE
1/8" = 1'-0"



2 | LVL+2 - THE LOOKOUT
1/8" = 1'-0"



3 | LVL+2 - THE VISTA HOUSE
1/8" = 1'-0"



1 | LVL+2 - THE FLATS

1/8" = 1'-0"

SHEET NO.

PR-006

SHEET NAME

BUILDING TYPES - FLOOR 2

12/18/2025

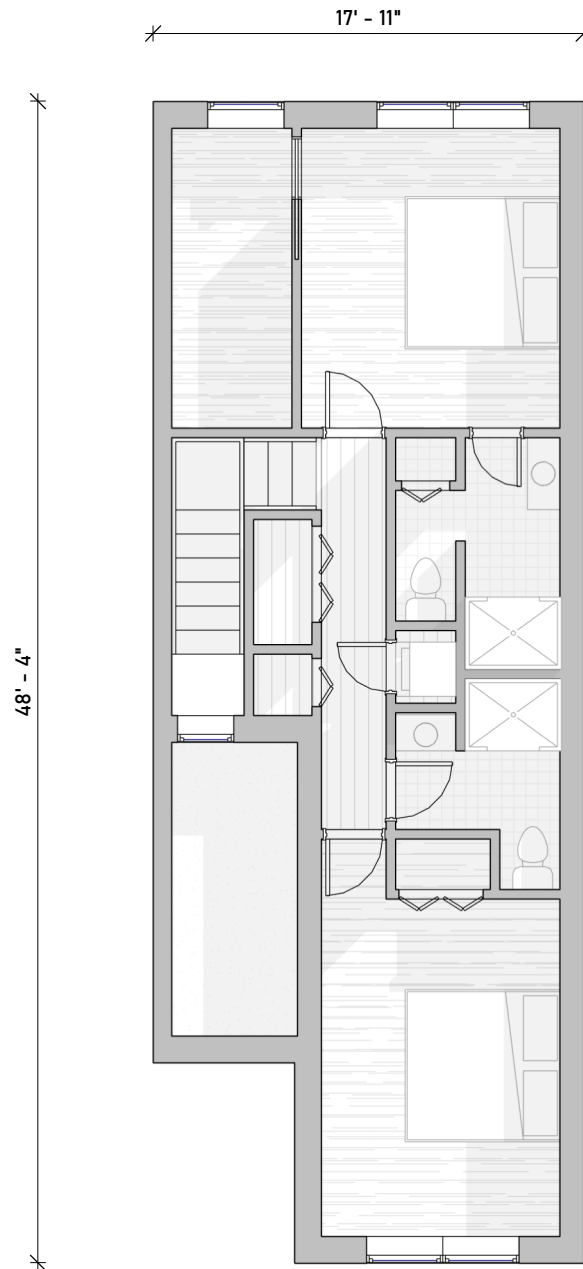
LAKEVIEW AT WHITE
OAK

1085 WHITE OAKS RD
LACONIA, NH, 03246

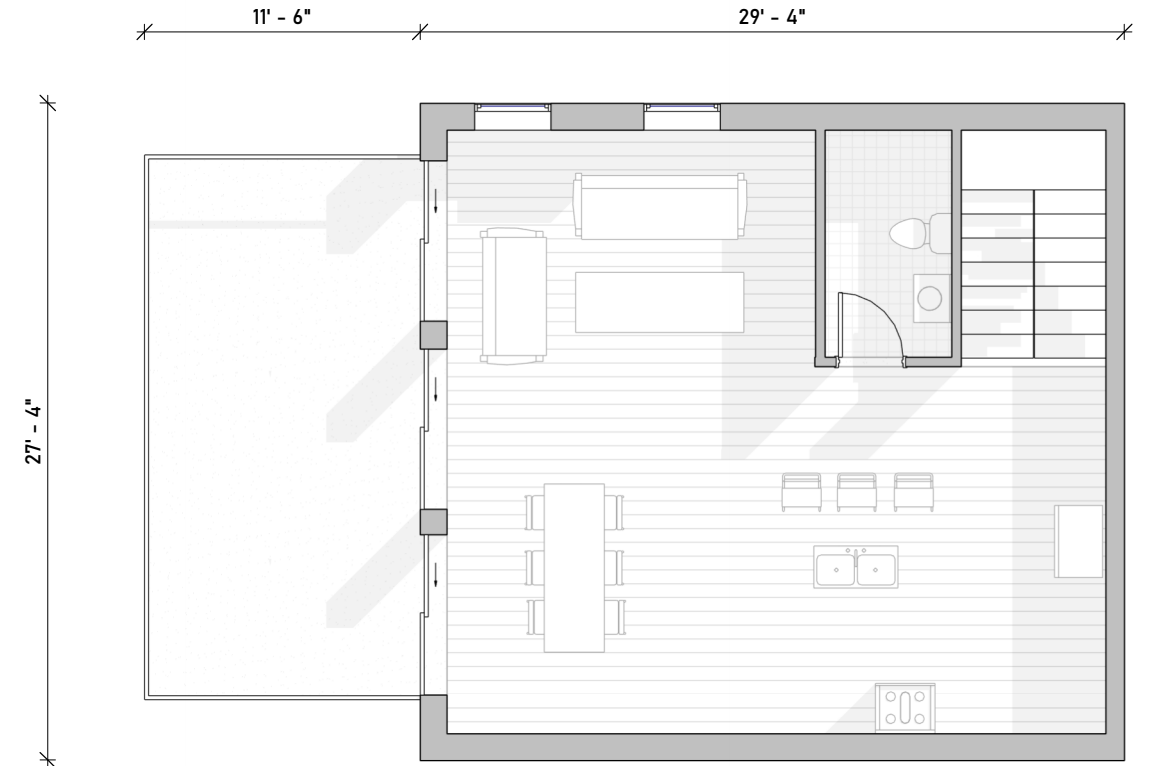
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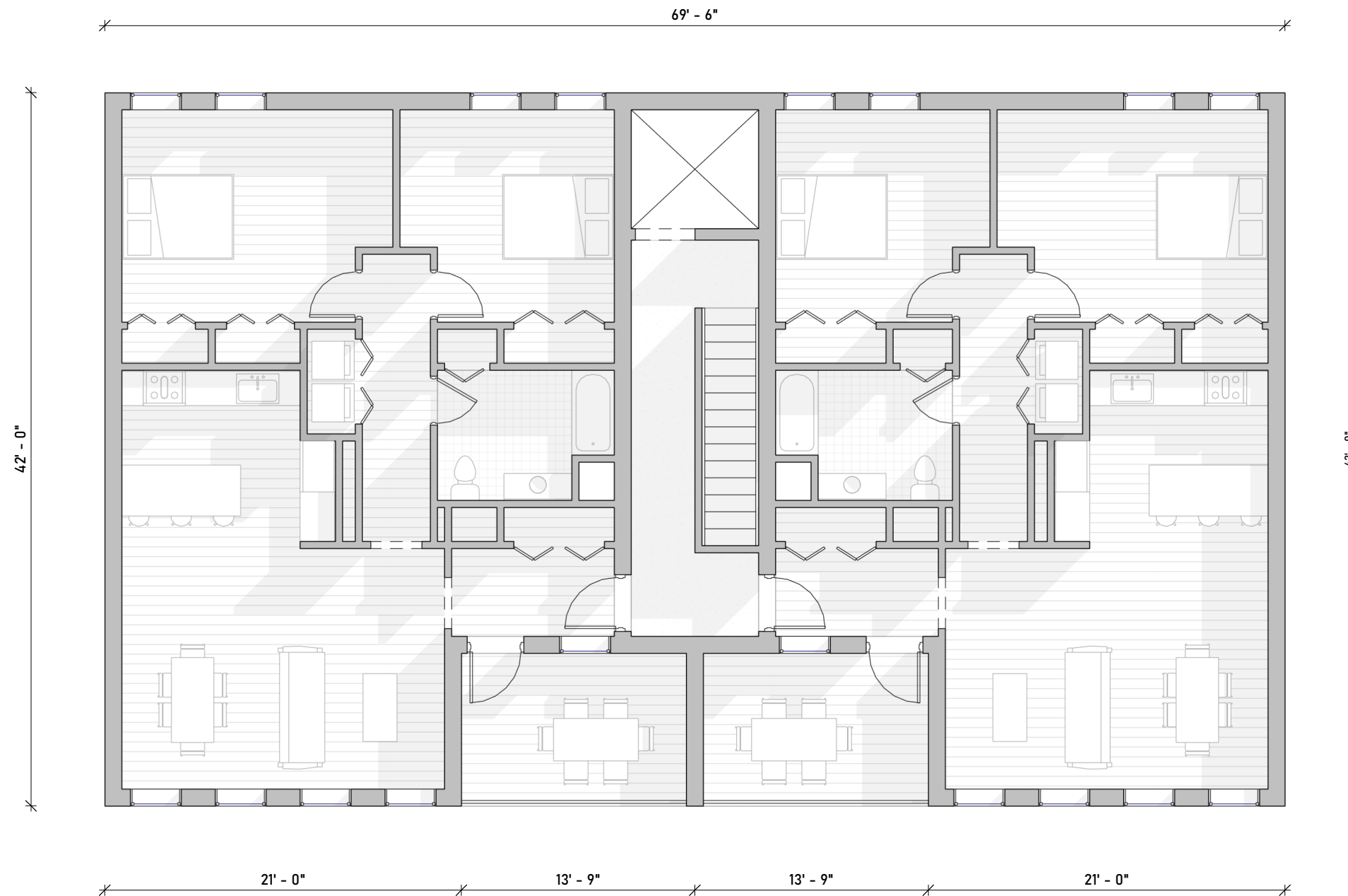
City
Collective



1 | **LVL+3 - THE LOOKOUT**
1/8" = 1'-0"



2 | **LVL+3 - THE VISTA HOUSE**
1/8" = 1'-0"



1 | LVL+3 - THE FLATS

1/8" = 1'-0"

SHEET NO.
PR-008

SHEET NAME
BUILDING TYPES - FLOOR 3
12/18/2025

LAKEVIEW AT WHITE
OAK
1085 WHITE OAKS RD
LACONIA, NH, 03246

SCALE: 1/8" = 1'-0"



City
Collective



Lakeview at White Oaks

NEW HAMPSHIRE

Conceptual Plan Review
January 6, 2026

Agenda

Conceptual Plan Review

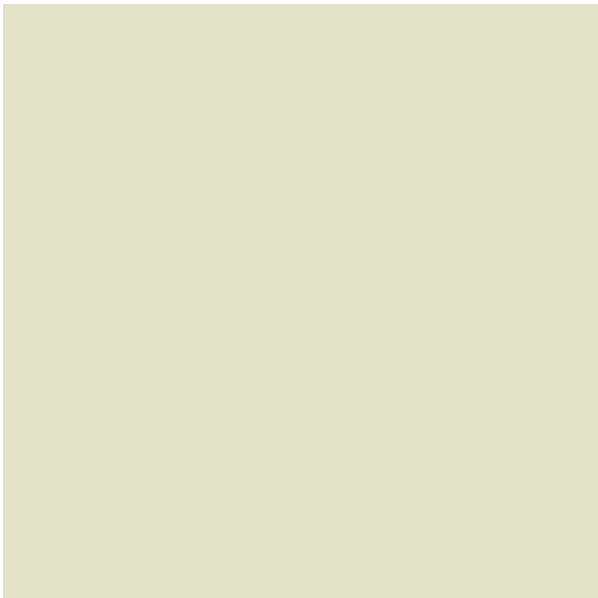
Meet the Team

The Opportunity

The Vision

Meet the Team

Who's in the Room Today



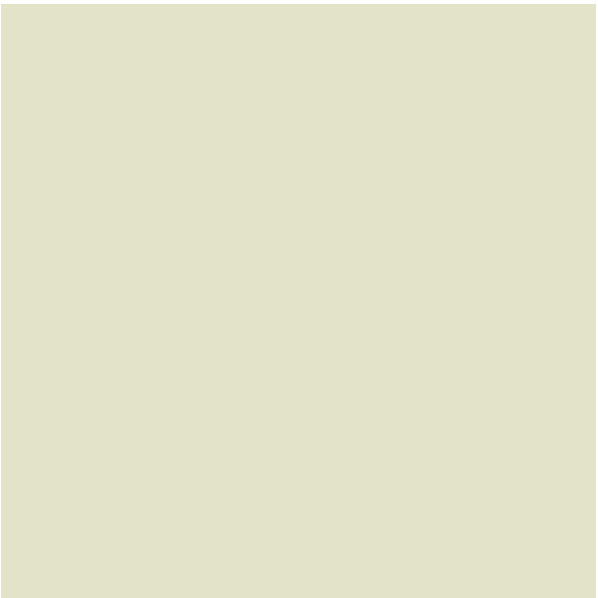
Anthony Dionne
Edgewater Development



Mike Dion
Edgewater Development



Peter Grenier
Edgewater Development



Justin Kearnan
City Collective

Our Opportunity
Remarkable Location with
Access to Downtown Laconia
and Downtown Meredith



Lakeside Living on
Lake Winnipisaukee



Ten Minute Drive to
Downtown Laconia



Ten Minute Drive to
Downtown Meredith



Our Opportunity
Incredible Lake Views and
Access to Weirs Beach and
Weirs Community Park



Views Overlooking Meredith Bay
and Lake Winnipisaukee



Five Minute Walk to
Weirs Beach



Two Minute Walk to
Weirs Community Park



Our Opportunity
Ideal Time to Reestablish a
Marquee Weirs Community
Amenity and Place



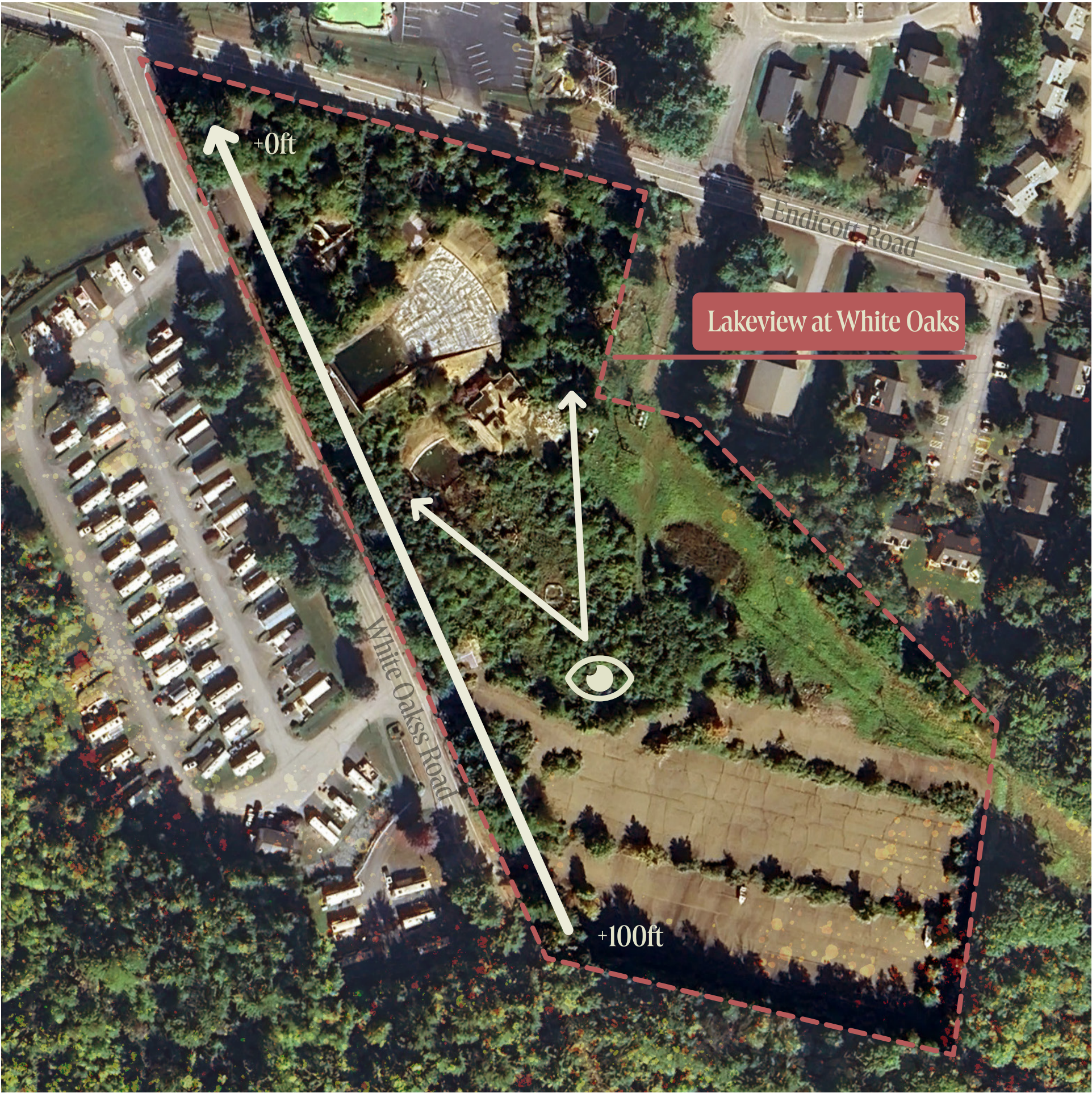
Community Legacy
with Surfcoaster Past



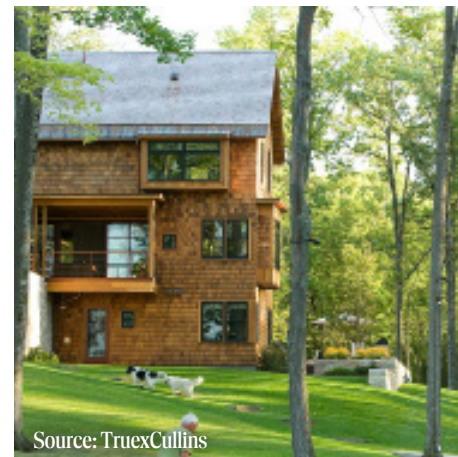
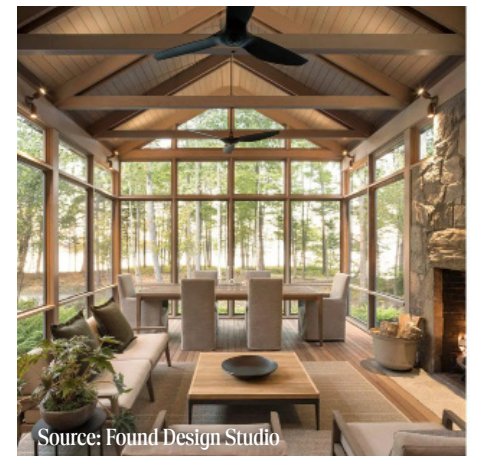
100 ft Grade Change
Across the Site



Direct Frontage on
Endicott Road



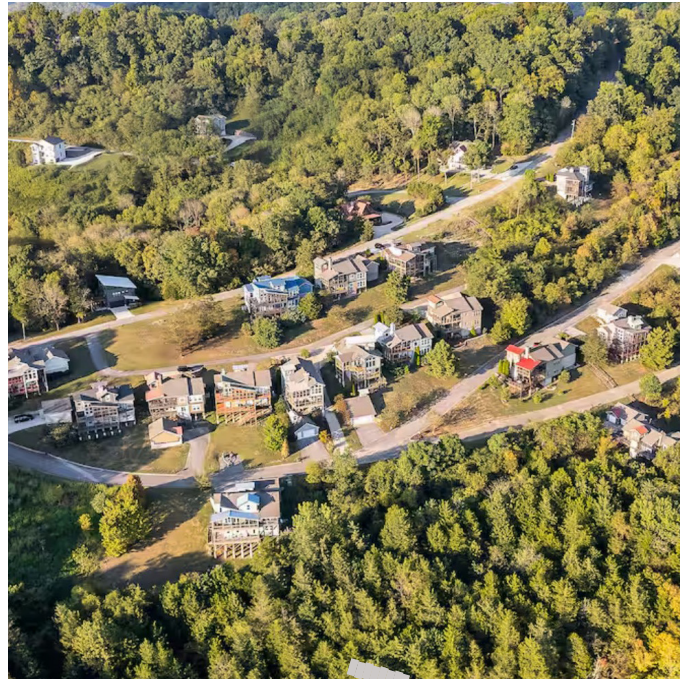
Our Vision Lakeview Living with White Oak Roots





Six Key Design Strategies

1. Maximize Lake Views by Stepping Housing Up the Topography



Six Key Design Strategies
2. Cluster Housing Around
Shared Open Spaces

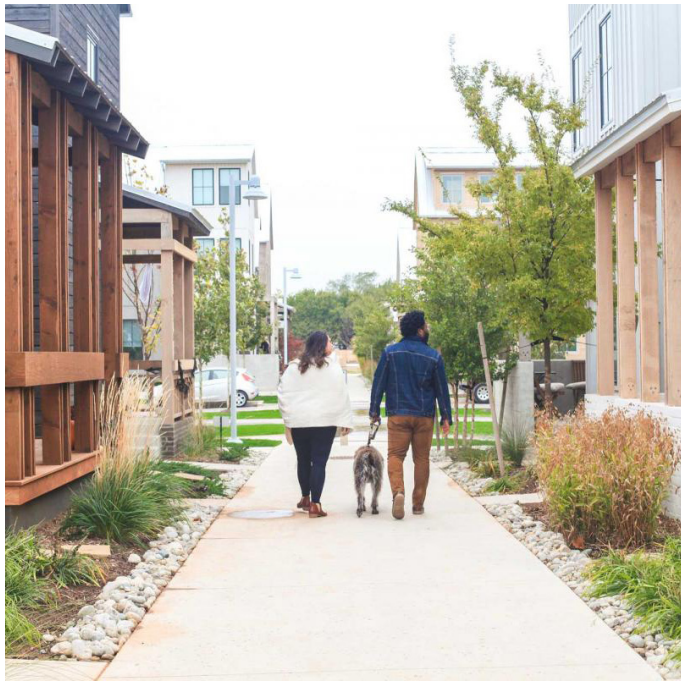


Six Key Design Strategies

3. Connect Site Together with Central Street and Open Space



Six Key Design Strategies
4. Infill Open Spaces Frontages
and Street Frontages with
Additional Housing



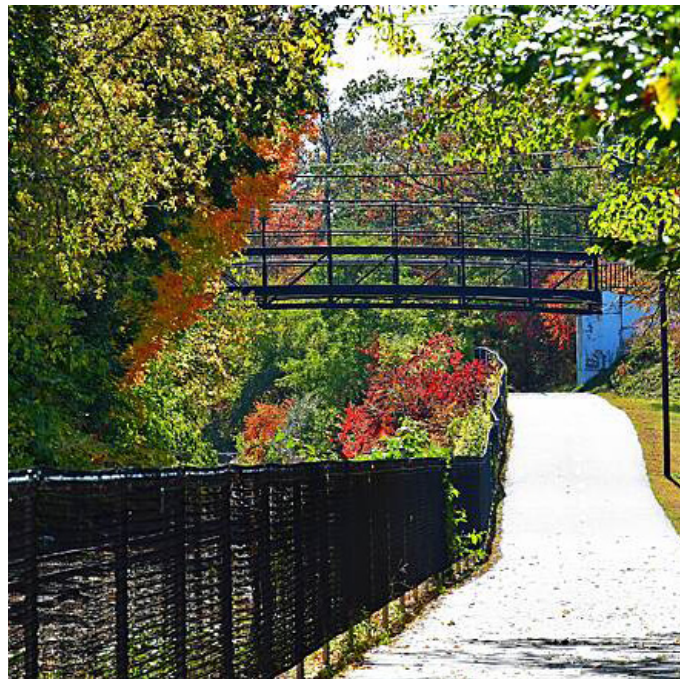
Source: Mottram Architecture



Six Key Design Strategies:
**5. Activate Key Public Spaces
with Neighborhood Retail
and Amenities**



Six Key Design Strategies
6. Tie Together Site with a
Recreational Trail that Connects
to Weirs Beach and More



Concept Master Plan

Lakeview at White Oaks

Master Plan



Key Moment A:
Lakeview Row & Plaza



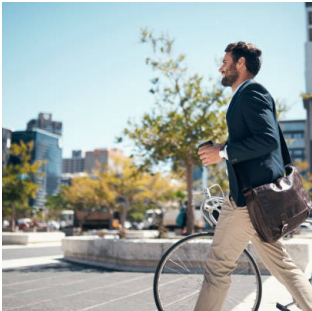
Key Moment B:
White Oaks Commons



Key Moment C:
Framed View Living



Key Moment A Lakeview Row & Plaza



Key Moment B White Oak Commons

Immaculate Deck Views

Intimate Community Greens

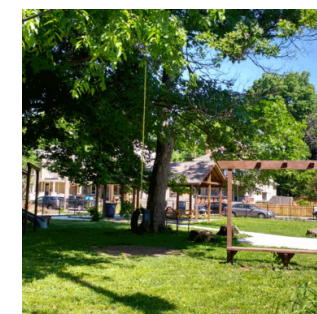
Neighborhood Trail



Source: Kaplan Thompson Architects



Source: North River Architecture and Planning

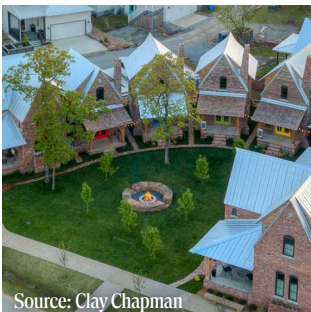
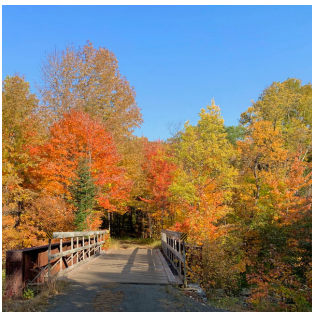
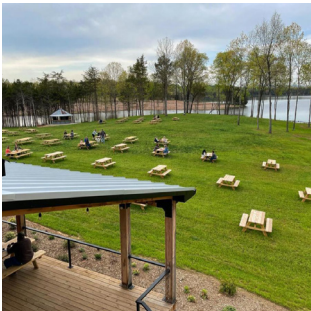


Source: Elliott Architects



Key Moment C

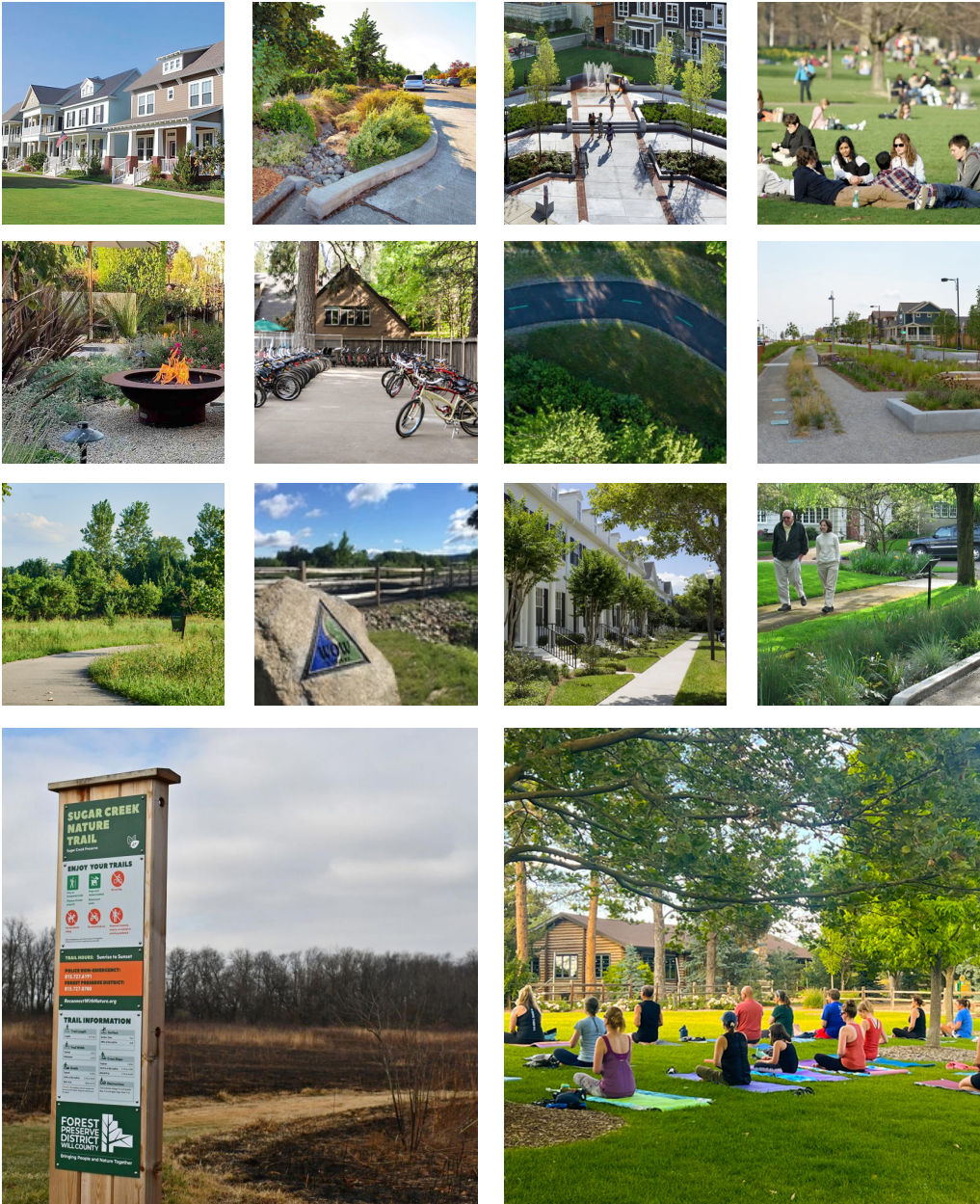
Framed View Living



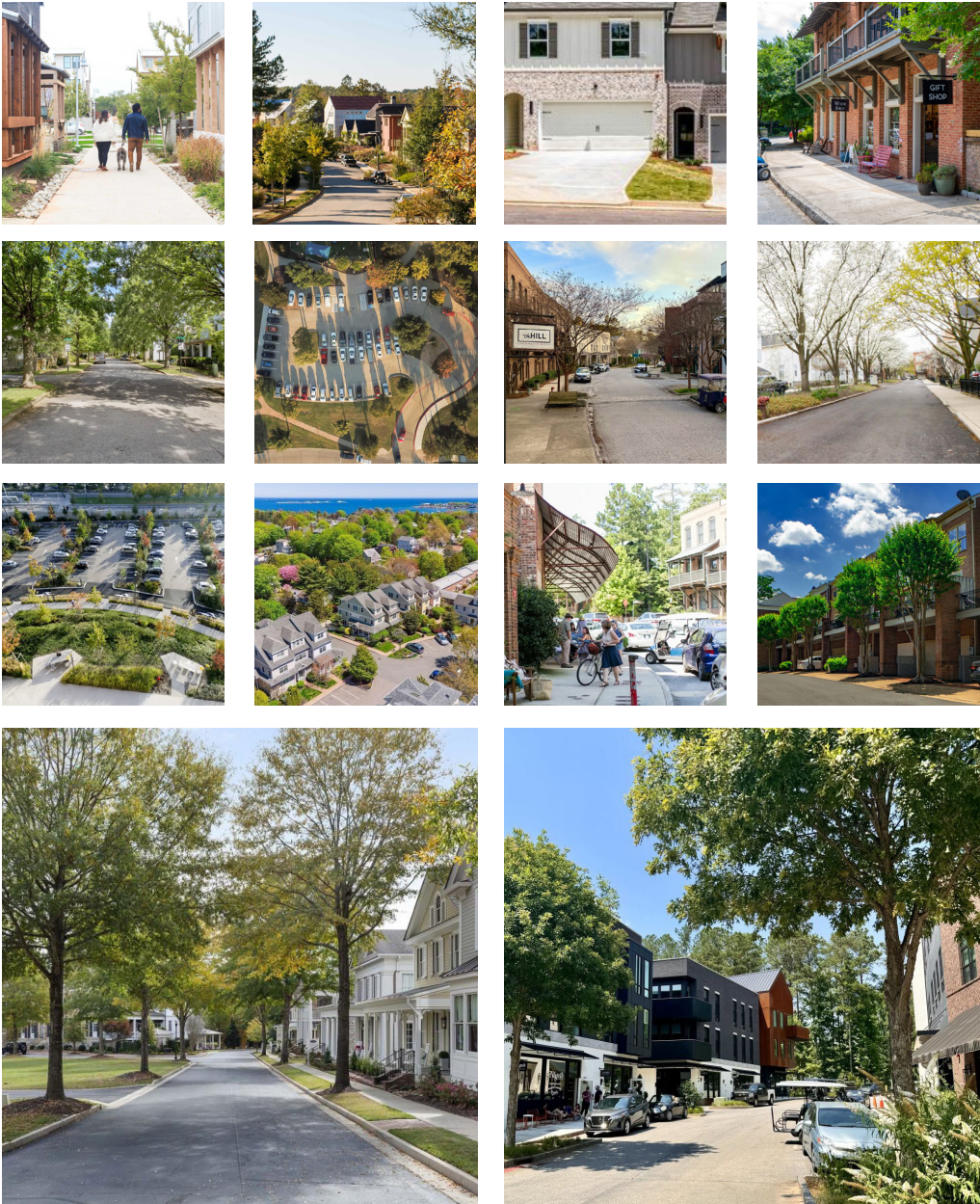
Key Plan Framework 01 Framed and Ever- Present Views



Key Plan Framework 02 Neighborhood Trail and Open Spaces



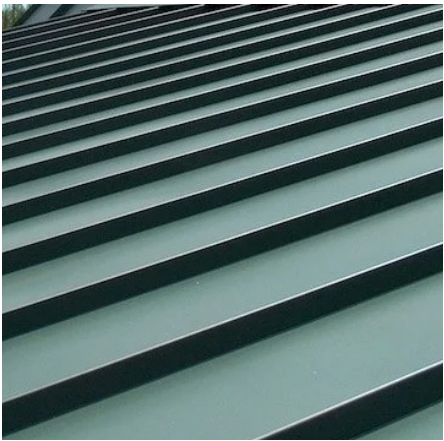
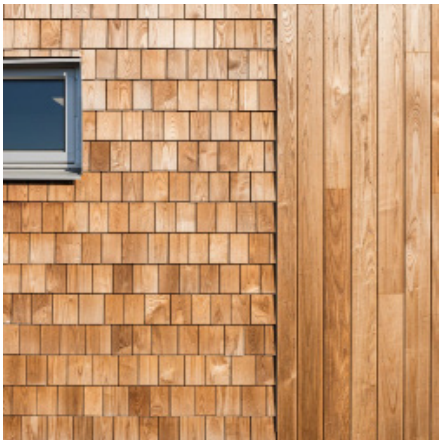
Key Plan Framework 03 Street Types



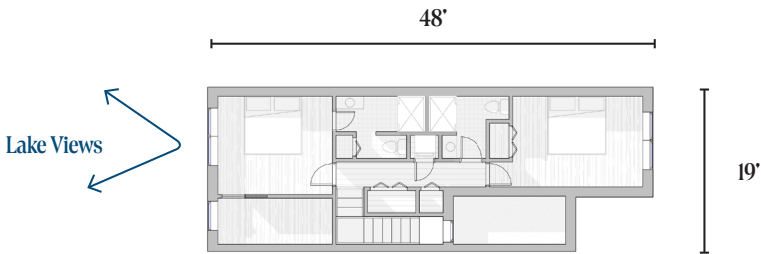
Key Plan Framework 04 Building Types and Building Heights



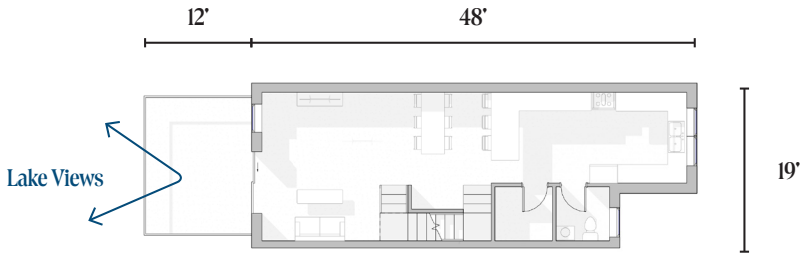
Key Building Type 01 Lookout Townhome



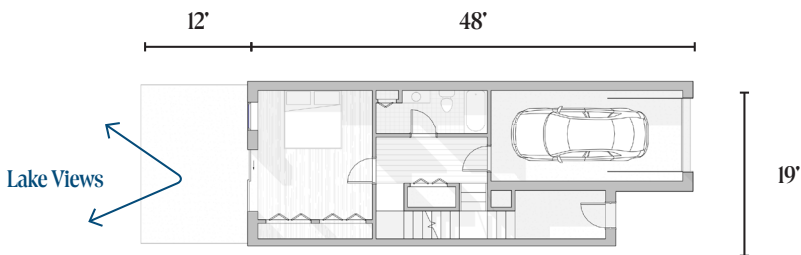
Floor 3



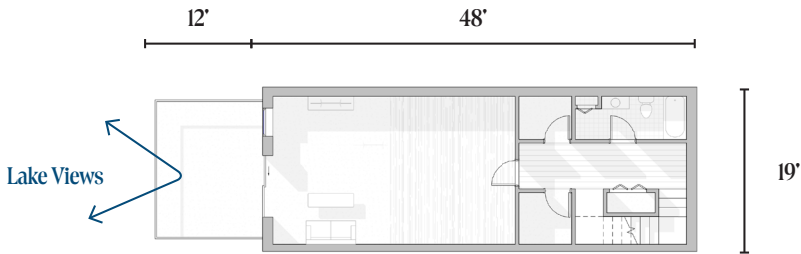
Floor 2



Floor 1



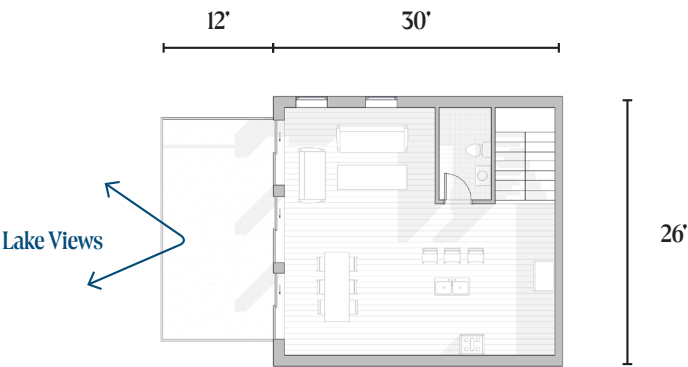
Walkout
Basement



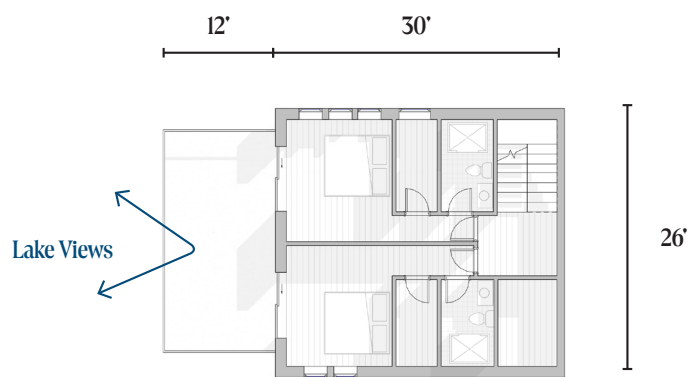
Key Building Type 02

Vista Single Family

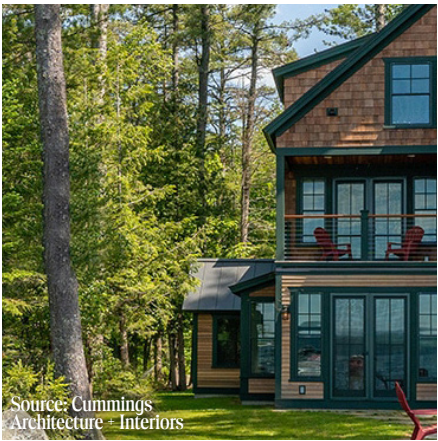
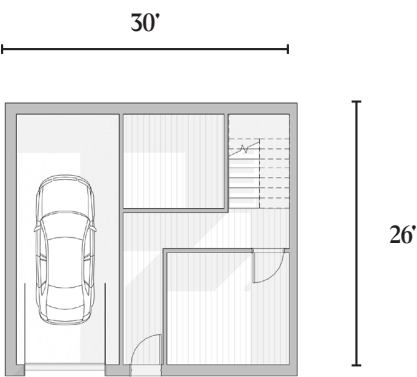
Floor 3



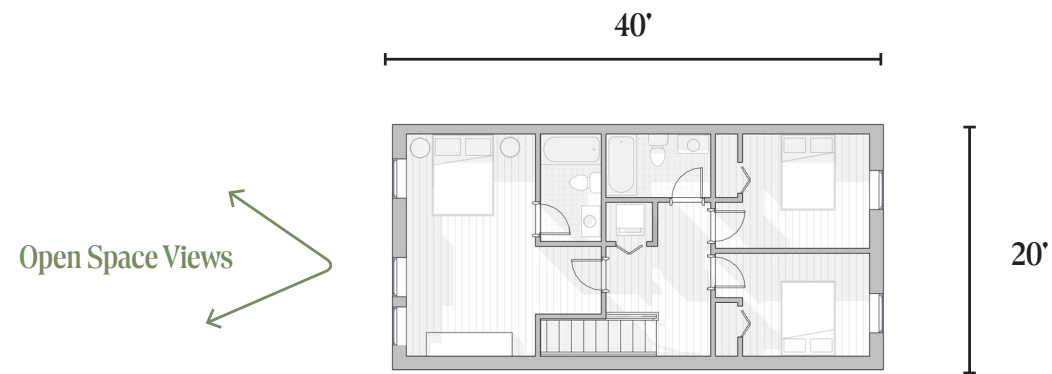
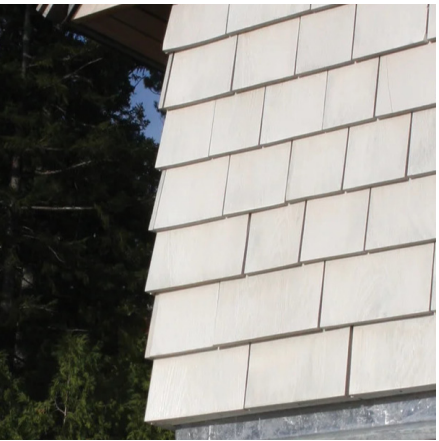
Floor 2



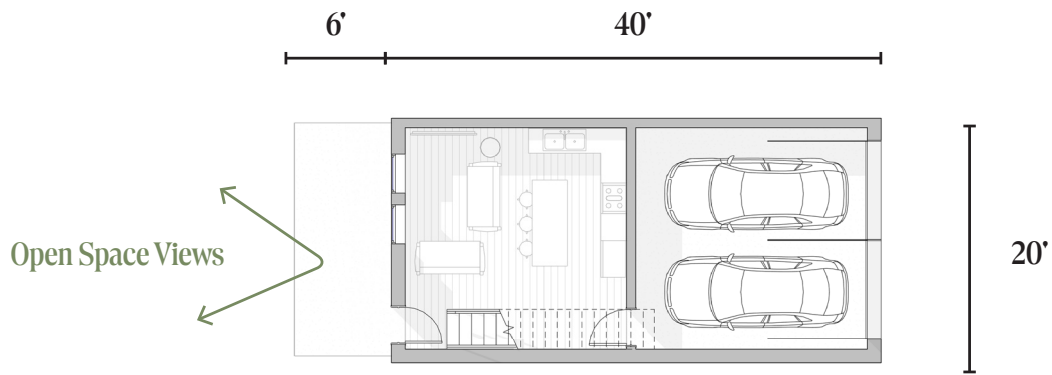
Floor 1



Key Building Type 03 Hampshire Cottage



Floor 2

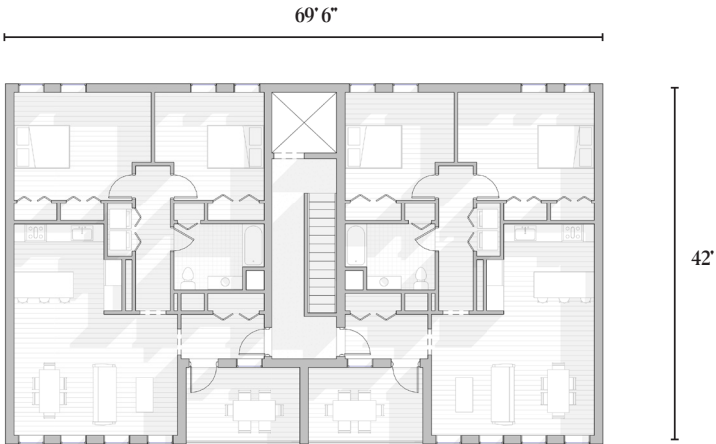


Floor 1

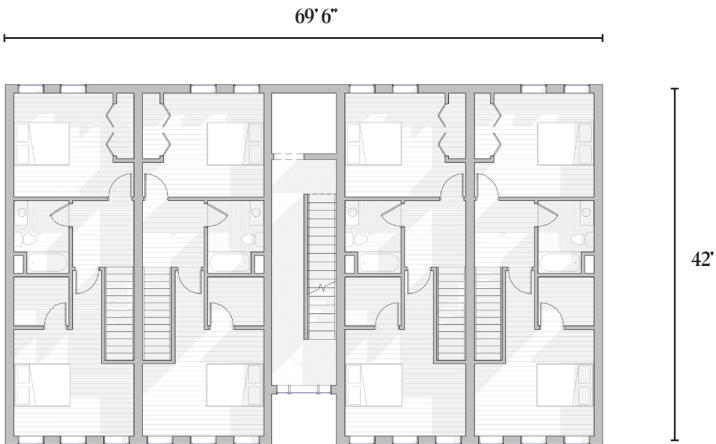


Key Building Type 04 Terrace House

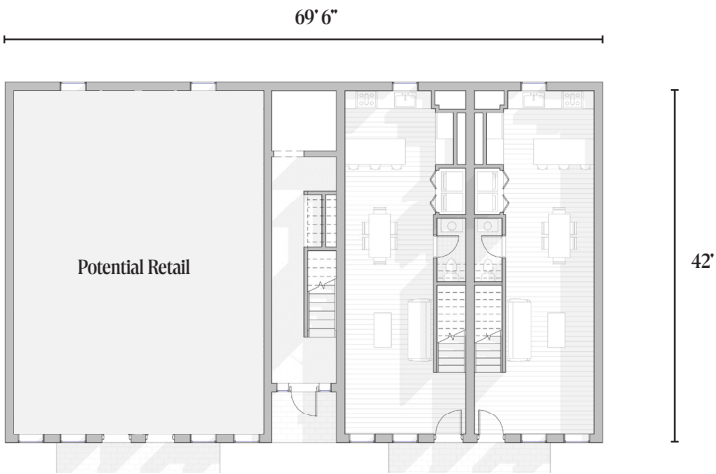
Floor 3



Floor 2



Floor 1



Implementation Plan

Four Key Phases for Implementation

	Phase A	Phase B	Phase C	Phase D	Subtotals
Lookout	16	-	-	-	16
Vista	14	-	4	-	18
Cottage	58	-	-	-	58
Terrace	-	18	18	22	58
Subtotals	88	18	22	22	150

Amenity/Retail	2,500 GSF	2,000 GSF	-	2,000 GSF	6,500 GSF
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Surface Parking	20	34	46	95	195
Garage Parking	146	-	6	-	152
Street Parking	32	-	-	-	32
Subtotals	198	34	52	95	379





Lakeview at White Oaks

NEW HAMPSHIRE





CITY OF LACONIA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
45 Beacon Street East
Laconia, NH 03246
Phone: (603) 527-1264
Fax: (603) 524-2167
Email: Planning@Laconianh.gov



TO: All Land Use Boards

January 2, 2026

FROM: Robert Mora, Planning Director

RE: Planning Department Monthly Report

The new Project Manager (Wes Anderson) started on January 5th.

TIF Updates

Downtown TIF: The Streetscape project has been completed. Canal Street Lighting Project is now complete. We are working on a Parking Lot/Rotary Park Lighting Project downtown.

Weirs TIF: The Weirs TIF is proposing a Bandstand on the Boardwalk. This proposal will be going out for an RFP to gain more information so that City Council can make an informed decision about whether or not this project moves forward.

Lakeport TIF: No Updates.

State School Project

The third-party review on stormwater has been completed and no issues were found. The third-party review on the traffic has been completed and findings sent to the developer. We will be working on setting up a meeting with the developer to work out next steps.

Administrative Review:

We had no Admin Reviews this month.

Technical Review Committee:

We had one application before the TRC this month.

1. 1206 Old N Main St applicant is proposing a conventional subdivision and to construct a street that will be built to city standard. This application has since been tabled.

Minor Site Plan:

We had no minor site plan applications this month.

Planning Board:

We had several applications before the Planning Board this last month.

1. 8 Unit Cluster Subdivision on White Oaks Road.
2. Amendment to Langley Cove Site Plan amending parking.
3. An Amendment to 18 Endicott St North Water Marine's Site Plan
4. 84 Union Ave Change of Use Application
5. 127 Belvedere St one lot subdivision
6. Capital Improvement Committee FY27 Recommendations



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45 Beacon Street East
Laconia, NH 03246
Phone: (603) 527-1264
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Email: Planning@Laconianh.gov



Capital Improvement Committee:

FY27 Recommendations were approved at the December 16th Planning Board meeting

Master Plan Steering Committee:

We had our second meeting for the Master Plan Steering Committee on 11/13/2025. There was a lot of feedback and thoughts provided to the Steve Whitman for updating our Master Plan. Steve expects to have our existing conditions report completed by January and we will be scheduling our next meeting in January as well.

Historic District Commission:

We plan on scheduling a Historic District Commission meeting, once City Council appoints their designee

Conservation Commission:

We received our MILFOIL Grant application and cost estimate for this year's MILFOIL and Herbicide Treatment.

Zoning Board of Adjustment:

We also had two applications go before the ZBA this month.

1. Campground on White Oaks Road was approved. This project was two applications, one for a variance and one for a special exception.

Zoning Ordinance Updates:

The Short-Term Lodging Ordinance is currently scheduled to go before the City Council at the start of the new year.

We are currently working on updates to the Zoning Ordinance to bring us compliance with last year's changes to State Law. There is also a plethora of proposed changes to state law this year which we are trying to find more information on as some of them are changing laws that were just changed this last year.

There are no plans for future ordinance changes until the completion of the Master Plan. Once the Master Plan is completed next year, we expect the Implementation chapter to outline a road map of what needs to be updated.

Project Status:

1. Lady of the Lakes – Continuing through the winter with construction utilities are in and road is paved.
2. Langley Cove – They have started phase three. They plan to continue through the winter.
3. Stonewall Corners – Building permits have been issued and foundations are going in now. They Plan to continue through the winter.



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-
4. Moose Ledge Estates – The road and infrastructure have been installed, and they are being issued building permits. They plan to continue through the winter.
 5. 311 Meredith Center Road – They plan to continue through the winter.
 6. Lookout Condo's – Infrastructure is complete and working on several building permits.
 7. Governor's Crossing – They are working on winter stabilization.
 8. Winnepesaukee Gardens – They have completed winter stabilization and plan to do interior work during the winter months.
 9. Char-Di Campground – They have completed winter stabilization.
 10. 1921 Parade Road – They have completed winter stabilization.

Planning Department Goals:

1. Rewrite the Zoning Ordinance
2. Rewrite the Site Plan Review Regulations
3. Rewrite the Subdivision Regulations
4. Rewrite Special Events and Outdoor Assembly Ordinance

Cc: City Council, Heritage Commission, and Conservation Commission