

City of Laconia
Zoning Board of Adjustment
Tuesday, January 20, 2026 - 6:30 PM
City Hall in the Armand A. Bolduc City Council Chamber

1. CALL TO ORDER
2. ROLL CALL
3. RECORDING SECRETARY
4. STAFF IN ATTENDANCE
5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. 12/15/2025 Minutes

Documents:

[12.15 MINUTES.PDF](#)

6. EXTENSIONS
 7. CONTINUED PUBLIC HEARINGS, CONSIDERATION AND POSSIBLE VOTE Note: The Purpose Of This Agenda Section Is For The Board To Continue The Public Hearing For The Applicant And The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.
 8. PUBLIC HEARINGS, POSSIBLE CONSIDERATION AND VOTE Note: The Purpose Of This Agenda Section Is For The Board To Have A Presentation From The Applicant And Open A Public Hearing For The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.
- 8.I. ZB2026-004 86 Chapin Tr (343-301-1)

The appellant is seeking a special exception in accordance with Article VI § 235 41 (M) to allow for the use of short-term lodging at a property that is not owner occupied.

Documents:

[APPLICATION.PDF](#)
[AUGUST 2025 NOA \(ORIGINAL DENIAL\).PDF](#)
[LOT MAP.PDF](#)
[PROPERTY CARD.PDF](#)
[PROPERTY RECORD.PDF](#)

8.II. ZB2026-026; 122 Paugus Park Rd (287-178-7)

The applicant is seeking a variance to permit the relief from the 70% required green space in order to construct additions on both sides of the house.

Documents:

[APPLICATION.PDF](#)
[SITE PLANS.PDF](#)
[INTERNAL PRINTS.PDF](#)
[IMAGES.PDF](#)

8.III. ZB2026-027; 15 Doe Ave (145-64-4)

The applicant is seeking a variance to allow 5' setback on the west side property line.

Documents:

[APPLICATION.PDF](#)
[SURVEY.PDF](#)

8.IV. ZB2026-029; 17 Wentworth Cove Rd (255-241-2)

The applicant is seeking a variance to permit the encroachment of 81 sq ft of a raised deck into the 50' setback from Lake Winnepesaukee.

Documents:

[APPLICATION.PDF](#)
[SITE PLANS.PDF](#)

8.V. ZB2026-030; 238 White Oaks Rd. (255-241-2)

The applicant is seeking a special exception to allow for the use of a campground in this zone where it is by special exception.

Documents:

[APPLICATION.PDF](#)
[CAMPGROUND RENDERINGS.PDF](#)
[SITE PLAN.PDF](#)
[FULL SITE PLAN.PDF](#)
[PUBLIC WATER AVAILABILITY LETTER.PDF](#)
[PUMP STATION SPECIFICATIONS.PDF](#)

9. OTHER BUSINESS

9.I. ZB2026-028; 33 White Oaks Rd (278-241-29)

The applicant is requesting a rehearing of application ZB2025-022 in accordance with RSA 677.

ZB2025-22: This application was approved by the Zoning Board on November 17, 2025. The applicant was granted a variance from Article 235 15 C (2) Application of the CR district dimensional requirements for a distance of 500' from the district boundary whereas 100' is otherwise allowed.

Documents:

[MOTION FOR REHEARING.PDF](#)

10. 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 necessary arrangements can be made.