

CITY OF LACONIA HERITAGE COMMISSION  
Wednesday, March 10, 2021 - 5:00 PM  
City Hall - Armand A. Bolduc City Council Chamber  
AGENDA

Due to the COVID-19 crisis and in accordance with Governor Sununu's Emergency Order #12 and Executive Order 2020-04 this meeting is to be conducted electronically.

The public has access to view this meeting by using Zoom  
Link: <https://us02web.zoom.us/j/84450110935>  
Webinar ID: 844 5011 0935

1. Call to order
2. Salute to the flag
3. Roll call
4. Recording secretary
5. Staff in attendance
6. Acceptance of Minutes from previous meeting
  - 6.I. Acceptance of minutes from February 10
7. City Council Liaison Report
8. Planning Board update
9. Old business
  - 9.I. Update from Mae Williams
  - 9.II. Update on 76 Lakeside Ave
10. New business
  - 10.I. 170 Paugus Park Road

Documents:  
[170 PAUGUS PARK RD.PDF](#)
  - 10.II. 645 Union Ave

Documents:  
[645 UNION AV.PDF](#)
11. Public comment
12. Other business
13. 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.

RECEIVED

FEB 09 2021

CODE ENFORCEMENT

CODE ENFORCEMENT & LACONIA, NH

# DEMOLITION PERMIT Application

Laconia Code Enforcement Department  
Phone: (603) 527-1293 / FAX: (603) 527-1266

YEAR BUILT: 1945

DATE: 1-29-21

NOTE: Any structure 50 years or older AND 700 square feet or larger must be reviewed and approved by the Heritage Commission, which meets on the second Wednesday of each month. If the structure meets the criteria to be reviewed by the Heritage Commission, NO demo permit will be issued, and NO actual demolition can occur until after the Commission's decision.

Each BUILDING requires a separate application

LOCATION OF BUILDING TO BE DEMOLISHED: 170 PAVLUS PARK ROAD	SQUARE FOOTAGE of STRUCTURE 800
OWNER'S NAME & MAILING ADDRESS: KEITH ROWAN 53 TAMARACK ROAD READING, MA 01867	IS STRUCTURE VISIBLE FROM ADJACENT PUBLIC RIGHT-OF-WAY OR PUBLIC LANDS? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
OWNER'S TEL. NO: 617.981.3223	VALUE: 150,000
SCOPE OF WORK: REMOVE EXISTING HOUSE	

CONTRACTOR'S NAME: T JOSH LAHEY	CONTRACTOR'S TELEPHONE NO: 603-455-8549
CONTRACTOR'S ADDRESS: 112 WHITE OAKS ROAD LACONIA, NH 03246	

### FORMER USE OF BUILDING

ONE/TWO FAM.  MULTI-FAM.  COMMERCIAL  STORE  OFFICE  OTHER

APPROXIMATE START DATE: 3-1-2021 APPROXIMATE FINISH DATE: 3-5-2021

APPLICANT IS REQUIRED TO OBTAIN SIGN-OFF'S BY THE FOLLOWING AGENCIES BEFORE PERMIT WILL BE ISSUED

DEPT. OF PUBLIC WORKS:	GAS SUPPLIER:
WATER DEPT:	FIRE DEPT: <input checked="" type="checkbox"/>
ELECTRIC SUPPLIER:	PLANNING DEPT:
HERITAGE (structure over 50 years old) COMMISSION:	TAX (Mobile Homes) COLLECTOR:
CONDO ASSOC.	

See reverse side for more important information



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501  LACONIA, NH  <b>VISION</b>
RONAN KEITH M & KATE L  53 TAMARACK RD  READING MA 01867		4 Rolling	C Artisan Well	1 Paved	2 Light	Description	Code	Appraised	Assessed	
		1 Level	3 Public Sewer			RESIDNTL	1013	96,600	96,600	
		9 Varied				RES LAND	1013	634,500	634,500	
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1013	19,600	19,600	
		Alt Prcl ID 45 178 33 OWNOCC N			ZONE 2 SPOD ZONE 2 % WARD WARD 6		Total		750,700	750,700
		REVIEW ZONE 1 RS ZONE 1 % 100			Assoc Pid#					
		GIS ID 286-178-2								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RONAN KEITH M & KATE L		3197 0537	09-21-2018	Q	I	780,000	00	Year	Code	Assessed	Year	Code	Assessed
DEMERS M ALANA		2505 0994	07-03-2008	U	I	500,000	37	2020	1013	96,600	2019	1013	96,600
DEUTSCHE BANK NATIONAL TRUST CO		2505 0993	07-03-2008	U	I	4,000	37		1013	634,500	2018	1013	549,900
WELLS FARGO BANK N A		2468 0521	01-22-2008	U	I	550,000	49		1013	19,600		1013	19,600
DUBOIS EDWARD		2330 0544	08-21-2006	Q	I	862,000	04	Total		750,700	Total		666,100
								Total		750,700	Total		588,100

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total		0.00						Appraised Bldg. Value (Card) 96,100				
								Appraised Xf (B) Value (Bldg) 500				
								Appraised Ob (B) Value (Bldg) 19,600				
								Appraised Land Value (Bldg) 634,500				
								Special Land Value 0				
								Total Appraised Parcel Value 750,700				
								Valuation Method C				
								Total Appraised Parcel Value 750,700				

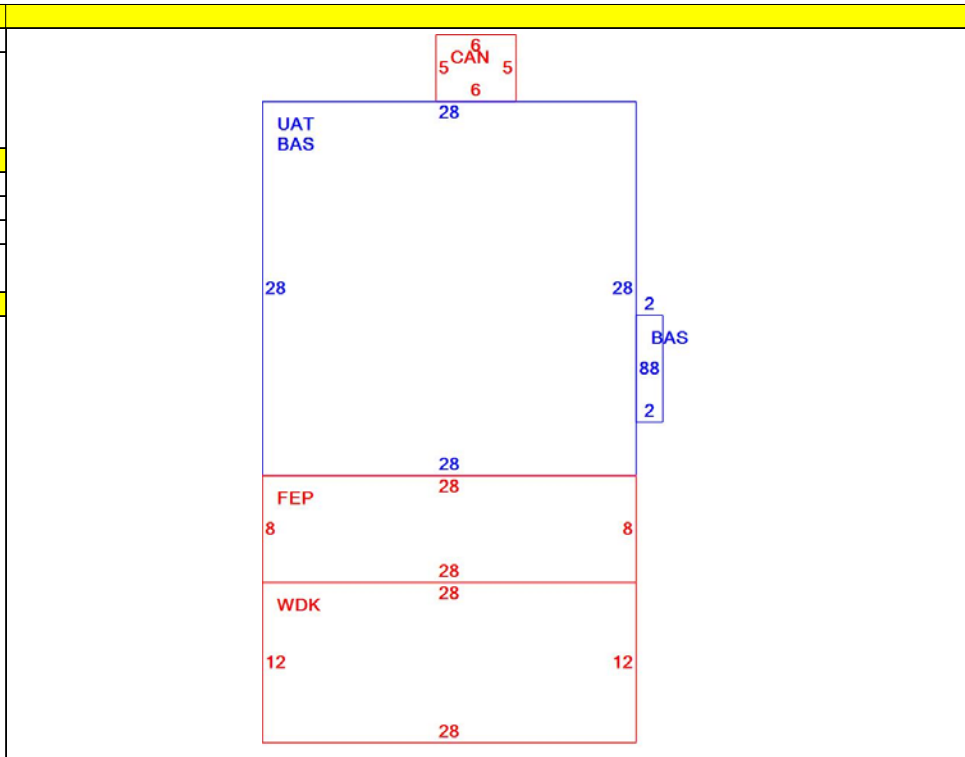
ASSESSING NEIGHBORHOOD		Cyclical Group		TIF District		ID Code	
Nbhd	Nbhd Name	A					
0001							

NOTES							
AREA PER TAX MAP							

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
2020-01744	07-27-2020	14	WET LANDS			0		REPAIR EXISTING 6FT X 32F	04-06-2020	TB			30	EXTERIOR INSPECTION
201-2093	03-19-2015	14	WET LANDS		10-08-2015	100		REPAIR DOCK; ADD LIFT	06-27-2019	ML	S		02	MEASURED
									10-08-2015	DD			02	MEASURED
									10-07-2010	RK			41	HEARING CHANGE DATA
									07-22-2010	RK			33	RES FIELD REVIEW
									08-10-2009	DD			30	EXTERIOR INSPECTION
									08-09-2007	DD			02	MEASURED

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1013	SFR WATER M	SPO			9,148 SF	4.62	1.00000	5	1.00	PB1	15.000		1.0000	69.36	634,500	
1	1013	SFR WATER M	SPO			60 FF	0	1.00000	0	1.00	PB1	15.000		0.0000	0	0	
Total Card Land Units						0.21 SF	Parcel Total Land Area						0.21	Total Land Value			634,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	37	Camp Year Rnd			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy					
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	06	Lino/Vinyl			
Interior Flr 2	20	Wood Laminate			
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5	5 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
<b>CONDO DATA</b>					
Parcel Id		C	Ownr	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		113,111			
Year Built		1945			
Effective Year Built		2005			
Depreciation Code		VG			
Remodel Rating					
Year Remodeled		15			
Depreciation %		0			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1.000			
Condition		BP			
Condition %		0			
Percent Good		85			
RCNLD		96,100			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	16	12.00	1945	A	50		0.00	100
SHD1	SHED FRAME	L	60	12.00	1970	A	50		0.00	400
HRTH	HEARTH	B	1	600.00	2004		85		0.00	500
DCK1	DOCKS-RES	L	420	30.00	2000	G	75		0.00	9,500
PAT2	PATIO-GOOD	L	616	11.00	2000	VG	90		0.00	6,100
MSC9	STONE FIREP	L	1	3500.00			100		0.00	3,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	800	800	800	99.73	79,784
CAN	Canopy	0	30	3	9.97	299
FEP	Porch, Enclosed, Finished	0	224	157	69.90	15,658
UAT	Attic, Unfinished	0	784	78	9.92	7,779
WDK	Deck, Wood	0	336	34	10.09	3,391
Ttl Gross Liv / Lease Area		800	2,174	1,072		106,911



# DEMOLITION PERMIT Application

DATE: 2/10/2021

Laconia Code Enforcement Department  
Phone: (603) 527-1293 / FAX: (603) 527-1266

YEAR BUILT: 1900

NOTE: Any structure 50 years or older AND 700 square feet or larger must be reviewed and approved by the Heritage Commission, which meets on the second Wednesday of each month. If the structure meets the criteria to be reviewed by the Heritage Commission, NO demo permit will be issued, and NO actual demolition can occur until after the Commission's decision.

RECEIVED  
FEB 10 2021  
Planning/Zoning  
City of Laconia

Each BUILDING requires a separate application

LOCATION OF BUILDING TO BE DEMOLISHED: <u>645 Union Ave</u>	SQUARE FOOTAGE of STRUCTURE <u>4267 Total</u>
OWNER'S NAME & MAILING ADDRESS: <u>LTC TEC, LLC 623 UNION AVE, LACONIA</u>	IS STRUCTURE VISIBLE FROM ADJACENT PUBLIC RIGHT-OF-WAY OR PUBLIC LANDS? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
OWNER'S TEL. NO: <u>603-524-0770 Tom Cantin 05046</u>	VALUE: <del>\$200,000</del> <u>132,100</u>
SCOPE OF WORK: <u>Remove Building, Expand Parking</u>	

CONTRACTOR'S NAME: <u>SPRAYS BROS.</u>	CONTRACTOR'S TELEPHONE NO: <u>528-1035</u>
CONTRACTOR'S ADDRESS: <u>212 LACONIA RD Belmont NH</u>	

**FORMER USE OF BUILDING**

ONE/TWO FAM.  MULTI-FAM.  COMMERCIAL  STORE  OTHER

APPROXIMATE START DATE: ? APPROXIMATE FINISH DATE: \_\_\_\_\_

**APPLICANT IS REQUIRED TO OBTAIN SIGN-OFF'S BY THE FOLLOWING AGENCIES BEFORE PERMIT WILL BE ISSUED:**

DEPT. OF PUBLIC WORKS:	GAS SUPPLIER:
WATER DEPT:	FIRE DEPT:
ELECTRIC SUPPLIER:	PLANNING DEPT:
HERITAGE (structure over 50 years old) COMMISSION:	TAX (Mobile Homes) COLLECTOR:
CONDO ASSOC.	

See reverse side for more important information



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LJC TEC LLC					1 All Public			Description	Code	Appraised	Assessed	1501  LACONIA, NH
623 UNION AVE								COMMERC.	0352	66,050	66,050	
LACONIA NH 03246								COM LAND	0352	47,250	47,250	
				<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1040	66,050	66,050	
				Alt Prcl ID 24 220 9 OWNOCC N REVIEW ZONE 1 UC ZONE 1 % 100 GIS ID 371-220-22				ZONE 2 ZONE 2 % WARD WARD 2	RES LAND	1040	47,250	
								Total		226,600	226,600	

**VISION**

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LJC TEC LLC	3335	0109	08-05-2020	U	I			230,000	24	Year	Code	Assessed	Year	Code	Assessed			
HUGHES JAMES S & PAMELA M	2617	0818	12-31-2009	Q	I			235,000	00	2020	0352	66,050	2019	0352	66,050			
UNION AVENUE REALTY TRUST	2090	0814	09-22-2004	Q	I			195,000	00		0352	47,250	2018	0352	42,750			
MARTEL ROBERT H	1267	0710	09-01-1993	U	I			53,000	1		1040	66,050		1040	66,050			
CUEVA CORP	1153	0086	10-01-1990	U	I			90,000	1L		1040	47,250		1040	42,750			
										Total		226,600	Total		217,600	Total		208,900

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	Cyclical Group	TIF District
0001		D	TIF2

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	132,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	94,500
Special Land Value	0
Total Appraised Parcel Value	226,600
Valuation Method	C
Total Appraised Parcel Value	226,600

NOTES									
OPEN DOOR PRESCHOOL									
2- 1BDRM APTS UPSTAIRS									
2017-NO RESPONSE TO LETTERS; REMOVED NC									
FLOOR FURNACE=MONITOR HEATER									

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
2015-00336	11-04-2015	11	DECK/W	1,500	06-02-2017	100		2ND FLR STAIRS W/DECK	12-16-2020	TB	S		25	REVIEWED
2015-00209	07-29-2015	11	DECK/W	1,000	06-30-2015	100			05-31-2017	BD	B		30	EXTERIOR INSPECTION
422B	06-16-2015	15	PLUMBING	95		100	06-16-2015		03-24-2016	BD			03	MEAS & INSPC
2014-00142	06-10-2014	24	ADD DORMER	15,000	06-30-2015	100		& NEW SHINGLES	06-30-2015	DD			15	PERMIT VISIT
2010-00089	04-20-2010		NEW BIZ			100	01-13-2011	CO ISSUED	06-16-2010	JW			32	COM FIELD REVIEW
									01-11-2007	SC			01	LEFT NOTICE
									10-06-2005	RC			01	LEFT NOTICE

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	0352	DAY CARE MDL	UC			11,700	SF	3.85	1.00000	5	1.00	UNIO	2.100		0	8.08	94,500
Total Card Land Units						0.27	AC	Parcel Total Land Area: 0.27						Total Land Value		94,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	80	Mixed Use			
Model	94	Commercial			
Grade	02	Below Average			
Stories:	1.75				
Occupancy	3.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		220,239
Interior Floor 2	20	Wood Laminate			
Heating Fuel	03	Gas			
Heating Type	02	Floor Furnace	Year Built		1900
AC Type	01	None	Effective Year Built		1980
Bldg Use	0352	DAY CARE MDL-94	Depreciation Code		AV
Total Rooms	04		Remodel Rating		
Total Bedrms	0		Year Remodeled		
Total Baths	1		Depreciation %		40
Heat/AC	00	NONE	Functional Obsol		
Frame Type	02	WOOD FRAME	External Obsol		
Baths/Plumbing	02	AVERAGE	Trend Factor		1.000
Ceiling/Wall	06	CEIL & WALLS	Condition		
Rooms/Prtns	01	LIGHT	Condition %		
Wall Height	10.00		Percent Good		60
% Comn Wall			RCNLD		132,100
1st Floor Use:			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

MIXED USE		
Code	Description	Percentage
0352	DAY CARE MDL-94	50
1040	TWO FAMILY	50
		0

COST / MARKET VALUATION	
RCN	220,239
Year Built	1900
Effective Year Built	1980
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	40
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	60
RCNLD	132,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,367	2,367	2,367	49.39	116,911	
CAN	Canopy	0	117	12	5.07	593	
FOP	Porch, Open, Finished	0	12	2	8.23	99	
FUS	Upper Story, Finished	638	638	638	49.39	31,512	
TQS	Three Quarter Story	1,262	1,683	1,262	37.04	62,333	
UBM	Basement, Unfinished	0	750	150	9.88	7,409	
WDK	Deck, Wood	0	275	28	5.03	1,383	
Ttl Gross Liv / Lease Area		4,267	5,842	4,459		220,240	

