



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



NOTICE OF ACTION

Application(s): PB2025-053
Property Location: 77 & 97 New Salem Street (Parcels 433-167-4, 5 & 6)
Owner(s) of Record: KNM Holdings, LLC
Applicant(s): Peter Howard
Date of Action: May 6, 2025

Dear Applicant,

The following application was **APPROVED** by the Laconia Planning Board:

PB2025-053 for 77 & 97 New Salem Street (Parcels 433-167-4, 5 & 6)

Description: The applicant is proposing to construct 48 multifamily units.

Please note that it is the Applicant's responsibility to ensure any and all permits and conditions of approval, as may be required by other departments, are obtained prior to receiving a Certificate of Occupancy.

FINDINGS OF FACT

1. The application and site plans are 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 April 15, 2025 meeting. Their comments have been incorporated in the recommended conditions of approval.
3. The Planning Board approved a waiver for Section V.B. of the Site Plan Regulations to allow the applicant to not include a drainage and watershed analysis with the application prior to accepting the application.

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.



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- 1.1. Plan Revisions.** Plans must be revised and submitted to the Planning Department to include the following:
 - 1.1.1.** A master sign plan indicating the type, size, design, and location of all signs on the property. (Prior to Issuance of a Sign Permit)
 - 1.1.2.** A separate sheet showing the cut and pave areas in the City's right-of-way as well as a quantities table associated with those items.
 - 1.1.3.** Sheet C-4: The hydrant water service branch must be completely removed. The 2-inch service line will connect back into the main line in New Salem Street to create a loop.
- 1.2. 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:
 - 1.2.1.** Cash or check in an amount equal to 11% of the total estimated cost for all site-work to be placed into escrow and returned to the applicant upon completion of the project; or
 - 1.2.2.** A performance bond in an amount equal to the total estimated cost for all sitework with the City as the obligee.
- 1.3. 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.
- 1.4. Voluntary Lot Merger.** A voluntary lot merger form must be submitted to, reviewed, and approved by the Planning Department. The form must be recorded at the Belknap County Register of Deeds at the Applicant's expense.
- 1.5. Final Plans.** Four final plan sets must be submitted to, reviewed, and approved by the Planning Department.
- 1.6. 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.



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1.7. 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.

- 2.1. Water Specifications.** All specifications for municipal water service as required by the Water Department apply to all construction.
- 2.2. Water Inspections.** The Water Department must inspect all work on water lines.
- 2.3. Fire Specifications.** The Applicant must adhere to all specifications as required by the Laconia Fire Department.
- 2.4. Fire Alarm.** A fire alarm system must be installed in accordance with current NH State Fire Code and City Ordinances and must be monitored by a third party.
- 2.5. Fire Sprinkler.** A fire sprinkler system must be installed in accordance with current NH State Fire Code and City Ordinances. A separate water service line or exterior shut-off for this system is required.
- 2.6. 911 Addressing.** The addresses for all units must be assigned by the Department of Public Works to ensure compliance with RSA 231:133 and 133-a.
- 2.7. Solid Waste Services.** Private trash service will be required if more than four trash cans or a dumpster are used. If a dumpster is used, it must be screened from view on all sides.
- 2.8. Work within Right-of-Way.** The applicant must coordinate all work within the public right-of-way with the Department of Public Works to include all public sidewalks. Any and all damage to pavement within the public right-of-way must be repaired in accordance with DPW standards.
- 2.9. Sidewalks.** Sidewalks must be constructed in accordance with DPW standards. Stamped pavement for sidewalks is not permitted.
- 2.10. Parking Delineation.** The required number of parking spaces must be delineated by paint, sign, or other method as approved by the Laconia Planning Department.



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2.11. Grading of Parcel. The parcel must be graded so that stormwater flows away from abutters and into the drainage system in New Salem Street.

2.12. Fencing. A six-foot privacy fence must be installed along the boundary of 36 and 38 Cross Street as mutually agreed upon by both property owners.

3. POST-CONSTRUCTION REQUIREMENTS

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

3.1. Impact Fees. Impact Fees in the amount of \$696.28 per new dwelling unit must be paid to the Planning Department. In accordance with RSA 674:39, the Applicant is exempt from any changes to impact fee rates for 5 years from the approval date. Should the project not be completed during the exemption period, the Applicant must pay any and all increases to impact fees regardless of vestment status.

3.2. As-Built Design. An as-built design, application, and fee for each dwelling unit must be submitted to the Planning Department for review and approval.

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

3.4. Workforce Housing. At least four of the units developed must have deeded covenants guaranteeing their compliance with RSA 674:58, IV. These covenants must be recorded with the Belknap County Register of Deeds at the Applicant's expense and in force for no less than 12 years from the date each permanent Certificate of Occupancy is issued for each unit.

4. COMPLETION DATE

The project and all associated conditions must be completed by no later than May 6, 2030. 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.
