

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
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.
9. OTHER BUSINESS

9.I. ZB2026-022; 33 White Oaks Rd (278-241-29)

Re-Hearing

The applicant is seeking 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.



RECEIVED

DEC 17 2025

City of Laconia
Planning & ZoningApplication #:
Fees Paid:
Check #:
Receipt #:ZB2026-028
\$125.00
849
711149ZONING BOARD OF ADJUSTMENT
MOTION FOR REHEARING

Name of Applicant SCOTT BERRY + PATRICIA MARCHETTI
Mailing Address P.O. Box 5243, LACONIA NH 03247
Owner (If same as applicant, write "same"): WEBRON LLC (SAME PEOPLE AS ABOVE)
Mailing Address: SAME
Tax Map Lot # (s): 278-28 Zoning District (s): CR/PR1
Street Address: 43 White Oaks Rd, LACONIA NH 03246

OWNER AUTHORIZATIONS & STATEMENTS OF ASSURANCE:

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 Zoning Board 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 Zoning Board.

Sign as appropriate (If agent or non-person please attach certification)

NOTE: Please attach an Applicant Contact Worksheet

PROPERTY OWNER(S)

SCOTT BERRY + PATRICIA MARCHETTIPrinted Name Here Webron LLC.

Signature of Property Owner(s)

12.17.25

Date

AGENT(S)

Printed Name Here

Signature of Agent(s)

Date

Rehearing Request for Application #: ZB2026-022

As provided for by RSA 677:2, any party to the action or any person directly affected thereby may move for a rehearing in respect to any matter determined in the decision and must specify such grounds in the motion for rehearing. The Zoning Board of Adjustment may grant a rehearing if, in the opinion of the Board, there is sufficient reason presented in the applicant's motion for rehearing.

SUBMIT RESPONSE IN ACCORDANCE ARTICLE XI SECTION 235-69 C (7) AND RSA 677:2

DUE AT SUBMISSION

10 COPIES OF ENTIRE ZONING BOARD APPLICATION WITH REQUIRED ATTACHMENTS

Scott Berry-Patricia Marchetti / Webron LLC
43 White Oaks Rd
Laconia NH 03246
603-289-4515 & 339-222-0471 Trish@HousesByTrish.com
December 17, 2025

Zoning Board of Adjustment

Dear Members of the Zoning Board,

I am writing regarding **Application #ZB2026-022** as an abutter to the subject property located at 33 White Oaks Rd, Laconia. We are concerned about the variance that was granted on November 17th, 2025 and the impact it will have on our property.

The approved variance allows for the construction of three additional homes (refer to house lot 6 on the map) to be built significantly closer to our property boundary line. This approval directly affects our property's privacy and may negatively impact its value and overall enjoyment.

Due to an incorrect mailing address on file with the Assessor's Office, we did not receive notice of the meeting and were therefore unable to attend or voice our concerns prior to the variance being granted.

While we understand and respect our neighbor's desire to develop their property, it is equally important to consider the rights and impacts on surrounding abutters. In this case, the granted variance creates a substantial and lasting effect on our property.

For these reasons, we respectfully request that the Board reconsider the decision regarding this variance so that exhibit A is allowed and exhibit B is not granted.

Thank you for your time and consideration. We appreciate the Board's attention to this matter and the opportunity to be heard.

Respectfully,

Scott Berry and Patricia Marchetti



RECEIVED

OCT 24 2025

City of Laconia
Planning/Zoning

Application #:
Fees Paid:
Check #:
Receipt #:

282026-022
\$ 205.00
53247

**ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION**

Name of Applicant: Scott Buonopane
Mailing Address: 217 Middlesex Turnpike, Burlington, Massachusetts
Owner (If same as applicant, write "same"): Daniel A. Greenhalgh
Mailing Address: 18 Tenney Road, Pelham, NH, 03076
Tax Map/ Lot # (s): 278/241/29 Zoning District (s): CR / RR-1
Street Address: 33 White Oaks Road

OWNER AUTHORIZATIONS & STATEMENTS OF ASSURANCE:

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 Zoning Board 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 Zoning Board.

Sign as appropriate (If agent or non-person please attach certification)

NOTE: Please attach an Applicant Contact Worksheet

PROPERTY OWNER(S)

Daniel Greenhalgh

Printed Name Here

Signature of Property Owner(s)

Date

AGENT(S)

Ari B. Pollack, Esq.

Printed Name Here

CB.
Signature of Agent(s)

10.23.25
Date

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

REQUIRED ATTACHMENTS:

- Abutters List (from <https://www.axisgis.com/LaconiaNH/>)
- Envelopes and Certified Mail Receipts (Filled out for all abutters)
- Plot Plan (Showing dimensions of proposed building, setback requirements, and encroachments into any setbacks.)

DUE AT SUBMISSION:

10 COPIES OF ENTIRE ZONING BOARD APPLICATION WITH REQUIRED ATTACHMENTS

A variance is requested from article 235 section 15.C(2) of the Zoning Ordinance to permit Application of the CR District dimensional requirements for a distance of 500' from the District boundary whereas 100' is otherwise allowed (See, Exhibits A and B)

Facts in support of granting the Variance:

1. Granting the variance would not be contrary to the public interest because:

The majority of the buildable areas are located in the CR District and the surrounding areas are buffered by undevelopable wetlands.

2. If the variance were granted, the spirit of the ordinance would be observed because:

The majority of the buildable lot area is located in the CR District, which allows for higher density.

3. Granting the variance would do substantial justice because:

The resultant development will be cohesive and apply one set of standards versus a disjointed layout separated by an arbitrary zoning divide.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

The majority of the site will be single family homes built per CR District requirements, and match surrounding properties.

5. Unnecessary Hardship

a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

The 100' extension provision sets an arbitrary measurement which, as applied, awkwardly divides the subject parcel and would result in two different development programs on a single lot.

ii. The proposed use is a reasonable one because:

The effect of the variance would be having one set of restrictions apply to all of the buildable land as opposed to two different standards applying uniformly across the parcel.

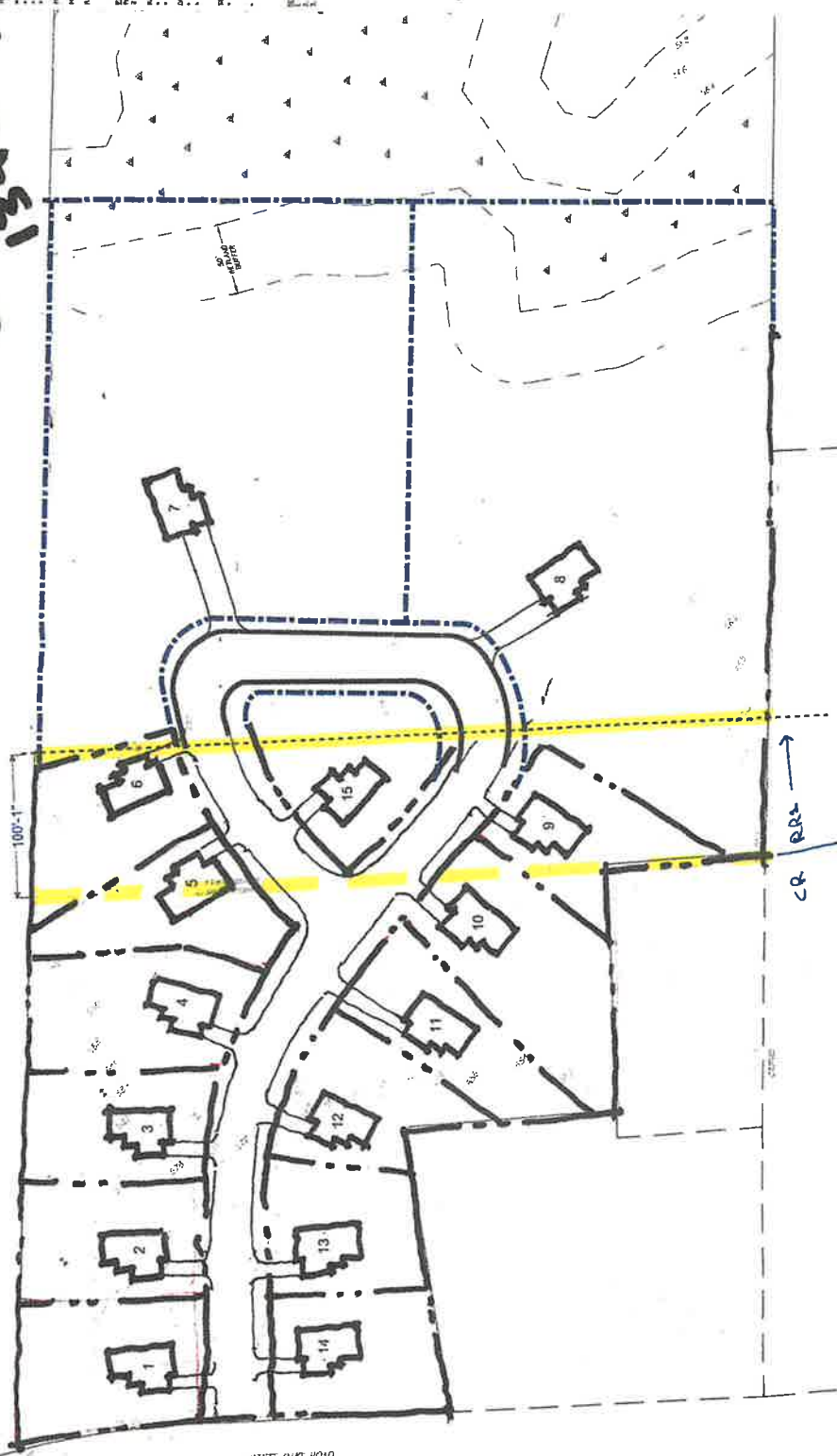
-or-

b. If the criteria in subparagraph (a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

The subject property is distinguishable by size and having an area orphaned between the CR District and undevelopable wetlands. A variance is necessary to establish a uniform set of restrictions that would apply to the whole development and produce a typical residential development.

33 WHITE OAKS RD
LACONIA, NEW HAMPSHIRE

562 202126 = 151
13 + 2 = 15

[illegible]

CONCEPTUAL SITE PLAN 1

EMP 2578-DC (D-86-37)

Tighe & Bond

177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

EXHIBIT B - WITH VARIANCE

33 WHITE OAKS RD
LACONIA, NEW HAMPSHIRE

SITE DATA
 LOT AREA: 1.00 AC
 LOT DIMENSIONS: 100' x 100'
 ZONING: R-1
 CURRENT ZONING DISTRICT: COMMERCIAL RESIDENTIAL (CR) AND RESIDENTIAL BUREAU (RB)
 PROPOSED USE: RESIDENTIAL

EXISTING BUILDING FOOTPRINTS:
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PROPOSED BUILDING FOOTPRINTS:
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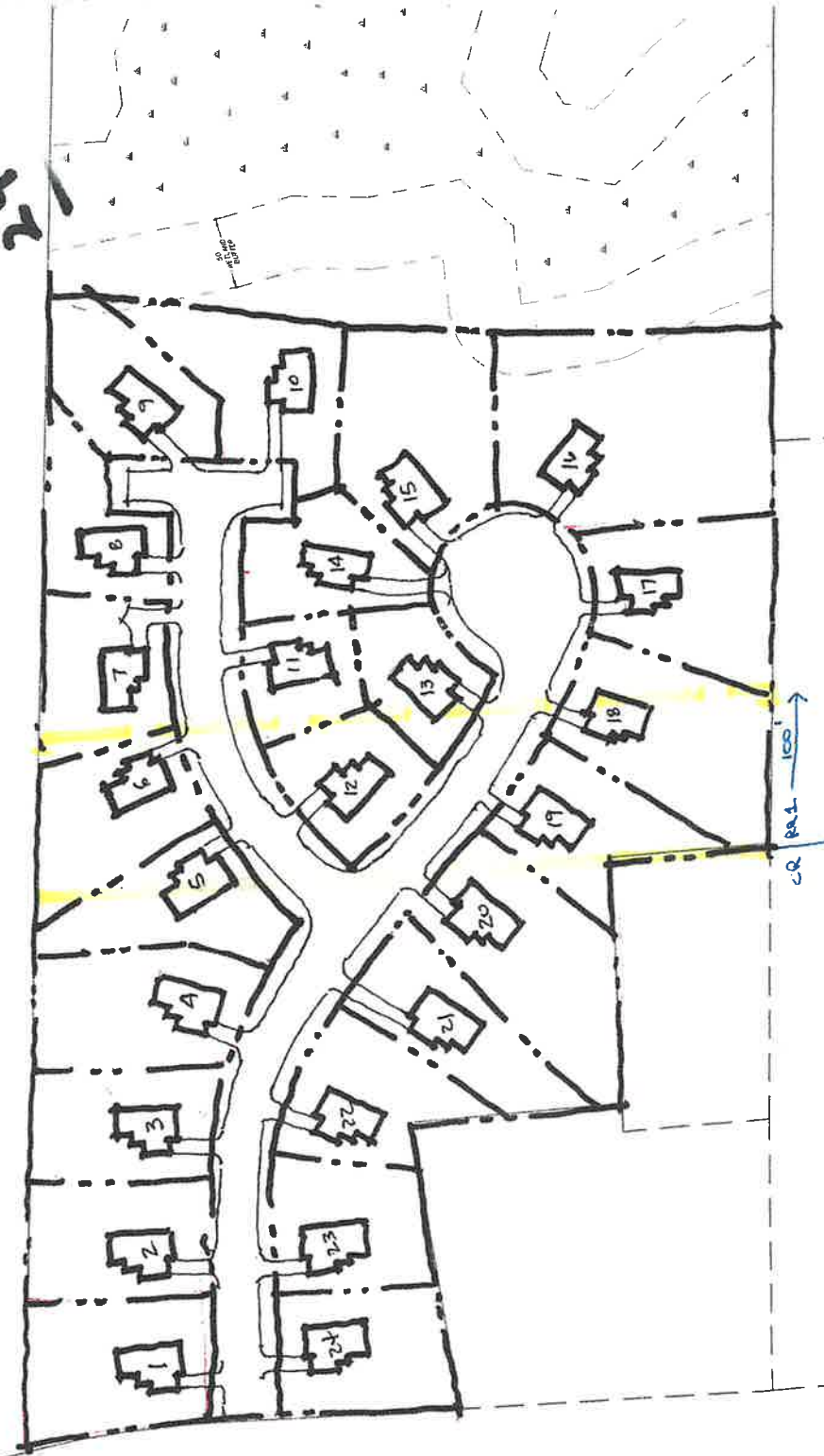
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2x

USING
CR DISTRICT
ACROSS



SCALE: 1" = 100'

100' 50' 25' 0'



CONCEPTUAL SITE PLAN 1

Tighe & Bond

177 Corporate Drive
 Portsmouth, NH 03801
 (603) 433-8818