

LACONIA HOUSING

We put our residents first.

RE: Waiver Request for NH Code Administration Rule PUC #303.02 by Laconia Housing Authority

December 1, 2022

Jared S Chicoine - Commissioner
Department of Energy
21 South Fruit Street Suite 10
Concord, NH 03301-2429

Dear Mr. Chicoine

Please accept this petition on behalf of Laconia Housing Authority (LHA) to request a waiver of PUC Rule 303.02(a) in order to have 2 master meters in a new 12 unit multifamily residential development to serve low income clients 57 Blueberry lane, Laconia, NH.

LHA is a non-profit, Public Housing Agency, developer and manager of affordable housing in the Lakes Region area. LHA has a portfolio of 334 affordable housing rental units in the Lakes Region area.

LHA has experience in securing affordable housing opportunities by effectively limiting operational costs thru capital investment and operational cost effectiveness. Laconia Housing mission is to provide comprehensive housing and support services for people of need in order to promote and enhance a better way of life for the whole community.

Details The new 12 unit development Blueberry Place BPH II will be

- Located on 57 Blueberry Lane Laconia NH
- Was established with a ground lease on Laconia Housing's existing development a 35 unit Multi-family affordable housing property "Blueberry Lane LLC" in order for the funding to work.
- The project, has received INVEST NH GAP funding that was integral to develop affordable housing in these high cost times for new development.
- Additional financing and private funding from Laconia Housing Authority was secured for the project as well.
- 10 of the 12 units will be rented to tenants who have income at 50% average median income for Belknap county and 2 units at 80% AMI Rents. The development also will include 2 ADA units and laundry facilities.

Energy Savings planned in the project

Energy savings of the projects of the one-bedroom units to reduce costs of the property will include:

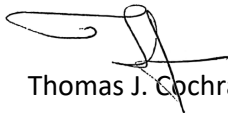
- The 12 unit development will be heated by Energy efficiency boilers through radiant floor heating
- Individual residents will have the ability to control the heat of their unit.
- Energy efficiency measures to be installed,
 - High Efficiency Gas Combination Boiler / Domestic Hot Water Heater (96%-97% AFUE)
 - Includes individual unit programmable thermostats
 - All lighting to be high-efficiency LED with dimmable capability
 - All appliances to be ENERGY STAR
 - Windows to meet Energy Star Rating.
 - Low flow water devices (1.28 gpm. toilet, 1.5 gpm. water faucets, 1.8 gpm. shower heads)
 - This new development meets or exceeds the New Hampshire Building Code Energy Requirements (IECC 2009)

The following are some of the points that support our request for a waiver of PUC Rule 30302(a).

- Rent structure of clients includes heat, and electric.
- Denial of waiver will increase costs of electrical scope with no added benefit. Ground lease & LURA agreement with New Hampshire Housing requires minimum of 34-year compliance with benefit to income eligible tenants.
- This project has been approved and permitted by City of Laconia with plans showing a master meter layout (see attached permit).
- Waivers of the rule have been granted previously to developments of similar income based housing.

Please accept this request to waive PUC Rule 303.02 for Blueberry Place located at 57 Blueberry Lane, Laconia, in order to support affordable housing as a benefit to the public. The Construction is scheduled for the winter 2023.

Sincerely,



Thomas J. Cochran

Executive Director

Attachments: City of Laconia Building Permit

CC: D Nute, Resilient Buildings Group



32 Canal Street, Laconia, NH 03246 / www.LaconiaHousing.org
Ph: 603.524.2112 / Fax: 603.524.2290 / TDD: 800.735.2964





City of Laconia
Building Permit
 CODE ENFORCEMENT
 45 Beacon Street East
 Laconia, New Hampshire 03246
 (603) 527-1293

Permit Number
 2022-00424
Date of Issue
 9/09/2022
Expiration Date
 9/09/2023

Owner: LACONIA HOUSING & REDEVELOPMENT AUTHORITY

Applicant: BONNETTE, PAGE & STONE CORP.

Location of Work: 57 BLUEBERRY LN BUILDING F
 (No. and Street) (Unit or Building)

Description of Work: NEW 6 UNIT, SINGLE STORY, ONE-BEDROOM APARTMENTS WITH ASSOCIATED SITE WORK AND INFRASTRUCTURE.

- SEE FIRE NOTES
- SEE WATER WORKS NOTES
- SEE PUBLIC WORKS NOTES
- SEE ZONING & PLANNING NOTES
- SEE BUILDING DEPARTMENT NOTES

ZONING DATA: District: RA Map/Lot: 395/336/9

CONSTRUCTION DATA: Use Group: MIXED Min. Type Constr: SEE PLANS
 Design Occupant Load: Total Number of Dwelling Units: 0 Construction Area: 2970

Building / Addition: Change in FootPrint: NO Irregular Size, See Plan: NO
 Length: 0 FT. Width: 0 FT. Height: 0 FT. Number of Stories: 0.00

CONTRACTOR: BONNETTE, PAGE & STONE CORP. (603) 524-3411

REMARKS:

- Providing that the person accepting this permit shall conform to the provisions of Chapter 235 Zoning and Chapter 119 Building Regulations and all other applicable laws. It is the responsibility of the owner/or agent to notify the code Enforcement Dept. when work is ready for inspection and no work shall be covered before it has been inspected. Requests for inspection are required in accordance with the following schedule (Additional inspections may be required as determined by the Director of Code Enforcement.)
- A. Footings after forms are set and prior to pouring concrete. (Frost Depth 4'6")
 - B. Foundation walls prior to backfilling after sealing of foundation.
 - C. All electrical wiring and plumbing prior to covering or concealment.
 - D. Rough framing prior to application of insulation.
 - E. Insulation before application of interior finish.

Permit Holder: BONNETTE, PAGE & STONE CORP.
 (Taking Responsibility for the Work)
Company/Affiliation: Contractor **Job Site Phone Number:**

Constr Cost: \$0 **Permit Fee:** \$0.00 **Check No.:** **Cash:** \$0.00

The Permit Card Shall be Posted and Visible From the Street During Construction

Code Official

9-9-2022
 Date



City of Laconia
Building Permit
 CODE ENFORCEMENT
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F. Final inspection prior to occupancy. Before occupancy, an Occupancy Permit must be obtained. APPLICATIONS FOR A CERTIFICATE OF OCCUPANCY SHOULD BE STARTED 2-3 WEEKS BEFORE IT IS REQUIRED BY OWNER OR BANK.
 The issuance of this permit does not grant approvals for plumbing, electrical, heating systems, fire codes or driveway permits.
 SIGNATURE(S) ON THE BUILDING PERMIT APPLICATION AUTHORIZES THE CODE OFFICIAL, ASSESSOR OR THEIR AGENTS, FOR THE CITY OF LACONIA, TO CONDUCT INSPECTIONS FROM TIME TO TIME DURING AND UPON COMPLETION OF THE WORK FOR WHICH THIS PERMIT IS BEING ISSUED.

Permit Holder: BONNETTE, PAGE & STONE CORP.
 (Taking Responsibility for the Work)

Company/Affiliation: Contractor **Job Site Phone Number:**

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Date _____

DEPARTMENTAL APPROVAL FOR ISSUANCE
OF BUILDING PERMIT

NOTE: PLEASE RETURN TO THE CODE ENFORCEMENT DEPARTMENT WITH
YOUR COMMENTS WITHIN FIVE DAYS OF RECEIPT. THANK YOU.

DATE: 09/06/22

STREET: 57 Blueberry Ln Building F MAP 395 STREET 336 LOT 9

OWNER/APPLICANT: Bonnette, Page and Stone Corp.

DESCRIPTION OF WORK: New 6 unit, single story, one-bedroom
apartments with associated site work and infrastructure.

- ~~FIRE DEPARTMENT~~
- PUBLIC WORKS DEPARTMENT
- ~~WATER WORKS~~
- ~~ZONING DEPARTMENT~~
- ~~PLANNING DEPARTMENT~~
- ~~BUILDING DEPARTMENT~~

PLEASE RETURN PLANS.
THANK YOU. 😊

DATE: 9/7/22 APPROVED:

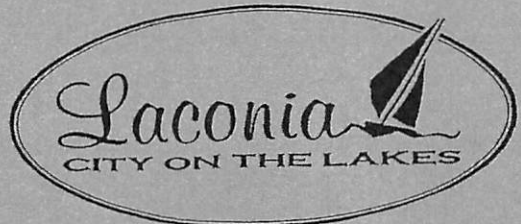
NOT APPROVED:**

SIGNATURE: [Signature]

****NOT APPROVED: IF NOT APPROVED,
PLEASE NOTIFY APPLICANT WITH REASON
FOR NOT APPROVING. THANK YOU.**

COMMENTS: Private Road _____ Public Road _____

PERMITS REQUIRED - PLUMBING
SEWER CONNECTION (NEW #1130)



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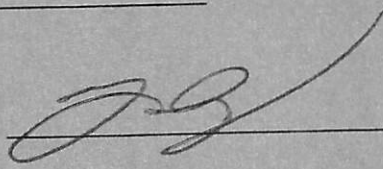
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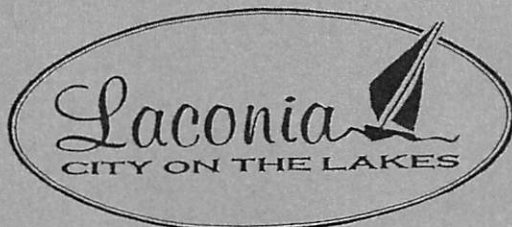
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- ① ALL WATER LINES WITHIN PROJECT ARE PRIVATE, INCLUDING FIRE HYDRANTS.
- ② LACONIA WATER WILL NEED TO INSPECT ALL WATER LINES. CONTACT LACONIA WATER FOR DEPOSIT AMOUNT.
- ③ ALL LACONIA WATER SPECIFICATIONS APPLY.



RECEIVED SEP X7 2022

RECEIVED SEP X7 2022



DEPARTMENT OF PLANNING & ZONING
 PLANNING BOARD
 ☎603.527.1264
 📠603.524.2167
 PLANNING@LACONIANH.GOV

**City of Laconia - Planning Board
 NOTICE OF ACTION – CONDITIONAL APPROVAL
 Meeting of August 2, 2022**

Laconia Housing
 32 Canal Street
 Laconia NH

STREET ADDRESS: 57 Blueberry Lane AGENT/APPLICANT: Thomas Cochran OWNER: Thomas Cochran APPLICATION: PL2022-0073SP AMEND1	PROJECT DESCRIPTION: Proposal to add twelve residential units with associated drainage and utilities. MAP/STREET/LOT #: 395-336-9 ZONING DISTRICT(S): Residential Apartment (RA)
PLAN REFERENCE: Title: Cover Sheet – Laconia Housing, Land of Laconia Housing & Redevelopment Authority, Land Located at 57 Blueberry Lane, Laconia, NH Date: July 2022; Sheet 1 - 6	

The board voted to accept the application as complete.

The board finds the project will provide affordable housing for the city in a market that has reduced affordable housing inventory. This project will help address the needs of low income residents as well as workforce housing needs.

The board voted to approve the application with the following conditions:

1. **PROJECT COMPLETION DEADLINES**
 - a. Plan Revision: October 4, 2022
 - b. Site Improvement Security: Two weeks prior to the start of any site work.
 - c. Final Plans: November 1, 2022
 - d. Completion: August 6, 2024
 - e. **IMPACT FEE:** Due at time of issuance of the Certificate of Occupancy and at the current rate as approved by the Laconia City Council

2. **PLANNING CONDITIONS:**
 - a. Directional signage to be installed at parking lot.

3. **LACONIA WATER WORKS CONDITIONS:**
 - a. All water lines in this project are private, including any new extensions.
 - b. There is a 6” ductile iron line that ends between Buildings “D” and “E” as well as a 2” copper line that extends to each building.
 - c. Laconia Water will need to inspect all new water lines installed.
 - d. Meters and backflows are to be in heated, accessible locations.
 - e. If buildings require fire suppression, a separate service and exterior shut-off will be required.

- f. Sheet 3: A minimum size of 6" ductile is needed to supply the hydrant. It can reduce down after if desired.
 - g. Sheet 3: All 2" lines must be copper up to the service boxes. They can be either copper or HDPE after the service box but must be copper again at the meter and backflow.
 - h. Sheet 3: All 2" connections to the main must be done with saddles using 2" IP thread.
 - i. Sheet 3: Is the blowoff necessary?
 - j. Sheet 6: Trench Detail. Must show 6' of cover over pipe, not 5'.
 - k. Sheet 6: Hydrant Installation. Mueller Hydrant should be changed to Eddy 2641.
 - l. Sheet 6: Slab Entry Detail. Between the meter and the manifold, an approved testable backflow device will need to be installed.
 - m. Sheet 6: Typical Service Box Installation. PWW should be changed to L.WW.
 - n. Fire services will also need approved testable backflows.
 - o. All Laconia Water Specifications apply.
4. RECOMMENDED CONDITIONS GENERALLY APPLICABLE TO ALL APPLICATIONS
- a. **SITE IMPROVEMENT SECURITY:** Prior to starting any site work, shall provide site improvement and restoration security, a performance guarantee in an amount equal to 10% of 110% of the total estimated cost to ensure the proper and timely completion of site work and site restoration within the development. Before the subdivision plan can be recorded or lots deeded to third parties, the applicant shall provide a cost estimate of remaining site work, including labor, and provide 110% of the estimated cost for remaining site work. (Any existing restoration security being held at this time may be considered toward this amount.) This amount shall include as-builts. Said performance guarantee shall be submitted to and approved by the Planning Department.
 - b. **LANDSCAPING SURVIVAL SECURITY:** Twenty percent (20%) of the total cost of landscaping or a minimum of five hundred (\$500) dollars, whichever is greater, to be held for a period of two growing seasons after planting to guarantee the survival of the landscaping installation.
 - c. **Federal and State permits:** If applicable, all Federal and State permits shall be in place before plan signing and recording, including NHDES Site Specific and NHDES Wetlands permit. Provide a copy of the approved Construction General Permit, Storm Water Pollution Prevention Plan (SWPPP), and Alteration of Terrain permit (AOT) to the City of Laconia as approved by NHDES. If NH DES requires weekly SWPPP reports, they must also be provided to Laconia Public Works Department and the Planning Department.
 - d. **Contact the Laconia Planning Department and schedule an erosion BMP inspection for compliance with submitted plans.** Once the inspection has been completed, and site security has been submitted to the Laconia Planning Department, the Conservation Planning Technician will furnish a letter of authorization to begin site work. After the initial inspection, the project will be added to the list of weekly erosion control BMP inspections until either the site has ceased activity for weather reasons or due to other factors. If the project has been inactive for one year, it will be taken off the inspection list. It will need to re-notify the Laconia Planning Department if activity begins again."
 - e. **IMPACT FEE:** Impact fees will be assessed and are due before issuing a Certificate of Occupancy. All Impact Fees assessed will be at the current approved rate at the time of CO.

5. AS-BUILT PLANS:

Within thirty days prior to the issuance of an occupancy permit, the applicant shall file an as-built application and fee of \$100, and submit five prints of the as-built plan for circulation, to the Planning Dept. Once reviewed and all conditions/revisions are met, Staff will draft a memo stating approval. If revisions are required the applicant shall submit one revised copy for verification before submitting the remaining revised prints.

DURATION OF APPROVAL: All final approvals by the Planning Board expire one year from the date the Board voted to approve the project, unless otherwise provided in the motion to approve. Failure to comply with the deadline dates will result in the approval being null and void unless extension request submitted. All requests must be submitted to the Planning Department, in writing, no later than noon on Wednesday prior to the deadline.

APPEAL PROCESS: Pursuant to RSA 677:15, an aggrieved party may appeal this decision to the Belknap County Superior Court within 30 days of the date the Board voted to approve or disapprove the application, or to the ZBA pursuant to RSA 676:5, III within 20 days of the date the Board made its decision.

CERTIFICATION

I hereby attest that the foregoing is a true and accurate record of the action of the Planning Board.

8-4-2022
Dated


Dean Trefethen, Planning Director

Note: For a complete record of the Planning Board proceedings, please refer to the minutes of the meeting.

Cc: Technical Review Committee, Police Dept, File, **Bailey Engineering, 217 Cotton Hill Rd, Gilford NH**

**DEPARTMENTAL APPROVAL FOR ISSUANCE
OF BUILDING PERMIT**

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DATE: 09/06/22

STREET: 57 Blueberry Ln Building F MAP 395 STREET 336 LOT 9

OWNER/APPLICANT: Bonnette, Page and Stone Corp.

DESCRIPTION OF WORK: New 6 unit, single story, one-bedroom apartments with associated site work and infrastructure.

- ~~_____ FIRE DEPARTMENT~~
- ~~_____ PUBLIC WORKS DEPARTMENT~~
- ~~_____ WATER WORKS~~
- SD ~~_____ ZONING DEPARTMENT~~
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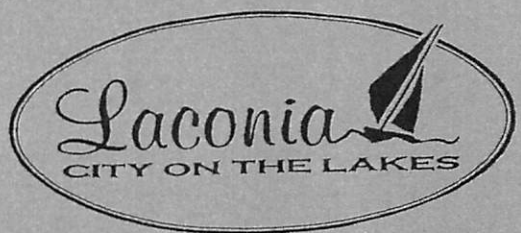
PLEASE RETURN PLANS.
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DATE: 9/7/22 APPROVED: Y/S NOT APPROVED: **

SIGNATURE: [Signature]

****NOT APPROVED: IF NOT APPROVED, PLEASE NOTIFY APPLICANT WITH REASON FOR NOT APPROVING. THANK YOU.**

COMMENTS: Private Road _____ Public Road _____
Approved - see attached Planning Board approval -



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COMMENTS: Private Road Public Road

Need tech drawings of Build Before
Construction Starts





LACONIA FIRE DEPARTMENT

FIRE PREVENTION DIVISION

848 North Main Street

Laconia, NH 03246

Phone: 603 524-6881 Fax: 603 524-0437

Plan Review

Plans Review - Residential

Bonnette, Page & Stone
57 Blueberry Lane Building F
Phone: 603 524-3411

Report Information

Activity Date: 09/07/22 12:00:00 AM
Status:
Total Violations: 0 Corrected Violations: 0

Occupancy Type:

Property Use:

General Checklist

Answers

- | | |
|--|------------|
| 1. Date of Plan Review | 09/07/2022 |
| 2. Plans are complete | Yes |
| 3. Certificate of Occupancy Inspection is Required | Yes |
| 4. Attached garage(s) are required to be separated from living space by a fire-rated drywall assembly | N/A |
| 5. Attached garage, with living space ABOVE shall be separated by a minimum one-hour fire assembly | N/A |
| 6. Door between the garage and living space shall be 20 minute rated | N/A |
| 7. Door between the garage shall have a self closing device | N/A |
| 8. The living space shall be a minimum of 1" above the garage floor | N/A |
| 9. Lockable bathrooms and closets shall be provided with a means that allows access from the outside | Yes |
| 10. A house number, in contrasting color, visible from the street shall be provided | Yes |
| 11. Where house is set back from the road, the number must be affixed to a mailbox or post at the access to the building | Yes |
| 13. Doors in fire-rated enclosures or corridors shall be equipped with self closing devices | Yes |
| 14. Where doors were held open magnetically, the magnets shall release upon activation of the building fire alarm or power failure | Yes |
| 17. Permits and inspections are required for all gas or oil-fired appliances and storage tanks | Yes |
| 21. Floor protection required per NFPA 1 | Yes |

Egress Checklist

Answers

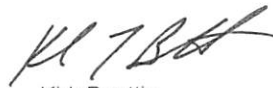
- | | |
|--|-----|
| 1. Each dwelling shall have at least one primary means of egress | Yes |
| 3. Secondary means of egress leads to the outside of the building at grade level | Yes |
| 4. Each room shall have a secondary means of escape which can be a window or doorway leading to the interior of the building | Yes |
| 6. Egress windows shall meet the minimum egress with specified in the Life Safety Code | Yes |
| 7. Windows are required to be a minimum of 20 inches wide, clear width | Yes |
| 8. Windows are required to be a minimum of 24 inches high, clear width | Yes |
| 9. Windows are required to provide a minimum of 5.7 square feet, clear exit width unless in compliance with waivable requirements for existing | Yes |
| 11. Window sill shall be no more than 44" above the finished floor | Yes |
| 12. Window sills less than 12 inches above the finished floor shall be provided with a guard or tempered glazing | Yes |

Fire Safety Systems Checklist

Answers

Fire Safety Systems Checklist**Answers**

1.	Interconnected smoke detectors shall be provided on all levels of the building AND in all sleeping rooms	Yes
2.	Smoke detectors shall be powered by the buildings electrical system	Yes
4.	Carbon Monoxide detection shall be provided on each level and in the area of all sleeping room	Yes
6.	A full interior fire alarm system is required	Yes
7.	Fire alarm plans and specification sheets and battery calculations are required for review and approval prior to installation	Yes
8.	Fire alarm cable rough-in is required	Yes
9.	Final fire alarm acceptance test is required	Yes
10.	Sprinkler plans and specification sheets and hydraulic calculations are required for review and approval prior to installation	Yes
11.	A sprinkler system is required	Yes
13.	Sprinkler piping rough-in is required BEFORE cover	Yes
14.	Final sprinkler acceptance test is required	Yes
21.	Plan Review Completed	Yes
22.	Date	09/07/2022
23.	Fee	\$55



Kirk Beattie
LACONIA FIRE DEPARTMENT
FIRE PREVENTION DIVISION
848 North Main Street
Laconia, New Hampshire 03246
LFDCHIEF@laconianh.gov



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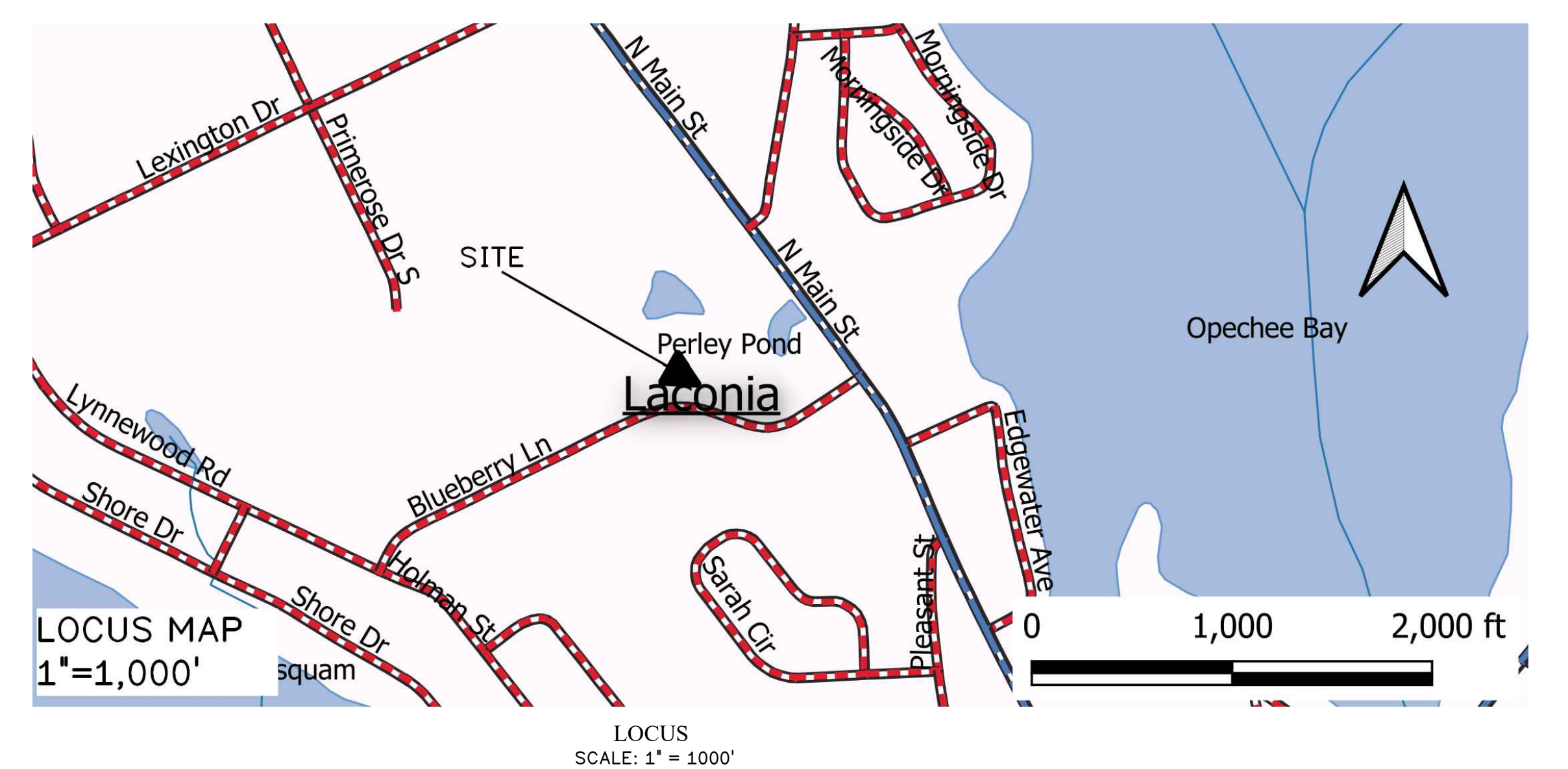
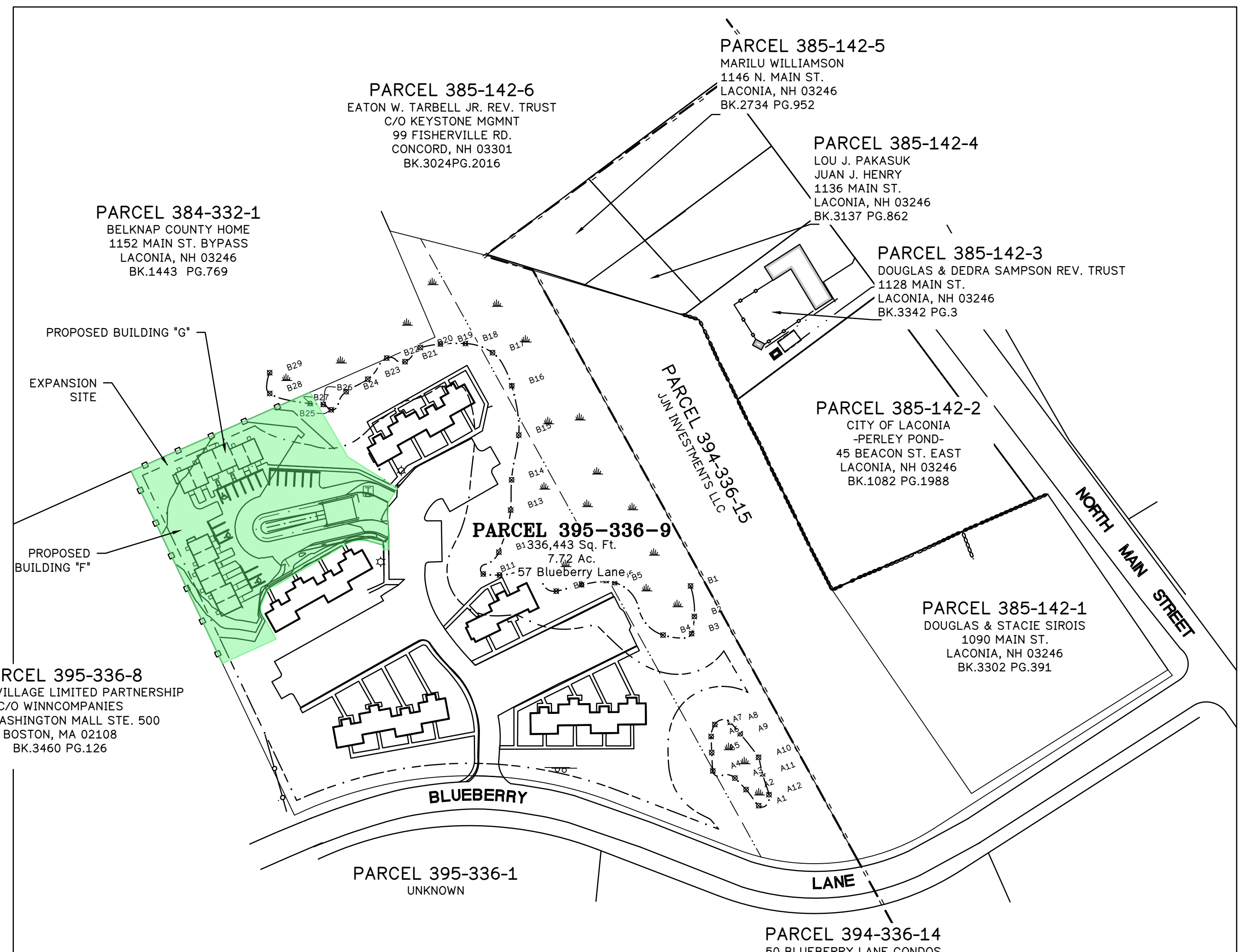
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Constr Cost: \$0 **Permit Fee:** \$300.00 **Check No.:** **Cash:** \$0.00

The Permit Card Shall be Posted and Visible From the Street During Construction


 Code Official 9-9-2022
Date



- GENERAL NOTES**
1. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SITE PLAN, PROPOSING AN EXPANSION OF UNITS AT 57 BLUEBERRY LANE, LACONIA NH.
 2. SEE CITY OF LACONIA PLANNING BOARD APPROVAL, DATED 08/02/2022.
- PLAN REFERENCES**
1. SUBDIVISION PLAN OF LAND, BLUEBERRY LANE, O'SHEA INDUSTRIAL PARK - LACONIA, N.H. AS PREPARED FOR KEEWADIN SHORES, INC. BY ROBERT NOLTE & ASSOCIATES, DATED FEBRUARY 1972. RECORDED AS B.C.R.D. PLAN BOOK 38 PG. 3004
 2. PROPERTY SURVEYED FOR KEEWADIN SHORES, INC., BLUEBERRY LANE, LACONIA N.H. AS PREPARED BY J.R. BLAIS, DATED MAY 1982. RECORDED AS B.C.R.D. PLAN BOOK 95 PG. 19
 3. BLUEBERRY PLACE FAMILY HOUSING, LACONIA NH, AS PREPARED FOR KEEWADIN SHORES - DEVELOPER, AS PREPARED BY STEPHEN W. BURNELL ARCHITECT & RONALD R. BURD INC., LAST REVISED FOR AS-BUILTS 01/03/1983. ON FILE AT THE CITY OF LACONIA.

SURVEY DATUM

THIS SURVEY IS ORIENTED TO N.H. STATE PLANE GRID NORTH AS DETERMINED BY UTILIZING BAD ELF DUAL FREQUENCY (GPS & GLONASS) RECEIVERS, RTK, VIRTUAL NETWORK METHODS. OBSERVATIONS WERE TAKEN ON 03/25/2022

VERTICAL DATUM: NAVD 88 UTILIZING (GEOID 18)

HORIZONTAL DATUM: NAD83(2011) MULTI-YEAR CORS SOLUTION 2 (MYCS2) EPOCH = 2010.000 BEGIN DATE = 01/01/2020.

REFERENCE FRAME: ITRF2014

ALL COORDINATES, BEARINGS, AND DISTANCES HAVE BEEN PROJECTED TO THE NH STATE PLANE GRID USING A COMBINED SCALE FACTOR OF 1.0

- WETLAND DELINEATION CERTIFICATION**
- JURISDICTIONAL WETLANDS WERE DELINEATED BY JESSICA J. BAILEY, CWS #260 OF BRYAN L. BAILEY ASSOCIATES, INC. d.b.a. TURNING POINT LAND SURVEYORS & LAND PLANNERS, 217 COTTON HILL ROAD GILFORD, NH 03249. DURING 03/25/22 IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
1. WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1. 1987, UNITED STATES ARMY CORPS OF ENGINEERS. 1987.
 2. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH CENTRAL & NORTHEAST REGION. (VERSION 2.0), U.S.A.C.E., 2011.
 3. ADMINISTRATIVE RULES ENV-WT 100-900. SPECIFICALLY, DELINEATION AND CLASSIFICATION OF WETLANDS ENV-WT 301.01 - 301.02. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, CURRENT PUBLISHED VERSION.



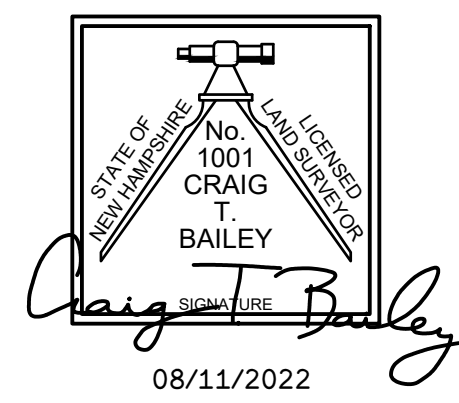
PLAN CERTIFICATIONS

I HEREBY CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

I HEREBY CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF LACONIA, IN ACCORDANCE WITH RSA 676:18 (IV)

I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF A THEODOLITE / EDM SURVEY PERFORMED ON THE GROUND AND UNDER MY DIRECT SUPERVISION DURING SPRING OF 2022, AND THAT THE ADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1 PART IN 15,000. EVERY REASONABLE EFFORT HAS BEEN MADE TO PROPERLY ESTABLISH THE BOUNDARIES OF THE SUBJECT TRACT. THIS CERTIFICATION DOES NOT INCLUDE ANY GUARANTEE OF TITLE.

I HEREBY CERTIFY THAT THE WETLAND IDENTIFICATION FLAGS DESCRIBED ABOVE WERE FIELD LOCATED BY STANDARD SURVEY METHODS DURING MARCH 2022, UTILIZING RTK GPS.



PROJECT ARCHITECT

Misiaszek Turpin PLLC

One Mill Plaza
Laconia, New Hampshire
03246
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(f) 603.527.1618
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PROJECT CIVIL ENGINEER
BAILEY ENGINEERING
CRAIG T. BAILEY, PE
217 COTTON HILL RD.
GILFORD, NH 03249

PROJECT LAND SURVEYOR
BRYAN L. BAILEY ASSOCIATES, INC.
CRAIG T. BAILEY, LLS
217 COTTON HILL RD.
GILFORD, NH 03249

PROJECT WETLAND SCIENTIST
BRYAN L. BAILEY ASSOCIATES, INC.
JESSICA J. BAILEY, CWS
217 COTTON HILL RD.
GILFORD, NH 03249

OVERVIEW PLAN
SCALE: 1" = 100'

PARCEL 395-336-1
UNKNOWN

PARCEL 395-336-9
336,443 Sq. Ft.
7.72 Ac.
57 Blueberry Lane
LAACONIA, NH 03246

PARCEL 385-142-1
DOUGLAS & STACIE SIROIS
1090 MAIN ST.
LAACONIA, NH 03246
BK.3302 PG.391

PARCEL 394-336-14
50 BLUEBERRY LANE CONDOS
c/o GEORGETTE SHASTANY, TREAS.
50 BLUEBERRY LN #9
LAACONIA, NH 03246

FINAL SITE PLAN APPROVAL
LACONIA PLANNING BOARD

DATE _____

BY _____

AS PER DISCUSSION AND WITH ANY CONDITIONS IN _____ MEETING'S MINUTES.

MULTIPLE SHEET SITE PLAN

THIS SITE PLAN CONTAINS A TOTAL OF 6 SHEETS. THE NOTICE OF DECISION AND SHEET 2 ARE RECORDED AT THE BELKNAP COUNTY REGISTRY OF DEEDS. THE REMAINING SHEETS ARE ON FILE AT THE CITY OF LACONIA PLANNING DEPT., WHICH IN ITS ENTIRETY, CONSTITUTE THE SITE PLAN AS APPROVED BY THE PLANNING BOARD.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET - LACONIA HOUSING
2	MULTI-FAMILY RESIDENTIAL SITE PLAN
3	GRADING AND EROSION CONTROL PLAN
4	UTILITIES PLAN
5	DETAILS
6	WATER DETAILS

BAILEY ENGINEERING
CIVIL AND ENVIRONMENTAL CONSULTING

217 COTTON HILL RD.
GILFORD, NH 03249
(603) 528-3734
WWW.BAILEY-ASSOCIATES.COM
A WHOLLY OWNED SUBSIDIARY OF BRYAN L. BAILEY ASSOCIATES, INC.

TAX MAP 395 LOT 9
COVER SHEET - LACONIA HOUSING
LAND OF LACONIA HOUSING & REDEVELOPMENT AUTHORITY
LAND LOCATED AT 57 BLUEBERRY LANE, LACONIA NH

PROPERTY OWNER: LAACONIA HOUSING & REDEVELOPMENT AUTHORITY
32 CANAL ST.
LAACONIA, NH 03246

DEED: BK. 1772 PG. 2002

DATE OF PLAN: October 2022

DATE	REVISION	INITIALS
06/08/2022	PARCEL NUMBERS AS PER TRC1	CTB
07/05/2022	FINE GRADING & DETAILS	CTB
08/31/2022	REV. SEWER & BLDG FOOTPRINT	CTB

DATE 10/11/2022 JOB No. 3585
DRAWN BY :CTB

SCALE : 1"=100'

