



Plan NH Fall Conference

September 15, 2026

City of Laconia

Planning and Community Development

Rob Mora, Director

Tyler Carmichael, Assistant Director

Community Profile



Location: Situated in the heart of New Hampshire's Lakes Region, between Lake Winnepesaukee and Lake Winnisquam, serving as the county seat of Belknap County

Population: Approximately 17,200 residents

Land Area: Approximately 20 square miles of land, plus over 6 square miles of water

Economy: Key sectors include healthcare, tourism, retail, manufacturing, and professional services

Tourism Destination: Home to Weirs Beach, the state's most visited public beach area, and host of the internationally known Laconia Motorcycle Week, one of the oldest motorcycle rallies in the United States

Housing & Development: Experiencing continued residential and commercial growth as a regional service center and recreation destination.



3,300+
Units
Planned

800+ Units
Under
Construction



How We Got Here

1903 - State School Opens

State of New Hampshire opens the State School.

1991 – State School Closes and Prison Opens

State of New Hampshire closes the State School and repurposes it to the Lakes Region Facility in Laconia.

2009 – Lakes Region Facility Closes

State of New Hampshire closes the underperforming facility.

2017 Lakeshore Redevelopment Planning Commission Created

The General Court establishes the Lakeshore Redevelopment Planning Commission to determine how to best redevelop the derelict site.

2021 Authorization to Bypass Surplus Property Procedures

The General Court approved HB2 to permit the Governor to bypass the standard process for disposing of state surplus property.

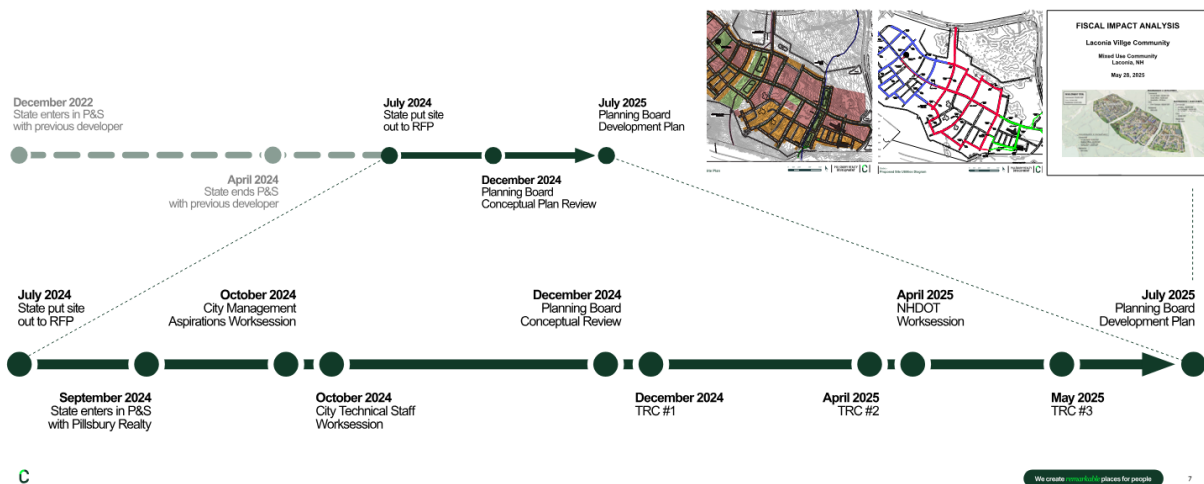
2024 Pillsbury Group Selected for Redevelopment

The State of New Hampshire selects Pillsbury Group to purchase and redevelop the property through the RFP process.



Review Process and Private-Public Partnership

Our team's *twelve month* process to date
1 conceptual plan and 3 TRC sessions



October 2024 – City Staff Meetings

Held several meetings with City staff to review goals, aspirations, review process, and infrastructure capacity.

December 2024 - Conceptual Review

Held a conceptual review with the Planning Board to utilize Performance Zoning.

December 2024 – Technical Review Committee 1

Held a conceptual review with the Technical Review Committee.

April 2025 – Technical Review Committee 2

Held a formal application review with the Technical Review Committee.

April 2025 – NHDOT Scoping Meeting

Held a formal a meeting with NHDOT and City staff to determine review and scope of Traffic Impact Analysis.

June 2025 – Technical Review Committee 3

Held a final application review with the Technical Review Committee.

July 2025 – Planning Board

Application acceptance and approval of Overall Development Plan by the Planning Board.



Performance Zoning Overlay District (RSA 674:21)

Impact-Focused Regulation

Performance zoning regulates land use based on measurable impacts like traffic and environmental protection.

Flexible Overlay Mechanism

Implemented as an overlay, it allows flexible development reviewed through conditional use permits by the Planning Board.

Encouraging Innovation in Development

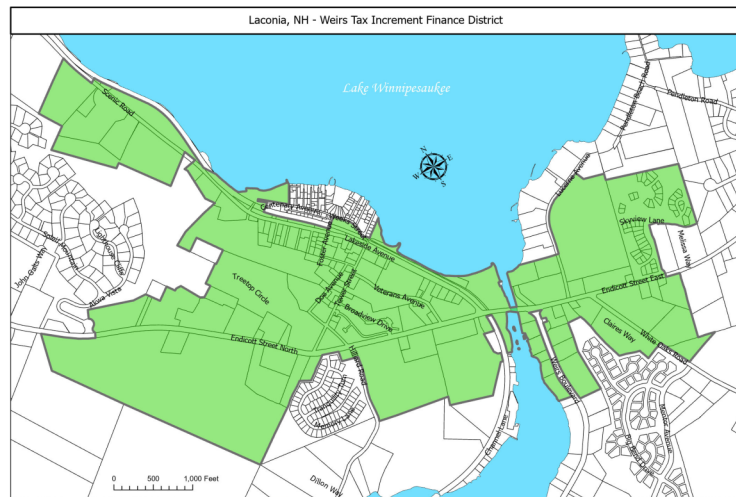
Focus on outcomes enables creative projects and mixed-use developments beyond traditional zoning limits.

Alignment with Community Goals

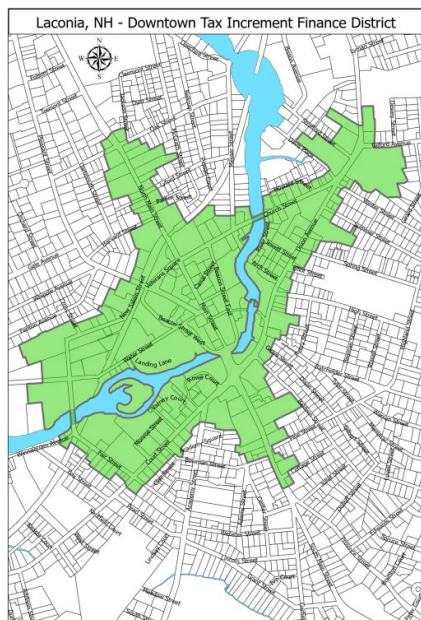
Supports balanced growth and safeguards neighborhood quality in line with the Master Plan objectives.



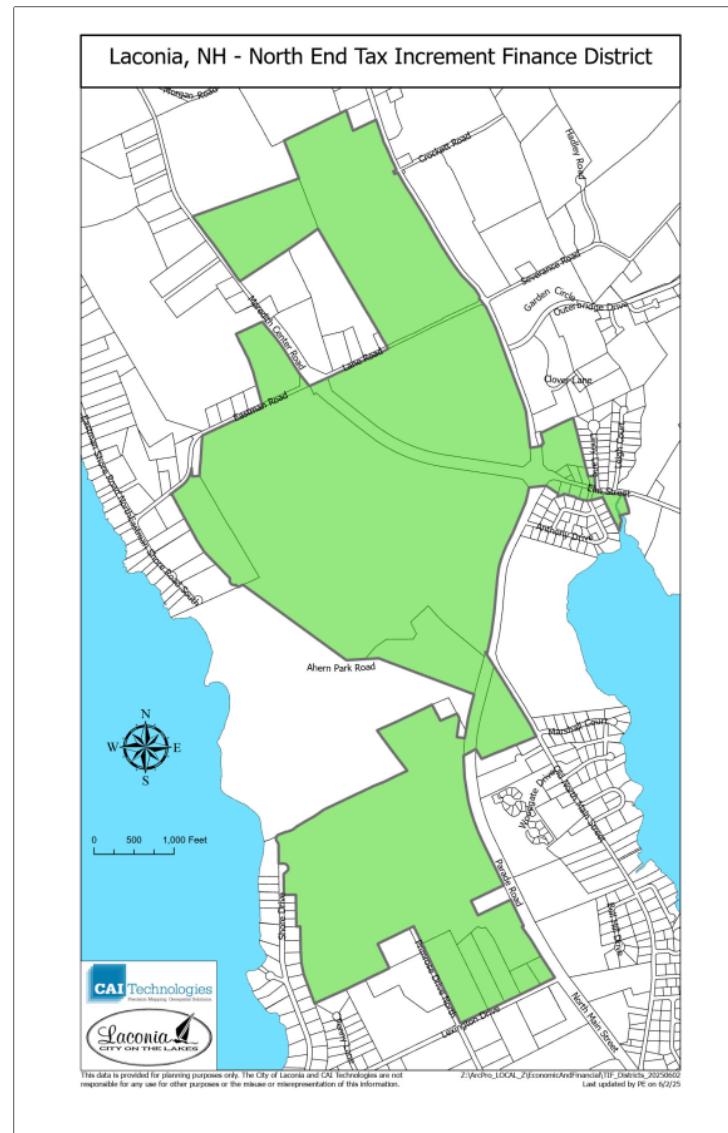
Tax Increment Financing Districts (RSA 162-K)



Existing TIF Districts



Conceptual TIF District



Social Districts (RSA 178)

Definition and Purpose

Social Districts allow designated outdoor areas for adult alcohol consumption to support local businesses and community engagement.

Local Implementation in Laconia

Laconia established a downtown Social District to boost economic activity and encourage responsible consumption during set times.

Governance and Control

Local rules, enforcement, and licensing ensure Social Districts operate safely and adapt based on community feedback.

Urban Planning and Activation

Social Districts complement place-making strategies, enhancing walkability and economic resilience in downtown areas.

